



# RIVERSIDE COUNTY PLANNING DEPARTMENT

9:00 A.M.

FEBRUARY 3, 2021

**Planning  
Commissioners  
2021**

**1<sup>st</sup> District**  
Carl Bruce  
Shaffer  
Chairman

**2<sup>nd</sup> District**  
David Leonard  
Vice-Chairman

**3<sup>rd</sup> District**  
Gary Thornhill

**4<sup>th</sup> District**  
Bill Sanchez

**5<sup>th</sup> District**  
Eric Kroencke

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

**Legal Counsel**  
Michelle Clack  
Chief Deputy  
County Counsel

## AGENDA REGULAR MEETING RIVERSIDE COUNTY PLANNING COMMISSION

COUNTY ADMINISTRATIVE CENTER  
First Floor Board Chambers  
4080 Lemon Street, Riverside, CA 92501  
<https://planning.rctlma.org/>

Pursuant to Government Code Section 54953(b) and Executive Order N-25-20, this meeting will be conducted by teleconference and at the place of hearing, as listed above. Public access to the meeting location will be limited to comply with the Executive Order. Public Comments will be accepted remotely via teleconference.

Any person wishing to speak must complete a "Speaker Identification Form" at least 24 hours in advance. To submit your request to speak remotely please visit: [planning.rctlma.org/Speak](https://planning.rctlma.org/Speak) and complete the electronic form. You will receive an email confirming your request that will provide further instructions. Additional information is available on the Planning Department website.

Any person wishing to make a presentation that includes printed material, video or another form of electronic media must provide the material to the Project Planner at least 48 hours prior to the meeting.

In compliance with the Americans with Disabilities Act, if you require reasonable accommodations please contact Elizabeth Sarabia, TLMA Commission Secretary, at (951) 955-7436 or email at [esarabia@rivco.org](mailto:esarabia@rivco.org). Requests should be made at least 72 hours prior to the scheduled meeting.

### **CALL TO ORDER: SALUTE TO THE FLAG ROLL CALL**

**1.0 CONSENT CALENDAR: 9:00 a.m. or as soon as possible thereafter (Presentation available upon Commissioners' request)**

**NONE**

**2.0 GENERAL PLAN AMENDMENT INITIATION PROCEEDINGS: 9:00 a.m. or as soon as possible thereafter (Presentation available upon Commissioners' request)**

**NONE**

**3.0 PUBLIC HEARING – CONTINUED ITEMS: 9:00 a.m. or as soon as possible thereafter**

**3.1 CONDITIONAL USE PERMIT NO. 200015 and DEVELOPMENT AGREEMENT NO. 2000005 – Exempt from the California Environmental Quality Act (CEQA), pursuant to State CEQA Guidelines Section 15061(b)(3) (Common Sense), Section 15301 (Existing Facilities), and Section 15303(c) (New Construction or Conversion of Small Structures) – Applicant: Cannabis 21+ – Representative: Sean St. Peter – Fourth Supervisorial District – Bermuda Dunes Zoning District – Western Coachella Valley Area Plan – Community Development: Commercial Retail (CD-CR) (0.25-0.35 FAR) – Zoning: Scenic Highway Commercial (C-P-S) – 1.78 Acres – Location: Northerly of Varner Road, and southerly of Wildcat Drive, specifically located at 39225 Washington Street – REQUEST: Development Agreement No. 2000005 would impose a life span on the proposed cannabis project and provide community benefit to the Western Coachella Valley. Conditional Use Permit No. 200015 proposes a commercial cannabis facility to include retail sales and distribution within an existing 13,969 sq. ft. building as a Cannabis Retailer-Storefront in accordance with Zoning Ordinance No. 348-4898. The parcel has been graded and improved with landscaping and parking stalls. The project will include four (4) existing ADA parking spaces and a minimum of 70 existing non-ADA parking spaces. Retail store hours of operation will be 6:00 a.m. to 10:00 p.m., 7-days a week and delivery hours will be 6:00 a.m. to 9:00 p.m., 7-days a week. APN: 748-370-062. Continued from January 20, 2021. Project Planner: Jay Olivas at (760) 863-7050 or email at [jolivas@rivco.org](mailto:jolivas@rivco.org).**

- 3.2 **CHANGE OF ZONE NO. 1900029, CONDITIONAL USE PERMIT NO. 190016, and DEVELOPMENT AGREEMENT NO. 1900009 – Exempt from the California Environmental Quality Act (CEQA)**, pursuant to State CEQA Guidelines Section 15061 (b) (3) (Common Sense), Section 15301 (Existing Facilities), and Section 15303 (New Construction or Conversion of Small Structures) – CEQ190088 – Applicant: People’s Riverside, LLC – Second Supervisorial District – North Riverside District – Highgrove Area Plan: Light Industrial: (LI) (0.25 – 0.60 FAR) – Location: Northerly of Kluk Lane, and westerly of La Cadena Drive – 0.37 Acres – Zoning: General Commercial (C-1/C-P) – **REQUEST:** Change of Zone No. 1900029 is a proposal to change the existing zoning classification for the subject site from General Commercial (C-1/C-P) to Manufacturing – Service Commercial (M-SC). Conditional Use Permit No. 190016 is a proposal for a retail cannabis business with delivery within an existing 4,400 sq. ft., two-story building on a 0.37-acre lot with parking and landscaping. Development Agreement No. 1900009 (DA No. 1900009) sets forth the terms and conditions under which the Commercial Cannabis Activity of CUP190016 will operate in addition to the requirements established under Ordinance No. 348, and all other local ordinances and regulations, state law and such other terms and conditions. APN: 246-110-003. Continued from January 20, 2021. Project Planner: Mina Morgan at (951) 955-6035 or email at [mimorgan@rivco.org](mailto:mimorgan@rivco.org).
- 4.0 PUBLIC HEARING – NEW ITEMS: 9:00 a.m. or as soon as possible thereafter
- 4.1 **SUBSTANTIAL CONFORMANCE NO. 3 to SPECIFIC PLAN NO. 260, CHANGE OF ZONE NO. 2000027, TENTATIVE PARCEL MAP NO. 37787, and PLOT PLAN NO. 190035 – Intent to Adopt a Mitigated Negative Declaration** – CEQ190162 – Applicant: Strat Property Management, Inc. – Engineer/Representative: Stevenson, Porto, & Pierce, Inc. – Third Supervisorial District – Homeland Area Zoning District – Harvest Valley/Winchester Area Plan: Community Development: Business Park (CD-BP) – Location: Northerly of Tecolote Road, southerly of Triple Crown Road, easterly of Sultanas Road, and westerly of Branson Lane – 18.67 Gross Acres – Zoning: Specific Plan (SP260 Menifee North – PA43) – **REQUEST: Substantial Conformance No. 3 to Specific Plan No. 260**, proposes to incorporate revisions to the Specific Plan zoning ordinance into the Specific Plan text in regards to permitted uses and development standards. These will include, reducing the side yard setback adjacent to residential from 50 feet to 20 feet and removing wording from "Trailer, recreational vehicle, and boat storage within an enclosed building." to Covered trailer, recreational vehicle, and boat storage." **Change of Zone No. 2000027**, proposes to modify the Specific Plan zoning ordinance to modify the permitted use and development standards of Planning Area 43 and to establish the legal boundaries of Planning Area 43 within Specific Plan No. 260 (Menifee North). **Tentative Parcel Map No. 37787 (TPM37787)** proposes a Schedule “E” subdivision of one (1) 20.06 gross acre parcel into two (2) parcels. Parcel 1 is proposed to be comprised of approximately 11.07 gross acres and Parcel 2 comprised of approximately 8.99 gross acres. **Plot Plan No. 190035 (PPT190035)** proposes an R.V. storage facility consisting of 225 covered R.V. storage spaces and a proposed water basin. (Parcel 2) The storage facility will provide storage for RV’s, travel trailers, boats, and occasionally personal vehicles. Access into the facility will be provided with a secured gated entry system and will be opened from 6:00 a.m. to 10:00 p.m., Monday through Sunday. APN: 457-350-027. Project Planner: Deborah Bradford at (951) 955-6646 or email at [dbradfor@rivco.org](mailto:dbradfor@rivco.org).
- 5.0 WORKSHOPS:  
**NONE**
- 6.0 ORAL COMMUNICATION ON ANY MATTER NOT ON THE AGENDA
- 7.0 DIRECTOR’S REPORT
- 8.0 COMMISSIONERS’ COMMENTS




**COUNTY OF RIVERSIDE  
PLANNING DEPARTMENT  
STAFF REPORT**

Agenda Item No.

**3.1**

Planning Commission Hearing: February 3, 2021

**PROPOSED PROJECT**

<b>Case Number(s):</b>	CUP200015 and DA200005	<b>Applicant(s):</b>	Cannabis 21+
<b>CEQA Exempt:</b>	Sections 15301, 15303, 15061		
<b>Area Plan:</b>	Western Coachella Valley	<b>Representative(s):</b>	Sean St. Peter
<b>Zoning Area/District:</b>	Bermuda Dunes District		
<b>Supervisorial District:</b>	Fourth District		
<b>Project Planner:</b>	Jay Olivas	 John Hildebrand Interim Planning Director	
<b>Project APN(s):</b>	748-370-062		
<b>Continued From:</b>	January 20, 2021		

**PROJECT DESCRIPTION AND LOCATION**

Conditional Use Permit No. 200015 (CUP200015) proposes a commercial cannabis facility to include retail sales with delivery and distribution, within an existing 13,969-square-foot building as a Cannabis Retailer-Storefront, in accordance with Riverside County Ordinance No. 348. The parcel will include landscaping and minimum of 48 parking stalls, including four (4) ADA parking spaces and three-electrical vehicle spaces. Retail store hours of operation will be 8:00 a.m. to 10:00 p.m., 7-days a week and delivery hours will be 8:00 a.m. to 9:00 p.m., 7-days a week.

Development Agreement No. 200005 (DA200005) has a term of 10 years and grants the applicant vesting rights to develop the Project in accordance with the terms of DA No. 200005 and CUP No. 200015, and will provide community benefits to the Western Coachella Valley Area.

The above is hereinafter referred to as the "Project or project".

The site is located north of Varner Road, south of Wildcat Drive, specifically located at 39-225 Washington Street within the Western Coachella Valley Area Plan.

**PROJECT RECOMMENDATION**

**STAFF RECOMMENDATIONS:**

**THAT THE PLANNING COMMISSION RECOMMEND THAT THE BOARD OF SUPERVISORS TAKE THE FOLLOWING ACTIONS:**

**FIND** that the project is **EXEMPT** from the California Environmental Quality Act (CEQA), pursuant to State CEQA Guidelines Sections 15301 (Existing Facilities), 15303 (New Construction or Conversion of Small Structures), and 15061(b)(3) (Common Sense Exemption), based on the findings and conclusions in this staff report; and,

**TENTATIVELY APPROVE Development Agreement No. 200005**, based upon the findings in this staff report, pending final adoption of the Development Agreement ordinance by the Board of Supervisors; and,

**APPROVE Conditional Use Permit No. 200015**, subject to the attached Advisory Notification Document, Conditions of Approval, and based upon the findings and conclusions provided in this staff report, subject to final approval of Development Agreement No. 200005.

**PROJECT DATA**

**Land Use and Zoning:**

Existing General Plan Foundation Component:	Community Development
Existing General Plan Land Use Designation:	Commercial Retail
Policy /Overlay Area	Not applicable
Surrounding General Plan Land Uses	
North:	Commercial Retail
East:	Commercial Retail; Medium Density Residential
South:	Light Industrial
West:	Light Industrial
Existing Zoning Classification:	Scenic Highway Commercial
Surrounding Zoning Classifications	
North:	Scenic Highway Commercial (C-P-S)
East:	C-P-S; Specific Plan (SP)
South:	Industrial Park (I-P)
West:	Industrial Park (I-P)
Existing Use:	Commercial Building
Surrounding Uses	
North:	Commercial Building
South:	Commercial Building; Vacant Land
East:	Commercial Building, Restaurant, One Family Dwellings
West:	Industrial Buildings

**Project Details:**

<i>Item</i>	<i>Value</i>	<i>Min./Max. Development Standard</i>
Project Site (Acres):	1.78 acres	No minimum
Existing Building Area (SQFT):	13,969 SF	N/A
Proposed Building Area (SQFT):	N/A	N/A
Floor Area Ratio:	0.20	Minimum 0.20

Item	Value	Min./Max. Development Standard
Building Height (FT):	30-feet	Maximum 50'

**Parking:**

Type of Use	Building Area (in SF)	Parking Ratio	Spaces Required	Spaces Provided
Retail Sales	9,292	1 space for 200 SF	46	46
Distribution	4,677	2 spaces for 3 employees	2	2
<b>TOTAL:</b>			<b>48</b>	<b>48</b>

**Located Within:**

City's Sphere of Influence:	Yes – City of Palm Desert
Community Service Area ("CSA"):	Yes – CSA 152
Special Flood Hazard Zone:	No
Agricultural Preserve:	No
Liquefaction Area:	Yes – Moderate Liquefaction
Subsidence Area:	Yes – Susceptible
Fault Zone:	No
Fire Zone:	No
Mount Palomar Observatory Lighting Zone:	Yes – Zone B
WRCMSHCP Criteria Cell:	No
CVMSHCP Boundary:	Yes (Non-Conservation Area)
Stephens Kangaroo Rat ("SKR") Fee Area:	No
Airport Influence Area ("AIA"):	Yes – Zone C

**PROJECT LOCATION MAP**



Figure 1: Project Location Map

## PROJECT BACKGROUND AND ANALYSIS

### Cannabis Background:

On October 23, 2018, the Board of Supervisors adopted Ordinance No. 348.4898, which established the permitting process and regulations for commercial cannabis activities.

Applicants requesting to establish commercial cannabis retail, microbusiness, and/or cultivation uses were required to submit a request for proposal "RFP" cannabis package. Applicants who ranked highest could proceed forward with the Conditional Use Permit process. On July 2, 2019, the Board of Supervisors accepted the Cannabis RFP response package rankings list, which allowed the highest-ranking applicants to begin the land use review process for their proposed project. In the first year of implementation, 50 cannabis cultivation applications and 19 cannabis retail applications began the land use review process.

On May 19, 2020, the Board of Supervisors approved the second year of the Cannabis Regulatory Program, allowing interested parties to directly submit applications for Conditional Use Permits that will be evaluated through the environmental and public review and hearing process on a case-by-case basis. The application for Conditional Use Permit No. 200015 (CUP200015) and Development Agreement No. 200005 (DA200005) was submitted on June 29, 2020.

### Project Details:

CUP200015 is a proposal for a commercial cannabis facility as a storefront cannabis retailer that includes retail sales with distribution and delivery. The cannabis facility consists of a 13,969-SF building that was approved through Plot Plan No. 22185R1 as a retail shopping center. The retail building was previously constructed in 2008 and has remained vacant, unoccupied, and was originally intended for a retail food store. PP22185R1 includes three separate parcels that in total, encompasses approximately 6.2 acres. CUP200015 is being evaluated for Parcel 3 of PM34168 (APN 748-370-062).

The cannabis facility total retail area will be approximately 9,292 SF and the distribution area is approximately 4,677 SF. The associated retail store hours of operation are proposed from 8:00 a.m. to 10:00 p.m., 7-days a week and delivery hours will be 8:00 a.m. to 9:00 p.m., 7-days a week. The distribution facility is closed to the public and the hours of operation will be 8:00 a.m. to 10:00 p.m.

The Project site was partially improved to include paved and striped parking area, landscaping, road improvements, and sidewalks. The pads for the remaining buildings have been graded but are not currently constructed.

Pursuant to Section 18.12 of Ordinance No. 348, the project is required to have a minimum of 48 parking spaces based on the proposed retail and distribution floor area, but the existing parking lot provides 68 parking spaces within the immediate parking area of the existing building and therefore exceeds minimum parking spaces for proposed land use. The project site's parking area is fully improved to accommodate parking spaces, including for electric vehicles and ADA-compliant spaces.

### **General Plan Consistency**

The project site has a General Plan Foundation Component and Land Use Designation of Community Development: Commercial Retail (CD: CR) (0.20 – 0.35 FAR). The existing building of 13,969 square feet located on 1.78-acre site has a floor area ratio of approximately 0.20 which the allowed FAR range.

The Community Development General Plan Foundation Component depicts areas where urban and suburban development is appropriate. It is the intent of this Foundation Component to provide a breadth of land uses that foster variety and choice, accommodate a range of lifestyles, living and working conditions, and accommodate diverse community settings. The goal is to accommodate a balance of jobs, housing, and services within communities to help achieve other aspects of the General Plan vision, such as mobility, open space, and air quality goals. The Commercial Retail (CR) land use designation provides for the emphasis on general commercial uses such as grocery stores, drug stores, and other retail outlets. The project is consistent with the Community Development General Plan Foundation Component and Commercial Retail Land Use Designation as it would provide retail, community services and job opportunities within the surrounding community.

### **Zoning Consistency**

The project site is zoned C-P-S (Scenic Highway Commercial). Pursuant to Ordinance No. 348, Article XIXh, Sections 19.518 and 19.520, Cannabis Retailers and Cannabis Distribution Facilities are allowed in the C-P-S Zone with an approved conditional use permit. The applicant has submitted this CUP application to ensure compliance with all applicable development standards and regulations. As further described in the findings section, the project meets all the applicable development standards for the C-P-S Zone and those set forth in Sections 19.519 and 19.521 of Ordinance No. 348, including design, height, setbacks, and parking requirements.

The property is landscaped in accordance with the County of Riverside Ordinance No. 348 and Ordinance No. 859. The project was conditioned to meet or exceed landscaping required as indicated by Condition of Approval (COA) 90.Transportation.1-Landscape Inspection and Drought Compliance.

## **ENVIRONMENTAL REVIEW AND ENVIRONMENTAL FINDINGS**

The proposed project is exempt from California Environmental Quality Act (CEQA) review pursuant to Article 19 - Categorical Exemptions Section 15301 and Section 15303, as well as the Section 15061 Common Sense (b) (3) exemption.

It is exempt under Section 15301 as the cannabis facility will lease space of an approved building, proposes minor modification to the interior of the building, and involves no expansion of the approved building footprint, and it will permit the use of a portion of the building as a cannabis facility. Class 1 consists of the operation, repair, maintenance, permitting, leasing, licensing, or minor alteration of existing public or private structures, facilities, mechanical equipment, or topographical features, involving negligible or no expansion of existing or former use. The key consideration is whether the project involves negligible or no expansion of use. The proposed cannabis facility will operate within leased space of an approved building that has been previously constructed. The project also involves minor alteration of the approved building, as it will remodel 9,292 SF Cannabis retail area and 4,677 SF distribution area. The building exterior footprint, total square feet of approved retail

area, exterior architecture, parking area, and overall site design (building location, parking, onsite circulation, etc.) as approved for PP22185R1 will not change with the approval of this project. As described, the project involves no expansion of use, specifically there are no expansion of retail space area and building footprint; therefore, it qualifies for the the Class 1 exemption.

This project is also exempt under Section 15303 (New Construction or Conversion of Small Structures) due to the new small equipment and facilities in small structures proposed to be installed within an existing previously permitted commercial building. The existing commercial building was previously permitted under PP22185R1 in 2008 and environmental impacts were previously analyzed under EA41901 and found to be less than significant. The new small equipment and facilities in small structures to be installed as part of the remodel of the existing commercial building within the interior, consist of small office partitions, glass cases for a retail display, secure/check in lobby (no assembly), new hallways, secured inventory and distribution rooms, breakroom, sales floor, interior lighting, electrical wiring and extension cords, an exhaust air-filtration system with odor control that prevents internal odors from being emitted externally, and an exterior wall sign. Additionally, all necessary public services and facilities are available, no hazardous substances are proposed to be kept on site, and it is not an environmentally sensitive area, the project qualifies under Section 15303 for the Class 3 exemption; therefore, no additional environmental review is required.

Furthermore, none of the exceptions that bar the application of a categorical exemption pursuant to CEQA Guidelines Section 15300.2 applies. Exception 15300.2 (a) prevents Categorical Exemptions Classes 3, 4, 5, 6, and 11 from applying in a particularly sensitive environment. The project is not within a particularly sensitive environment, and it also falls within Class 11 exemption; therefore, this exception does not apply. Exception 15300.2 (b) applies to all classes and would make the exemption inapplicable when the cumulative impact of successive projects of the same type in the same place, over time is significant. The project would not lead to cumulative impacts that overtime is significant, as the project would not create a greater level of potential impacts beyond what was considered for the approved retail center at this location. All future projects that are similar to and are in the same area will be evaluated pursuant to CEQA; therefore, this exception does not apply. Exception 15300.2 (c) states that an exemption shall not be used where there is a reasonable possibility that the activity will have a significant effect on the environment due to unusual circumstances. There are no unusual circumstances associated with the cannabis facility. The building that will be leased to operate the project was approved to be utilized for retail uses. The building is a part of a retail center that is consistent with the site's commercial land use designation and zoning classification; as well as all applicable sections of Ordinance No. 348. The project is considered a retail use that is also consistent with the site's commercial land use designation, zoning classification and all applicable sections of Ordinance No. 348. Also, similar to other development that requires a land use permit, the project is conditioned to comply with all applicable General Plan policies, County Ordinances and State law. Therefore, there are no reasonable possibility the project would not have a significant effect. Exception 15300.2 (d) states that an exemption shall not be used for project that may result in damage to scenic resources. The project is located northerly of Interstate 10. This segment of I-10 is not designated as a Scenic Highway. The project does not change the exterior architecture of the approved building and the on-site signage that will be affixed to building's easterly elevation meets the development standards of Ordinance No. 348 Section 19.4. The project is in area that is being built out with commercial and industrial uses, and residential areas further to the east within the Del Webb Specific Plan. The building and project signage are consistent with the existing characteristics of the area and would not damage scenic resources;



therefore, this exception does not apply. Exception 15300.2 (e) states that an exemption shall not be used for a project located on a site which is included on any list compiled pursuant to Section 65962.5 of Government Code. The project site is not a hazardous waste site and is not on any list compiled pursuant to Section 65962.5; therefore, this exception does not apply. Exception 15300.2 (f) states that an exemption shall not be used for a project which may cause substantial adverse change in the significance of a historical resource. There were no historic resources on the project site; therefore, this exception does not apply. For the reasons described above none of the exceptions outlined in CEQA Guidelines Section 15300.2 applies to the project; and therefore, Article 19- Categorical Exemptions, Section 15301 and Section 15303 Exemptions may be used to exempt the project from CEQA.

Also, the existing 13,969 commercial building proposed for commercial cannabis land use within the interior of the building is covered by the general rule (Section 15061(b)(3)), which states that CEQA applies only to projects which have the potential for causing a significant effect on the environment. It can be seen with certainty that there is no possibility that the existing commercial building may have a significant effect on the environment, because the proposed project on 1.78 acres contains existing building with associated improvements such as parking and landscaping with drainage improvements, originally constructed in 2008/2009, and will not result in any significant effect on the environment. Absent such information or evidence of any potential significant environmental affects, the Project is therefore also exempt from CEQA under the commonsense exemption.

## **FINDINGS AND CONCLUSIONS**

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

### **Land Use Findings:**

1. The project site has a General Plan Foundation Component of Community Development and Land Use Designation of Commercial Retail (CD:CR). The Commercial Retail land use designation allows for the development of commercial retail uses at a neighborhood, community, and regional level, as well as professional office and tourist-oriented commercial uses. The project is a considered a commercial use that provides retail sales and distribution of cannabis products. The floor area ratio (FAR) of a commercial development within the CD:CR typically ranges from 0.20 to 0.35. The project will lease a 13,969 SF building to operate a commercial cannabis facility. The net project area where this building is located is 1.78 acres. The FAR of the project site is approximately 0.20, which is within the FAR range of the CD:CR designation.
2. The project site has a Zoning Classification of Scenic Highway Commercial (C-P-S), which is consistent with the Riverside County General Plan CD:CR designation. The C-P-S Zoning Classification allows for various commercial uses that meets the goals of the CD:CR designation, in that these local and regional serving commercial uses will help to provide jobs for local residents, contribute to enhancing and balancing communities economically, and facilitate a tax base that aids in providing needed public facilities and services.
3. The proposed use, a Commercial Cannabis Retailer and Distribution Facility, is consistent with Ordinance No. 348 (Land Use) and is allowed within the C-P-S Zoning Classification, subject to Conditional Use Permit approval. Pursuant to various sections of Ordinance No. 348, as described

in greater details below in this staff report, the proposed project meets all of the conditional use permit findings, the development standards of the C-P-S Zoning Classification, permit requirements for all commercial cannabis activities, cannabis retailer minimum standards, and cannabis distribution facilities standards.

4. The project site is surrounded by properties which are zoned C-P-S, I-P, and SP. The project is consistent with surrounding zoning since the existing commercial building is in an immediate area with similar commercial buildings and contains a varied building facade with earth tone colors, and existing desert landscaping. Additionally, the proposed Project is approximately 500-feet from nearest residential dwellings to the east across Washington Street in the SP zone within the community of Sun City Palm Desert, and Project will contain a non-illuminated sign, extensive security plan with local and state inspections being conducted, and retail hours limited to between 8:00 a.m. – 10:00 p.m., seven days a week.

**Conditional Use Permit Findings (Section 18.28):**

The following findings shall be made prior to making a recommendation to grant a Conditional Use Permit pursuant to the provisions of the Riverside County Zoning Ordinance No. 348 (Land Use):

1. The proposed use conforms to all the requirements of the General Plan and with all applicable requirements of State law and the ordinances of Riverside County. The proposed commercial cannabis activity will be located in a retail center that was previously approved for the project site. The retail center was found to be consistent with the General Plan. The project does not propose any substantial changes to the approved Plot Plan and will occupy four of the seven retail spaces that was originally approved for this building. The proposed use is a retail and distribution facility for a cannabis commercial activity. The use is a commercial use that may establish in the CD:CR land use designation. The project is conditioned to meet applicable State law and ordinances of Riverside County. The project is required to comply with all State cannabis licensing requirements and shall apply for the appropriate cannabis license within six (6) months of the Conditional Use Permit approval. Failure to do so will terminate the conditional use permit approval.
2. The proposed use will not be detrimental to the health, safety, or general welfare of the community because based on the findings provided in this staff report and conditions of approval, the project is consistent with the General Plan and any applicable specific plan, complies with the proposed development standards of the C-P-S zoning classification and complies with the permit requirements for all Commercial Cannabis Activities.
3. The proposed project conforms to the logical development of the land and is compatible with the present and future logical development of the surrounding property, as the project site is surrounded by properties which are designated Community Development: Commercial Retail (CD:CR) which encourages suburban development and land uses that foster variety, choice and accommodate a balance of jobs, housing, and services within communities. The proposed use, a cannabis retail and distribution facility, would provide community services and job opportunities within the surrounding community. Additionally, the project complies with the development standards of the C-P-S Zone. Therefore, the proposed project conforms to the logical development of the land and to be compatible with the present and future logical development of the surrounding property. The project has been conditioned to meet all of the requirements of applicant State law and ordinances of Riverside County.

4. That project will occupy a retail space of an approved building. The project area includes site improvements such as road improvements, sidewalks, parking ingress/egress points, and partial landscaping pursuant to approved plot plan. Further site improvements, such as parking spaces, trash enclosure, water quality basin, and landscaping were previously constructed pursuant to the plot plan PP2218R1 and by the CUP200015 recommended conditions of approval.
5. All use permits which permit the construction of more than one structure on a single legally divided parcel shall, in addition to all other requirements, be subject to a condition which prohibits the sale of any existing or subsequently constructed structures on the parcel until the parcel is divided and a final map recorded in accordance with Ordinance No. 460 in such a manner that each building is located on a separate legally divided parcel. The project will occupy an approved building that will be located on a single legally divided parcel as shown on Exhibit A. There are no other buildings proposed on this parcel as part of this project.
6. Based on the findings included in this staff report, advisory notification document and conditions of approval, the proposed project will not be detrimental to the health, safety or general welfare of the community, and is subject to those conditions necessary to protect the health, safety and general welfare of the community.

**Permit Requirements for All Commercial Cannabis Activities (Section 19.505):**

1. Section 19.505 of Ordinance No. 348 sets forth requirements that all Commercial Cannabis Activities, including commercial cannabis retailers and distribution facilities, must comply with, including, among others, submitting an appropriate application, obtaining and maintaining a state license, being sited and operated in such a way that controls odors, being limited in hours of operation, and implementing sufficient security measures. All of these requirements have either already been met or are required in the attached project's Conditions of Approval or Advisory Notification Document which are incorporated herein by this reference. Specifically, the requirements of Section 19.505 of Ordinance No. 348 are included in the Project's Advisory Notification Document (AND) Planning.11 through Planning 35.

For example, the Applicant's Business Plan referenced in the Advisory Notification Document (AND) Advisory Notification 3., along with AND Planning.31 and 32, outline detailed security measures such as, but not limited to,

- a) A plan to prevent individuals from loitering on the lot if they are not engaging in activity expressly related to the Commercial Cannabis Activity.
- b) 24-hour emergency contact information for the owner or an on-site employee which shall be provided to the County.
- c) A professionally installed, maintained, and monitored alarm system.
- d) Except for Live Cannabis Plants being cultivated at a cultivation facility and limited amounts of Cannabis for display purposes, all Cannabis and Cannabis Products shall be stored in a secured and locked structure and in a secured and locked safe room, safe, or vault, and in a manner as to prevent diversion, theft, and loss.

24 hour security surveillance cameras to monitor all entrances and exits to a Commercial Cannabis Activity, all interior spaces within the Commercial Cannabis Activity that are open and accessible to the public, and all interior spaces where Cannabis, cash or currency is being stored for any period of time on a regular basis. The permittee for a Commercial Cannabis Activity shall be responsible for ensuring that the security surveillance camera's footage is accessible. Video recordings shall be maintained for a minimum of 90 days and shall be made available to the County upon request.

2. Section 19.506 of Ordinance No. 348 sets forth the public hearing and requirements of approval. A Planning Commission public hearing for CUP200015 and DA200005 is scheduled for January 20, 2021. Public notice was posted in the Press-Enterprise Newspaper on January 10, 2021, and mailed to owners of real property which were located within 600-feet from the project site. Additionally, Section 1.7 requires notices to be delivered to real property which is located 300-feet from the exterior boundaries of the subject property. The noticing radius was expanded to 600-feet to yield at least 25 different property owners. The project has complied or is conditioned to comply with all of the requirements of Sections 18.28 (Conditional Use Permit Findings are described above), 19.505 (all requirements are noted on the project's Advisory Notification Document), 19.519 (compliance with Cannabis Retailer standards are described below), and 19.521 (compliance with Cannabis Distribution standards are described below). The project also complies with the standards of the C-P-S Zone, which is also described below.
3. Section 19.507 of Ordinance No. 348 sets forth Permit Expiration. This section requires all permittee to obtain a valid Cannabis license from the State of California within six (6) months of the conditional use permit's approval date. In the event the conditional of approval is not complied with, the conditional use permit will automatically become null and void on the six (6) month anniversary date of the conditional use permit's approval. The permit is also set to expire within ten (10) years of the effective date of the attached Development Agreement No. 200005, unless the term is modified or extended for an additional five years. This condition is included as AND Planning.16 - Permit Expiration.

**Development Standards of the C-P-S Zone (Section 9.53):**

Pursuant to Sections 19.518 and 19.520, Cannabis Retailer – Storefront and Cannabis Distribution Facilities are allowed in the C-P-S Zone with approval of a CUP. In addition to compliance with the cannabis retailer and cannabis distribution facilities standards, the project also complies with the development standards of the C-P-S Zoning Classification, as follows:

- A. There is no minimum lot area requirement, unless specifically required by zone classification for a particular area.
- B. There are no yard requirements for buildings which do not exceed 35 feet in height, except as required for specific plans. Any portion of a building which exceeds 35 feet in height shall be set back from the front, rear and side lot lines not less than two feet for each foot by which the height exceeds 35 feet. The front setback shall be measured from the existing street line unless a specific plan has been adopted in which case it will be measured from the specific plan street line. The rear setback shall be measured from the existing rear lot line or from any recorded alley or easement; if the rear line adjoins a street, the rear setback

requirement shall be the same as required for a front setback. Each side setback shall be measured from the side lot line or from an existing adjacent street line unless a specific plan has been adopted in which case it will be measured from the specific plan street line. The project will lease space within an approved building that will not exceed 35 feet in height. Therefore, the project meets this standard.

- C. No building or structure shall exceed fifty (50') feet in height, unless a greater height is approved pursuant to Ordinance No. 348 Section 18.34. In no event, however, shall a building or structure exceed seventy-five (75') feet in height, unless a variance is approved pursuant to Ordinance No. 348 Section 18.27. The project will lease space within an approved building that does not exceed 50 feet in height. Therefore, the project meets this standard.
  
- D. Automobile storage space shall be provided as required by Ordinance No. 348 Section 18.12. The project will lease the entire space within an existing 13,969 square foot commercial building. The parking requirement for the building is calculated using the parking ratio of one (1) space per 200 SF for 9,292 square feet of retail space and 2 spaces per 3 employees for the distribution area totaling 4,677 square feet. This amounts to minimum of 48 spaces and four (4) of such spaces which are ADA compliant. The parking area previously approved for PP22185R1 provides adequate parking spaces for the proposed project and future retail tenants. The project also requires electrical parking spaces that will be installed by the property owner and is a condition of approval for this project (Condition of Approval COA 80 - Planning.2 Site Plan/Parking). The project site includes four (4) existing bicycle parking spaces. Therefore, the project meets this standard.
  
- E. All roof mounted mechanical equipment shall be screened from the ground elevation view to a minimum sight distance of 1,320 feet. The project is conditioned to meet this standard (COA 90 - Planning.).

**Cannabis Retailer Minimum Standards (Section 19.519):**

- 1. The project is not located within 1,000 feet from any Child Day Care Center, K-12 school, public park, or Youth Center or a variance has been approved allowing a shorter distance but not less than allowed by State law. This is met because a radius map buffering 1,000 feet from the subject site was prepared by Riverside County Geographic Information Systems and has not identified any Child Day Care Center, K-12 school, public park, or Youth Centers within 1,000 feet of the site.
  
- 2. The project is not located within 1,000 feet of any other Cannabis Retailer.
  
- 3. The project is not located within 500 feet of a smoke shop or similar facility because a radius map buffering 1,000 feet from the subject site was prepared by Riverside County Geographic Information Systems and has not identified any smoke shop or similar facility within 1,000 feet of the site.
  
- 4. The project is not located on a lot containing a residential dwelling unit because a property characteristic report as prepared by the Planning Department has not identified any residential dwelling units located at the subject site.

5. The project complies with the setback standards of the C-P-S Zone and is not adjacent to a residential zone. The adjacent zones are CPS or I-P. SP planning areas further to the east are at an approximate distance of 500-feet from the existing commercial cannabis building to the nearest residential dwellings within Del Webb Specific Plan Community.
6. The project complies with the operational requirements set forth in Ordinance No. 348 Section 19.519.C. because of the following:
  - A. Entrances into the retail location of the Cannabis Retailer shall be separate from the reception area and locked at all times with entry strictly controlled. An electronic or mechanical entry system shall be utilized to limit access and entry to the retail location. As provided by the floor plan, Exhibit C, all retail, reception, employee offices, and inventory areas shall have electronic or mechanical secured access. The project has been conditioned to meet this standard. (Advisory Notification Document (AND) Planning All. 1 Planning Cannabis Retail Operations – 1)
  - B. Cannabis Retailers may include the sale of Medical Cannabis, requiring an M-License from the State. Cannabis Retailers selling only Medical Cannabis shall verify consumers who enter the Premises are at least 18 years of age and that they hold a valid Physician's Recommendation. The project owner and management shall provide adequate training and education at the location as to these matters and require all customers to provide proper Identification to very consumers are of appropriate age. The project has been conditioned to meet this standard. (AND Planning All. 7 Cannabis Retail Operations – 2)
  - C. Cannabis Retailers may include the sale of Adult Use Cannabis, requiring an A-license from the State. Cannabis Retailers selling only Adult Use Cannabis shall verify that consumers who enter the Premises are at least 21 years of age. The project owner and management shall provide adequate training and education at the location as to these matters and require all customers to provide proper Identification to very consumers are at least 21 years of age. The project has been conditioned to meet this standard. (AND Planning-All. 8 Cannabis Retail Operations – 3)
  - D. Cannabis Retailers may include the sale of both Medical and Adult use Cannabis requiring both an A-License and an M-License from the State. All Cannabis Retailers selling both Medical and Adult Use Cannabis shall verify that consumers who enter the premises are at least 18 years of age and that they hold a valid Physician's Recommendation or are at least 21 years of age. The project owner and management shall provide adequate training and education at the location as to these matters and require all customers to provide proper Identification to very consumers are of appropriate age. The project has been conditioned to meet this standard. (AND Planning-All. 9 Cannabis Retail Operations –4)
  - E. Display areas shall include the smallest amount of Cannabis and Cannabis Products reasonably anticipated to meet sales during operating hours. The project has been conditioned to meet this standard. (AND Planning-All. 10 Cannabis Retail Operations –5)
  - F. Cannabis and Cannabis Products not in the display area shall be maintained in a locked secure area. As provided by the project floor plan, Exhibit C, all retail, reception, employee offices, and

inventory areas shall have electronic or mechanical secured access. The project has been conditioned to meet this standard. (AND - Planning-All. 11 Cannabis Retail Operations –1, COA 80 - Planning. 3 Use – Conform to Floor Plans)

- G. Not more than 10% of the Cannabis Retailer floor area, up to a maximum of 50 square feet, shall be used for the sale of incidental goods such as, but not limited to, clothing, posters, or non-cannabis goods. The project meets this standard because the provide floor plan, Exhibit C shows the sales area to only contain cannabis products (Flower Display). It has been conditioned that not more than 10% of the Cannabis Retailer floor area, up to a maximum of 50 square feet, shall be used for the sale of incidental goods such as, but not limited to, clothing, posters, or non-cannabis goods. The project has been conditioned to meet this standard. (AND Planning-All. 12 Cannabis Retail Operations – 7)
- H. Restroom facilities shall be locked and under the control of the Cannabis Retailer. As provided by the floor plan of the project, Exhibit C, the restroom facilities have a locking door to the designated room. The project has been conditioned to meet this standard. (AND Planning- All. 13 Cannabis Retail Operations – 8, COA 80 - Planning. 3 Use - Conform to Floor Plans).
- I. Cannabis Retailers shall ensure that all Cannabis and Cannabis Products held for sale by the Cannabis Retailer are cultivated, manufactured, transported, distributed, and tested by California licensed and permitted facilities that are in full conformance with State and local laws and regulations. The project has been conditioned to meet this standard. (AND Planning-All. 14- Cannabis Retail Operations – 9)
- J. Cannabis Retailers shall not distribute any Cannabis or Cannabis Product unless such products are labeled and in a tamper-evident package in compliance with the California Business and Professions Code and any additional rules promulgated by a licensing authority. The project has been conditioned to meet this standard. (AND Planning-All. 2 Cannabis Retail Operations – 10)
- K. Cannabis Retailers shall not provide free samples of any type, including Cannabis Products, to any person and shall not allow any person to provide free samples on the Cannabis Retailer’s lot. It has been conditioned the Cannabis Retailer shall not provide free samples of any type, including Cannabis Products, to any person and shall not allow any person to provide free samples on the Cannabis Retailer’s lot. The project has been conditioned to meet this standard. (AND Planning-All. 3 Cannabis Retail Operations – 11)
- L. Deliveries shall be conducted in accordance with California Business and Professions Code Section 26090 or as may be amended and all state regulations pertaining to delivery of Cannabis Products. The project has been conditioned to meet this standard. (AND Planning-All. 4 Cannabis Retail Operations – 12)
- M. Cannabis or Cannabis Products shall not be sold or delivered by any means or method to any person within a motor vehicle. The project has been conditioned to meet this standard. (AND Planning-All. 5 Cannabis Retail Operations – 13)
- N. Cannabis Retailers shall not include a drive-in, drive-through or walk up window where retail sales of Cannabis or Cannabis Products are sold to persons or persons within or about a motor

vehicle. The project has been conditioned to meet this standard. (AND Planning- All. 6 Cannabis Retail Operations – 14)

**Mobile Deliveries:**

The Cannabis Retailers with an approved CUP may provide deliveries of Cannabis Products consistent with State law (AND Planning-All. 4 Cannabis Retail Operations – 12). The project includes delivery services between the hours of delivery hours will be 6:00 a.m. to 9:00 p.m., 7-days a week.

**Cannabis Retail Findings:**

1. The project complies with all the requirements of the State and County for the selling of Cannabis. This is met because the project has been conditioned to meet these requirements.
2. The project is not located within 1,000 feet from any Child Day Care Center, K-12 school, public park, or Youth Center or a variance has been approved allowing a shorter distance but not less than allowed by State law. This is met because a radius map buffering 1,000 feet from the subject site was prepared by Riverside County Geographic Information Systems and has not identified any Child Day Care Center, K-12 school, public park, or Youth Centers within 1,000 feet of the site. Therefore, the project meets this standard.
3. The project includes adequate measures that address enforcement priorities for Commercial Cannabis Activities including restricting access to minors, and ensuring that Cannabis and Cannabis Products are obtained from and supplied only to other permitted licensed sources within the State and not distributed out of State. This is met because the project has been conditioned to meet this requirement. (AND Planning. 24 - General - O. Permit and License Posting, AND Planning. 28– General – K Monitoring Program)
4. For Cannabis Retailer lots with verified cannabis-related violations within the last 12 months prior to the adoption date of Ordinance No. 348.4898, the use will not contribute to repeat violation on the lot and all applicable fees have been paid. This is met because no record of any cannabis-related violations within the last 12 months exist at the project site.

**Cannabis Distribution Facilities Standards (Section 19.521):**

In addition to the approval requirements in Section 19.506 of Ordinance No. 348 and development standards for the applicable zoning classification, Cannabis Distribution Facilities shall comply with the standards provided below. If there is an inconsistency between the development standards of the zone classification and these standards, the more restrictive standard applies.

1. Cannabis Distribution Facilities shall not be located within 600 feet from any Child Day Care Center, K-12 school, public park, or Youth Center. Distance shall be measured from the nearest point of the respective lot lines using a direct straight-line measurement. A new adjacent use will not affect the continuation of an existing legal use that has been established under this Article and continuously operating in compliance with the conditional use permit, and local and State laws and regulations. This is met because a radius map buffering 600 feet from the subject site was prepared by Riverside County Geographic Information Systems and has not identified any Child Day Care Center, K-12 school, public park, or Youth Centers within 600 feet of the site.



2. All Cannabis Distributions Facilities shall comply with the setback standards for the zone classification they are located in, except when adjacent to a residential zone where the minimum setback from the residentially zoned lot lines shall be 25 feet. The project meets the setback requirements of the C-P-S Zone and is not located adjacent to a residentially zoned property.
3. Cannabis and Cannabis Products shall only be transported between permitted and licensed Commercial Cannabis Activities. The project is conditioned to meet this operational standard. (AND Planning. 4 Cannabis Distribution Facilities – Operations -12).
4. In addition to the requirements of Ordinance No. 348 Section 19.505.Q. the following record keeping measures are required to be implemented for all Cannabis Distribution Facilities: a. Prior to transporting Cannabis or Cannabis Products, a shipping manifest shall be completed as required by state law and regulations. b. A copy of the shipping manifest shall be maintained during transportation and shall be made available upon request to law enforcement or any agents of the State or County charged with enforcement. c. Cannabis Distribution Facilities shall maintain appropriate records of transactions and shipping manifests that demonstrate an organized method of storing and transporting Cannabis and Cannabis Products to maintain a clear chain of custody. The project is conditioned to meet this operational standard. (COA - Planning. 5 Cannabis Distribution Facilities – Operations – 2).
5. Cannabis Distribution Facilities shall ensure that appropriate samples of Cannabis or Cannabis Products are tested by a permitted and licensed testing facility prior to distribution and shall maintain a copy of the test results in its files. (COA - Planning. 8 Cannabis Distribution Facilities – Operations – 3).
6. Cannabis Distribution Facilities shall not be open to the public. The project is conditioned to meet this operational standard. (COA - Planning. 6 Cannabis Distribution Facilities – Operations – 4).
7. Cannabis Distribution Facilities shall not transport or store non-cannabis goods. The project is conditioned to meet this operational standard. (COA - Planning. 7 Cannabis Distribution Facilities – Operations – 5).

**Cannabis Distribution Facilities Findings**

In addition to the requirements for approval in Section 19.506 of this ordinance, no conditional use permit shall be approved or conditionally approved unless the following findings are made:

1. The Cannabis Distribution Facility complies with all the requirements of the State and County for the distribution of Cannabis. The project is conditioned to meet this requirement.
2. The Cannabis Distribution Facility’s operating plan demonstrates proper protocols and procedures that address enforcement priorities for Cannabis related activities including restricting access to minors, and ensuring that Commercial Cannabis Activities and Cannabis Products are obtained from and supplied only to other permitted and licensed sources and not distributed out of State. (COA - Planning. 24 - General - O. Permit and License Posting, COA Planning. 19– General – K Monitoring Program)

3. The Cannabis Distribution Facility is not within 600 feet from any Child Day Care Center, K-12 school, public park, or Youth Center. This is met because a radius map buffering 600 feet from the subject site was prepared by Riverside County Geographic Information Systems and has not identified any Child Day Care Center, K-12 school, public park, or Youth Centers within 600 feet of the site.
4. The Cannabis Distribution Facility is not open to the public. (COA Planning. 6 Cannabis Distribution Facilities – Operations – 4).
5. For Cannabis Distribution Facility lots with verified cannabis-related violations within the last 12 months prior to the adoption date of Ordinance No. 348.4898, the use will not contribute to repeat violations on the lot and all applicable fees have been paid. There are no cannabis-related violations on the project site.

**Other Findings:**

1. The project site is located within the Coachella Valley Multiple Species Habitat Conservation Plan (CVMSHCP), but is not located within a Conservation Area of that plan. CVMSHCP impacts have been previously addressed with payment of impact fees in accordance with Ordinance No. 875.
2. The project site is located within the **City of Palm Desert** Sphere of Influence. This project was provided to **City of Palm Desert** for review and any comments. The City replied and indicated no comment from an email communication received on January 6, 2021.
3. The project site is located within an Airport Influence Area (“AIA”) boundary and is therefore subject to the Airport Land Use Commission (“ALUC”) review. The project is within the Bermuda Dunes Airport Compatibility Zone C. On September 10, 2020 ALUC found the project to be consistent with the 2004 Bermuda Dunes Airport Land Use Compatibility Plan subject to a set of conditions. The recommended conditions are included as part of the project’s AND Planning.2 ALUC Letter.
4. The project site is located within Zone B of the Mount Palomar Observatory Lighting Zone boundary, as identified by Ordinance No. 655 (Mt. Palomar). The project is required to comply with all lighting standards specified within Ordinance No. 655, pursuant to Zone B (AND - Advisory Notification.4 AND –Federal, State & Local Regulation Compliance).

**Fire Findings:**

1. The project site is not located within a Cal Fire State Responsibility Area (“SRA”) and is not within a fire hazard severity zone.

**Development Agreement:**

The applicant has proposed entering into the attached draft development agreement (DA) with the County for the Project. The DA is consistent with the General Plan and Board Policy B-9. Additionally, the advisory notification document, conditions of approval, and entitlement approvals are incorporated in the exhibits of the DA and will ensure that the project is developed in a way that would not conflict with the public’s health, safety or general welfare. The DA has a term of 10 years and will grant the applicant vesting rights to develop the Project in accordance with the terms of the DA. In exchange,

the DA provides certain public benefits that go beyond the basic requirements of the County including annual public benefit payments, which will be used for additional public safety services, infrastructure improvements or community enhancement programs.

**Approval Requirements and Conclusion:**

Based on the findings provided in this staff report and conditions of approval, the project is consistent with the General Plan and any applicable specific plan, complies with the development standards of the C-P-S zoning classification, complies with the permit requirements for all Commercial Cannabis Activities, complies with the minimum standard requirements and will not be detrimental to the public health, safety or general welfare. Additionally, the project complies with all applicable requirements of State law and ordinances of Riverside County.

**PUBLIC HEARING NOTIFICATION AND COMMUNITY OUTREACH**

This project was advertised in the Press Enterprise Newspaper on January 10, 2021. Additionally, public hearing notices were mailed to property owners within 600 feet of the project site. As of the writing of this report, Planning Staff has not received any written communications or phone calls indicating support for or opposition to the proposed project.

DEVELOPMENT AGREEMENT NO. 2000005

This Development Agreement (hereinafter "Agreement") is entered into effective on the date it is recorded with the Riverside County Recorder (hereinafter the "Effective Date") by and among the COUNTY OF RIVERSIDE (hereinafter "COUNTY"), and the persons and entities listed below (hereinafter "OWNER"):

Sean St. Peter

Tara St. Peter

Donald Sheldon Baer and Miriam Baer, Trustees of

The Baer Family Trust, Dated June 3, 1981

RECITALS

WHEREAS, COUNTY is authorized to enter into binding development agreements with persons having legal or equitable interests in real property for the development of such property, pursuant to Article 11, Section 7 of the California Constitution and Section 65864, et seq. of the Government Code; and,

WHEREAS, COUNTY has adopted Procedures and Requirements of the County of Riverside for the Consideration of Development Agreements (hereinafter "Procedures and Requirements"), pursuant to Section 65865 of the Government Code; and,

WHEREAS, OWNER has requested COUNTY to enter into a development agreement and proceedings have been taken in accordance with the Procedures and Requirements of COUNTY; and,

WHEREAS, by electing to enter into this Agreement, COUNTY shall bind future Boards of Supervisors of COUNTY by the obligations specified herein and limit the future exercise of certain governmental and proprietary powers of COUNTY; and,

WHEREAS, the terms and conditions of this Agreement have undergone extensive review by COUNTY and the Board of Supervisors and have been found to be fair, just and reasonable; and,

WHEREAS, the best interests of the citizens of Riverside County and the public health, safety and welfare will be served by entering into this Agreement; and,

WHEREAS, all of the procedures of the California Environmental Quality Act (Public Resources Code, Section 21000 et seq.) have been met with respect to the Project and the Agreement; and,

WHEREAS, this Agreement and the Project are consistent with the Riverside County General Plan and any specific plan applicable thereto; and,

WHEREAS, all actions taken and approvals given by COUNTY have been duly taken or approved in accordance with all applicable legal requirements for notice, public hearings, findings, votes, and other procedural matters; and,

WHEREAS, this Agreement will confer substantial private benefits on OWNER by granting vested rights to develop the Property in accordance with the provisions of this Agreement; and,

WHEREAS, OWNER proposes to develop the Property to be used for the Commercial Cannabis Activity described in Exhibit E (“the Development Plan”); and,

WHEREAS, Riverside County Ordinance 348.4898 (hereafter “Ordinance 348.4898”) establishes a regulatory permitting process for Commercial Cannabis Activities and prohibits all Commercial Cannabis Activities in all land use zones without the benefit of a land use permit issued by the COUNTY; and,

WHEREAS, Board of Supervisors Policy No. B-9 further sets forth provisions to be

included in development agreements in order to implement applicable General Plan provisions, to ensure that the County does not disproportionately bear the burden of commercial cannabis activities throughout the County, to ensure the County receives public benefits for the commercial cannabis activities, to ensure there are adequate resources available for enforcement of permitted and unpermitted commercial cannabis activities, and to give cannabis owners and property owners certainty as to the County's requirements; and,

WHEREAS, this Agreement complies with the provisions of both Ordinance No. 348.4898 and Board Policy B-9; and,

WHEREAS, this Agreement will eliminate uncertainty in planning and provide for the orderly development of the Property, ensure progressive installation of necessary improvements, provide for public services appropriate to the development of the Project, and generally serve the purposes for which development agreements under Sections 65864, et seq. of the Government Code are intended; and,

WHEREAS, OWNER has incurred and will in the future incur substantial costs in order to assure development of the Property in accordance with this Agreement; and,

WHEREAS, OWNER has incurred and will in the future incur substantial costs in excess of the generally applicable requirements in order to assure vesting of legal rights to develop the Property in accordance with this Agreement.

#### COVENANTS

NOW, THEREFORE, in consideration of the above recitals and of the mutual covenants hereinafter contained and for other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the parties agree as follows:

1. DEFINITIONS AND EXHIBITS.

1.1 Definitions. The following terms when used in this Agreement shall be defined as follows:

1.1.1 “Agreement” means this Development Agreement.

1.1.2 “Base Rate” means an amount equal to the calculated amount set forth in Exhibit “F”, and which is payable to COUNTY annually pursuant to Subsections 4.2.1 and 4.2.2 of this Agreement and increased annually by 2% from and after the date of this Agreement.

1.1.3 “Commercial Cannabis Activity” means the cultivation, possession, manufacture, distribution, processing, storing, laboratory testing, packaging, labeling, transportation, delivery or sale of Cannabis and cannabis products as provided for in Ordinance No. 348, as amended through Ordinance No. 348.4898, and any other subsequently adopted zoning ordinance amendment or subsequently adopted zoning ordinance.

1.1.4 “Conditional Use Permit” means the land use permit required by COUNTY to conduct Commercial Cannabis Activities.

1.1.5 “COUNTY” means the County of Riverside, a political subdivision of the State of California.

1.1.6 “Development” means the improvement of the Property for the purposes of completing the structures, improvements and facilities comprising the Project including, but not limited to: grading; the construction of infrastructure and public facilities related to the Project whether located within or outside the Property; the construction or re-construction of buildings and structures; the tenant

improvements of structures, and the installation of landscaping. When authorized by a Subsequent Development Approval as provided by this Agreement, “development” includes the maintenance, repair, reconstruction or redevelopment of any building, structure, improvement or facility after the construction and completion thereof.

1.1.7 “Development Approvals” means all permits and other entitlements for use subject to approval or issuance by COUNTY in connection with use of the Property and for development of the Property for Commercial Cannabis Activities including, but not limited to:

- (a) Conditional use permits, and site plans;
- (b) Zoning Amendments;
- (c) General Plan Amendments
- (d) Tentative and final subdivision and parcel maps;
- (e) Grading and building permits;
- (f) Any permits or entitlements necessary from the COUNTY;
- (g) Any easements necessary from COUNTY or any other land owner;
- (h) Specific plans and specific plan amendments;
- (i) Right of Entry agreements

1.1.8 “Development Exaction” means any requirement of the COUNTY in connection with or pursuant to any Land Use Regulation or Development Approval for the dedication of land, the construction of improvements or public facilities, or the payment of fees in order to lessen, offset, mitigate or compensate for the impacts of



development on the environment or other public interests.

1.1.9 “Development Plan” means the Existing or Proposed Development Approvals and the Existing Land Use Regulations applicable to development of the Property.

1.1.10 “Effective Date” means the date this Agreement is recorded with the County Recorder.

1.1.11 “Existing Development Approvals” means all Development Approvals approved or issued prior to the Effective Date. Existing Development Approvals includes the Development Approvals incorporated herein as Exhibit “C” and all other Development Approvals which are a matter of public record on the Effective Date.

1.1.12 “Existing Land Use Regulations” means all Land Use Regulations in effect on the Effective Date. Existing Land Use Regulations includes the Land Use Regulations incorporated herein as Exhibit “D” and all other Land Use Regulations which are a matter of public record on the Effective Date.

1.1.13 “Land Use Regulations” means all ordinances, resolutions, codes, rules, regulations and official policies of COUNTY governing the development and use of land, including, without limitation, the permitted use of land, the density or intensity of use, subdivision requirements, the maximum height and size of proposed buildings and structures, the provisions for reservation or dedication of land for public purposes, and the design, improvement and construction standards and specifications applicable to the development of the property. “Land Use Regulations” does not include any COUNTY ordinance, resolution, code, rule, regulation or official policy, governing:

- (a) The conduct of businesses, professions, and occupations;
- (b) Taxes and assessments;
- (c) The control and abatement of nuisances;
- (d) The granting of encroachment permits and the conveyance of rights and interests which provide for the use of or the entry upon public property;
- (e) The exercise of the power of eminent domain.

1.1.14 “Mortgagee” means a mortgagee of a mortgage, a beneficiary under a deed of trust or any other security-device lender, and their successors and assigns.

1.1.15 “OWNER” means the owner of the PROPERTY and the persons and entities listed as OWNER on the first page of this Agreement. OWNER shall also include any of the following:

1. A person with an aggregate ownership interest of 20 percent or more in the Commercial Cannabis Activity for which a license or permit is being sought, unless the interest is solely a security, lien, or encumbrance.
2. The chief executive officer of a nonprofit or other entity for the Commercial Cannabis Activity.
3. A member of the board of directors of a nonprofit for the Commercial Cannabis Activity.
4. An individual who will be participating in the direction, control, or management of the person applying for a Commercial Cannabis Activity Conditional Use Permit or State license.”

1.1.16 “Project” means the development of the Property contemplated by the

Development Plan as such Plan may be further defined, enhanced or modified pursuant to the provisions of this Agreement.

1.1.17 “Property” means the real property described on Exhibit “A” and shown on Exhibit “B” to this Agreement.

1.1.18 “Reservations of Authority” means the rights and authority excepted from the assurances and rights provided to OWNER under this Agreement and reserved to COUNTY under Section 3.5 of this Agreement.

1.1.19 “Subsequent Development Approvals” means all Development Approvals approved subsequent to the Effective Date in connection with development of the Property.

1.1.20 “Subsequent Land Use Regulations” means any Land Use Regulations adopted and effective after the Effective Date of this Agreement.

1.1.21 “Transfer” means sale, assignment, lease, sublease or any other transfer of a legal or equitable interest in the Property.

1.2 Exhibits. The following documents are attached to, and by this reference made a part of, this Agreement:

Exhibit “A” - Legal Description of the Property

Exhibit “B” - Map Showing Property and Its Location

Exhibit “C” - Existing Development Approvals

Exhibit “D” - Existing Land Use Regulations

Exhibit “E” - Commercial Cannabis Activity Site Plan & Description

Exhibit “F” - Applicable Annual Public Benefits Base Payments

Exhibit “G” - Commercial Cannabis Area calculation exhibit.

Exhibit “H” - Additional Public Benefits Exhibit

2. GENERAL PROVISIONS.

2.1 Binding Effect of Agreement. The Property is hereby made subject to this Agreement. Development of the Property is hereby authorized and shall be carried out only in accordance with the terms of this Agreement.

2.2 Ownership of Property. OWNER represents and covenants that it is the owner of a legal or equitable interest in the Property or a portion thereof.

2.3 Term. This Agreement shall commence on the Effective Date and shall continue for a period of ten years thereafter, unless this term is modified or extended for one additional five year term pursuant to the provisions of this Agreement and so long as the Project is in compliance with all applicable conditions of approval and County ordinances.

2.4 Transfer.

2.4.1 Right to Transfer. Right to Transfer. OWNER shall have the right to transfer the Property in whole or in part (provided that no such partial transfer shall violate the Subdivision Map Act, Government Code Section 66410, et seq., or Riverside County Ordinance No. 460) to any person, partnership, joint venture, firm or corporation at any time during the term of this Agreement; provided, however, that any such transfer shall include the assignment and assumption of the rights, duties and obligations arising under or from this Agreement and be made in strict compliance with the following conditions precedent:

(a) No transfer of any right or interest under this Agreement shall be made unless made together with the sale, transfer or assignment of all or a part of the Property.

(b) Concurrent with any such transfer or within fifteen (15) business days thereafter, OWNER shall notify COUNTY, in writing, of such transfer and

shall provide COUNTY with an executed agreement by the transferee, in a form reasonably acceptable to COUNTY, providing therein that the transferee expressly and unconditionally assumes all the duties and obligations of OWNER under this Agreement.

Any transfer not made in strict compliance with the foregoing conditions shall constitute a default by OWNER under this Agreement. Notwithstanding the failure of any transferee to execute the agreement required by Paragraph (b) of this Subsection 2.4.1, the burdens of this Agreement shall be binding upon such transferee, but the benefits of this Agreement shall not inure to such transferee until and unless such agreement is executed.

2.4.2 Release of Transferring Owner. Notwithstanding any transfer, a transferring OWNER shall continue to be obligated under this Agreement unless such transferring OWNER is given a release in writing by COUNTY, which release shall be provided by COUNTY upon the full satisfaction by such transferring OWNER of the following conditions:

- (a) OWNER no longer has a legal or equitable interest in all or any part of the Property.
- (b) OWNER is not then in default under this Agreement.
- (c) OWNER has provided COUNTY with the notice and executed agreement required under Paragraph (b) of Subsection 2.4.1 above.
- (d) The transferee provides COUNTY with security equivalent to any security previously provided by OWNER to secure performance of its obligations hereunder.

2.4.3 Subsequent Transfer. Any subsequent transfer after an initial transfer shall be made only in accordance with and subject to the terms and conditions of this Section.

2.5 Amendment or Cancellation of Agreement. This Agreement may be amended or cancelled in whole or in part only by written consent of all parties in the manner provided for in Government Code Section 65868. This provision shall not limit any remedy of COUNTY or OWNER as provided by this Agreement.

2.6 Termination. This Agreement shall be deemed terminated and of no further effect upon the occurrence of any of the following events:

(a) Expiration of the stated term of this Agreement as set forth in Section 2.3.

(b) Entry of a final judgment by a court of competent jurisdiction setting aside, voiding or annulling the adoption of the ordinance approving this Agreement. For purposes of clarity this termination section excludes entry of a final judgment by a court of competent jurisdiction setting aside, voiding or annulling the adoption of Board of Supervisors' Policy No. B-9.

(c) The adoption of a referendum measure overriding or repealing the ordinance approving this Agreement.

(d) OWNER's election to terminate this Agreement. If OWNER elects not to develop all or a portion of the Property as a Commercial Cannabis Activity, OWNER shall provide notice of such election to the COUNTY, such notice by OWNER shall (i) seek to terminate this Agreement as to the portion of the Property that is the subject of such notice of termination; and (ii) shall acknowledge that the Conditional Use Permit (CUP No. 200015) shall be null and void as to the Property that is the subject of such notice of termination. Following receipt of OWNER's notice of election to terminate this Agreement, OWNER and COUNTY shall execute an appropriate instrument in recordable form evidencing such

termination, and shall cause such instrument to be an amendment to this Agreement to be processed in accordance with COUNTY's Procedures and Requirements for the Consideration of Development Agreements (Commercial Cannabis Activities)" set forth in Resolution No. 2019-037.

(e) When OWNER no longer has a legal or equitable interest in the Property or has ceased operations on the Property for a period of ninety (90) consecutive days and no evidence demonstrating continuing and ongoing use of the Property consistent with the approved Conditional Use Permit No. 200015.

(f) Federal Enforcement of the Federal Controlled Substances Act against OWNER or the COUNTY. The parties understand that cannabis is still classified as a Schedule I Drug under the Federal Controlled Substances Act, 21 U.S.C. §§ 801 et seq. In the event there is federal enforcement of the Federal Controlled Substances Act against the COUNTY for the COUNTY's enactment of a comprehensive, regulatory framework for commercial cannabis activities or against OWNER for OWNER's own commercial cannabis activities, this Agreement shall be deemed terminated and of no further effect.

(g) Revocation of a Commercial Cannabis Activity Conditional Use Permit or State License.

Upon the termination of this Agreement, no party shall have any further right or obligation hereunder except with respect to any obligation to have been performed prior to such termination or with respect to any default in the performance of the provisions of this Agreement which has occurred prior to such termination or with respect to any obligations which are specifically set forth as surviving this Agreement.



2.7 Notices.

(a) As used in this Agreement, “notice” includes, but is not limited to, the communication of notice, request, demand, approval, statement, report, acceptance, consent, waiver, appointment or other communication required or permitted hereunder.

(b) All notices shall be in writing and shall be considered given either:

(i) when delivered in person to the recipient named below; (ii) on the date of delivery shown on the return receipt, after deposit in the United States mail in a sealed envelope as either registered or certified mail with return receipt requested, and postage and postal charges prepaid, and addressed to the recipient named below; (iii) on the next business day when delivered by overnight United States mail or courier service; or (iv) on the date of delivery shown in the facsimile records of the party sending the facsimile after transmission by facsimile to the recipient named below. All notices shall be addressed as follows:

If to COUNTY:

Clerk of the Board of Supervisors

Riverside County Administrative Center

4080 Lemon Street, First Floor

Riverside, CA 92502

Fax No. (951) 955-1071

with copies to:

County Executive Officer

Riverside County Administrative Center

4080 Lemon Street, 4th Floor

Riverside, CA 92501

Fax No. (951) 955-1105

and

Assistant TLMA Director — Planning and Land Use

Transportation and Land Management Agency

Riverside County Administrative Center,

4080 Lemon Street, 12th Floor

Riverside, CA 92501

Fax No. (951) 955-1817

and

County Counsel

County of Riverside

3960 Orange Street, Suite 500

Riverside, CA 92501

Fax No. (951) 955-6363

If to OWNER:

Sean and Tara St. Peter

4321 Balboa Ave. #162

San Diego, CA 92117

and

The Baer Family Trust

(c) Either party may, by notice given at any time, require subsequent notices to be given to another person or entity, whether a party or an officer or representative of a party, or to a different address, or both. Notices given before actual receipt of notice of

change shall not be invalidated by any such change.

### 3. DEVELOPMENT OF THE PROPERTY.

3.1 Rights to Develop. Subject to the terms of this Agreement including the Reservations of Authority, OWNER shall have a vested right to develop the Property in accordance with, and to the extent of, the Development Plan. The Existing Development Approvals shall not expire and shall remain valid for the Term of this Agreement so long as the Project remains in compliance with all conditions of approval for the Existing Development Approvals and in compliance with this Agreement. The Project shall remain subject to all Subsequent Development Approvals required to complete the Project as contemplated by the Development Plan. Except as otherwise provided in this Agreement, the permitted uses of the Property, the density and intensity of use, the maximum height and size of proposed buildings and structures, and provisions for reservation and dedication of land for public purposes shall be those set forth in the Development Plan.

3.2 Effect of Agreement on Land Use Regulations. Except as otherwise provided under the terms of this Agreement including the Reservations of Authority, the rules, regulations and official policies governing permitted uses of the Property, the density and intensity of use of the Property, the maximum height and size of proposed buildings and structures, and the design, improvement and construction standards and specifications applicable to development of the Property shall be the Existing Land Use Regulations. In connection with any Subsequent Development Approval, COUNTY shall exercise its discretion in accordance with the Development Plan, and as provided by this Agreement including, but not limited to, the Reservations of Authority. COUNTY shall accept for processing, review and action all applications for Subsequent Development Approvals, and such applications shall be processed in the normal manner for processing such matters.

3.3 Timing of Development. The parties acknowledge that OWNER cannot at this time predict when or the rate at which phases of the Property will be developed. Such decisions depend upon numerous factors which are not within the control of OWNER, such as market orientation and demand, interest rates, absorption, completion and other similar factors. Since the California Supreme Court held in Pardee Construction Co. v. City of Camarillo (1984) 37 Cal.3d 465, that the failure of the parties therein to provide for the timing of development resulted in a later adopted initiative restricting the timing of development to prevail over such parties' agreement, it is the parties' intent to cure that deficiency by acknowledging and providing that OWNER shall have the right to develop the Property in such order and at such rate and at such times as OWNER deems appropriate within the exercise of its subjective business judgment.

3.4 Changes and Amendments. The parties acknowledge that refinement and further development of the Project will require Subsequent Development Approvals and may demonstrate that changes are appropriate and mutually desirable in the Existing Development Approvals. In the event OWNER finds that a change in the Existing Development Approvals is necessary or appropriate, OWNER shall apply for a Subsequent Development Approval to effectuate such change and COUNTY shall process and act on such application in accordance with the Existing Land Use Regulations, except as otherwise provided by this Agreement including the Reservations of Authority. If approved, any such change in the Existing Development Approvals shall be incorporated herein as an addendum to Exhibit "C", and may be further changed from time to time as provided in this Section. Unless otherwise required by law, as determined in COUNTY's reasonable discretion, a change to the Existing Development Approvals shall be deemed "minor" and not require an amendment to this Agreement provided such change does not:

- (a) Alter the permitted uses of the Property as a whole; or,
- (b) Increase the density or intensity of use of the Property as a whole;

or.

(c) Increase the maximum height and size of permitted buildings or structures;

or,

(d) Delete a requirement for the reservation or dedication of land for public purposes within the Property as a whole; or,

(e) Constitute a project requiring a subsequent or supplemental environmental impact report pursuant to Section 21166 of the Public Resources Code.

### 3.5 Reservations of Authority.

3.5.1 Limitations, Reservations and Exceptions. Notwithstanding any other provision of this Agreement, the following Subsequent Land Use Regulations shall apply to the development of the Property.

(a) Processing fees and charges of every kind and nature imposed by COUNTY to cover the estimated actual costs to COUNTY of processing applications for Development Approvals or for monitoring compliance with any Development Approvals granted or issued.

(b) Procedural regulations relating to hearing bodies, petitions, applications, notices, findings, records, hearings, reports, recommendations, appeals and any other matter of procedure.

(c) Regulations governing construction standards and specifications including, without limitation, the Building Code, Plumbing Code, Mechanical Code, Electrical Code, Fire Code and Grading Code applicable in the County.

(d) Regulations imposing Development Exactions. Development Exactions shall be applicable to development of the Property if such Development

Exaction is applied uniformly to development, either throughout the COUNTY or within a defined area of benefit which includes the Property. No such subsequently adopted Development Exaction shall apply if its application to the Property would physically prevent development of the Property for the uses and to the density or intensity of development set forth in the Development Plan.

(e) Regulations which may be in conflict with the Development Plan but which are reasonably necessary to protect the public health and safety. To the extent possible, any such regulations shall be applied and construed so as to provide OWNER with the rights and assurances provided under this Agreement.

(f) Regulations which are not in conflict with the Development Plan. Any regulation, whether adopted by initiative or otherwise, limiting the rate or timing of development of the Property shall be deemed to conflict with the Development Plan and shall therefore not be applicable to the development of the Property.

(g) Regulations which are in conflict with the Development Plan provided OWNER has given written consent to the application of such regulations to development of the Property.

3.5.2 Subsequent Development Approvals. This Agreement shall not prevent COUNTY, in acting on Subsequent Development Approvals, from applying Subsequent Land Use Regulations which do not conflict with the Development Plan, nor shall this Agreement prevent COUNTY from denying or conditionally approving any Subsequent Development Approval on the basis of the Existing Land Use Regulations or any Subsequent Land Use Regulation not in conflict with the Development Plan.

3.5.3 Modification or Suspension by State or Federal Law. In the event that State

or Federal laws or regulations, enacted after the Effective Date of this Agreement, prevent or preclude compliance with one or more of the provisions of this Agreement or require changes in plans, maps or permits approved by the COUNTY, such provisions of this Agreement shall be modified or suspended as may be necessary to comply with such State or Federal laws or regulations, provided, however, that this Agreement shall remain in full force and effect to the extent it is not inconsistent with such laws or regulations and to the extent such laws or regulations do not render such remaining provisions impractical to enforce.

3.5.4 Intent. The parties acknowledge and agree that COUNTY is restricted in its authority to limit its police power by contract and that the foregoing limitations, reservations and exceptions are intended to reserve to COUNTY all of its police power which cannot be so limited. This Agreement shall be construed, contrary to its stated terms if necessary, to reserve to COUNTY all such power and authority which cannot be restricted by contract.

3.5.5. Application of State and Local Regulatory Laws Governing Commercial Cannabis Activities. The operation of Commercial Cannabis Activities is a highly regulated business activity, and it is subject to various state and local laws and regulations. This Agreement does not, and the County cannot and does not intend to, give OWNER the right to continue its operations without complying with applicable state and local laws governing its operations. OWNER shall be responsible for obtaining, and maintaining throughout the entire term of this Agreement, all applicable state licenses, permits, approvals, and consents, even if the applicable state laws and regulations are altered following the Effective Date.

3.6. Public Works. If OWNER is required by this Agreement to construct any public

works facilities which will be dedicated to COUNTY or any other public agency upon completion, and if required by applicable laws to do so, OWNER shall perform such work in the same manner and subject to the same requirements as would be applicable to COUNTY or such other public agency if it would have undertaken such construction.

3.7 Provision of Real Property Interests by COUNTY. In any instance where OWNER is required to construct any public improvement on land not owned by OWNER, OWNER shall at its sole cost and expense provide or cause to be provided, the real property interests necessary for the construction of such public improvements. In the event OWNER is unable, after exercising reasonable efforts to acquire the real property interests necessary for the construction of such public improvements, and if so instructed by OWNER and upon OWNER'S provision of adequate security for costs COUNTY may reasonably incur, COUNTY shall negotiate the purchase of the necessary real property interests to allow OWNER to construct the public improvements as required by this Agreement and, if necessary, in accordance with the procedures established by law, use its power of eminent domain to acquire such required real property interests. OWNER shall pay all costs associated with such acquisition or condemnation proceedings. This Section 3.7 is not intended by the parties to impose upon the OWNER an enforceable duty to acquire land or construct any public improvements on land not owned by OWNER, except to the extent that the OWNER elects to proceed with the development of the Project, and then only in accordance with valid conditions imposed by the COUNTY upon the development of the Project under the Subdivision Map Act, Government Code Section 66410 et seq., or other legal authority.

3.8 Regulation by Other Public Agencies. It is acknowledged by the parties that other public agencies not within the control of COUNTY possess authority to regulate aspects of the development of the Property separately from or jointly with COUNTY and this Agreement does



not limit the authority of such other public agencies. For example, pursuant to Government Code Section 66477 and Section 10.35 of Riverside County Ordinance No. 460, another local public agency may provide local park and recreation services and facilities and in that event, it is permitted, and therefore shall be permitted by the parties, to participate jointly with COUNTY to determine the location of land to be dedicated or in lieu fees to be paid for local park purposes, provided that COUNTY shall exercise its authority subject to the terms of this Agreement.

3.9 Tentative Tract Map Extension. Notwithstanding the provisions of Section 66452.6(a)(1) of the Government Code, regarding extensions of time for approved tentative maps subject to a development agreement, no tentative subdivision map or tentative parcel map, heretofore or hereafter approved in connection with development of the Property, shall be granted an extension of time except in accordance with the Subdivision Map Act and Existing Land Use Regulations.

3.10 Vesting Tentative Maps. If any tentative or final subdivision map, or tentative or final parcel map, heretofore or hereafter approved in connection with development of the Property, is a vesting map under the Subdivision Map Act (Government Code Section 66410, et seq.) and Riverside County Ordinance No. 460 and if this Agreement is determined by a final judgment to be invalid or unenforceable insofar as it grants a vested right to develop to OWNER, then and to that extent the rights and protections afforded OWNER under the laws and ordinances applicable to vesting maps shall supersede the provisions of this Agreement. Except as set forth immediately above, development of the Property shall occur only as provided in this Agreement, and the provisions in this Agreement shall be controlling over any conflicting provision of law or ordinance concerning vesting maps.

#### 4. PUBLIC BENEFITS.

4.1 Intent. The parties acknowledge and agree that development of the Property will

detrimentally affect public interests which will not be fully addressed by the Development Plan and further acknowledge and agree that this Agreement confers substantial private benefits on OWNER which should be balanced by commensurate public benefits. Accordingly, the parties intend to provide consideration to the public to balance the private benefits conferred on OWNER by providing more fully for the satisfaction of public interests.

4.2 Public Benefits for Commercial Cannabis Activities.

4.2.1 Annual Public Benefit Base Payments. Prior to the issuance of the first grading permit or the first building permit, whichever occurs first, for any part of the Commercial Cannabis Activity, OWNER shall pay to COUNTY an amount equal to the base payment calculated per Section 1.1.2 of this Agreement (“Base Payment”); provided, however, that such initial annual base payment shall be prorated based on the number of whole months remaining between the date of payment and the first following June 30th.

4.2.2 Subsequent Annual Base Payments. The Annual Base Payment shall be subject to annual increases in an amount of 2%. Prior to the first July 1<sup>st</sup> following the initial Base Payment and each July 1<sup>st</sup> thereafter during the term of the Agreement, OWNER shall pay to COUNTY an amount equal to the Base Payment plus the 2% annual increase.

4.3 Annual Additional Public Benefits. OWNER shall perform Additional Public Benefits identified in Exhibit “H” that will benefit the community in which the Commercial Cannabis Activity is located. Prior to the issuance of the first grading permit or the first building permit, whichever occurs first, for any part of the Commercial Cannabis Activity, OWNER shall pay to COUNTY an amount equal to the additional annual public benefit set forth in Exhibit “H” of this Agreement (“Additional Public Benefit”); provided, however, that such initial annual payment shall be prorated based on the number of whole

months remaining between the date of payment and the first following June 30th.

4.3.1 Subsequent Annual Additional Public Benefits. The Additional Public Benefit provided in Exhibit “H” shall be subject to annual increases in an amount of 2%. Prior to the first July 1<sup>st</sup> following the initial Additional Public Benefit payment and each July 1<sup>st</sup> thereafter during the term of the Agreement, OWNER shall pay to COUNTY an amount equal to the Additional Public Benefit plus the 2% annual increase.

4.4 Taxes. Nothing herein shall be construed to relieve OWNER from paying and remitting all applicable federal, state and local taxes applicable to the Project, including but not limited to, income taxes, property taxes, local sales and use taxes, and any taxes imposed on cannabis activities and cannabis products pursuant to the Medicinal and Adult-Use Cannabis Regulation and Safety Act.

4.5 Assessments. Nothing herein shall be construed to relieve the Property from assessments levied against it by the County pursuant to any statutory procedure for the assessment of property to pay for infrastructure and/or services which benefit the Property.

4.6 New Taxes. Any subsequently enacted County taxes, including but not limited to any taxes on commercial cannabis activities, shall apply to the Project. In the event that County taxes are enacted specifically for commercial cannabis activities and cannabis products, the parties agree that this Agreement may be modified in accordance with Section 2.5 to reduce the OWNER’s total public benefit payment (the sum total of the Base Rate plus the Additional Public Benefit) by an amount equal to the amount of the tax imposed on the OWNER for commercial cannabis activities and cannabis products. The parties acknowledge that the intent of being able to modify the Agreement in the event County taxes are enacted on the commercial cannabis activities and cannabis products is to enable the authority to adjust the total public benefit amount due and payable under this Agreement by the OWNER.

4.7 Vote on Future Assessments and Fees. In the event that any assessment, fee or charge which is applicable to the Property is subject to Article XIID of the California Constitution and OWNER does not return its ballot, OWNER agrees, on behalf of itself and its successors that the County may count OWNER's ballot as affirmatively voting in favor of such assessment, fee or charge.

5. FINANCING OF PUBLIC IMPROVEMENTS. If deemed appropriate, COUNTY and OWNER will cooperate in the formation of any special assessment district, community facilities district or alternate financing mechanism to pay for the construction and/or maintenance and operation of public infrastructure facilities required as part of the Development Plan. OWNER also agrees that it will not initiate and/or cooperate in the formation of any such special assessment district, community facilities district or alternate financing mechanism involving any other public agency without the prior written consent of the COUNTY.

Should the Property be included within such a special assessment district, community facilities district or other financing entity, the following provisions shall be applicable:

(a) In the event OWNER conveys any portion of the Property and/or public facilities constructed on any portion of the Property to COUNTY or any other public entity and said Property is subject to payment of taxes and/or assessments, such taxes and/or assessments shall be paid in full by OWNER prior to completion of any such conveyance.

(b) If OWNER is in default in the payment of any taxes and/or assessments, OWNER shall be considered to be in default of this Agreement and COUNTY may, in its sole discretion, initiate proceedings pursuant to Section 8.4 of this Agreement.

Notwithstanding the foregoing, it is acknowledged and agreed by the parties that nothing contained in this Agreement shall be construed as requiring COUNTY or the COUNTY Board of Supervisors to form any such district or to issue and sell bonds.

6. REVIEW FOR COMPLIANCE.

6.1 Annual Review. The TLMA Director, in consultation with the County Executive Officer and County Counsel, shall review this Agreement annually, on or before the Effective Date, in order to ascertain the good faith compliance by OWNER with the terms of the Agreement. In order to facilitate this review, OWNER shall submit an annual monitoring report, in a form specified by the TLMA Director providing all information necessary to evaluate such good faith compliance as determined by the TLMA Director. OWNER shall pay the annual review and administration fee set forth in Ordinance No. 671 prior to submission of each annual monitoring report. Prior to the issuance of any grading permit or building permit for any part of the Project, OWNER shall prepay a fee deposit and administration fee as set forth in Ordinance No. 671 (the "Monitoring Fee Prepayment"). The Monitoring Fee Prepayment shall be retained by the COUNTY until termination of this Agreement, may be used by the COUNTY at any time if there is a failure to pay any part of the annual monitoring and administration fees required under Ordinance No. 671, and shall be promptly replenished by OWNER up to the original required amount after notice by COUNTY to OWNER. Failure by OWNER to submit an annual monitoring report, on or before the Effective Date of each year in the form specified by the TLMA Director, to pay any part of the annual monitoring and administration fee required under Ordinance No. 671, to make the Monitoring Fee Prepayment or to replenish the Monitoring Fee Prepayment shall constitute a default by OWNER under this Agreement.

6.2 Special Review. The Board of Supervisors may order a special review of compliance with this Agreement at any time. The TLMA Director, in consultation with the County Executive Officer and County Counsel, shall conduct such special reviews.

6.3 Property Inspection. In accordance with applicable regulations set forth in the Medicinal and Adult Use Cannabis Regulation and Safety Act and upon twenty-four (24) hour written

notice, OWNER shall allow COUNTY representatives access to the Property and all buildings and structures located on the Property to determine compliance with CUP No. 200015 and this Agreement.

6.4. Records Inspection. Upon written request by the COUNTY, OWNER shall provide records to the COUNTY demonstrating local hiring efforts, and compliance with this Agreement and CUP No. 200015.

6.5 Procedure.

(a) During either an annual review or a special review, OWNER shall be required to demonstrate good faith compliance with the terms of the Agreement. The burden of proof on this issue shall be on OWNER.

(b) Upon completion of an annual review or a special review, the TLMA Director shall submit a report to the Board of Supervisors setting forth the evidence concerning good faith compliance by OWNER with the terms of this Agreement and his recommended finding on that issue.

(c) If the Board finds on the basis of substantial evidence that OWNER has complied in good faith with the terms and conditions of this Agreement, the review shall be concluded.

(d) If the Board makes a preliminary finding that OWNER has not complied in good faith with the terms and conditions of this Agreement, the Board may modify or terminate this Agreement as provided in Section 6.4 and Section 6.5. Notice of default as provided under Section 8.4 of this Agreement shall be given to OWNER prior to or concurrent with, proceedings under Section 6.4 and Section 6.5.

6.6 Proceedings Upon Modification or Termination. If, upon a preliminary finding under Section 6.3, COUNTY determines to proceed with modification or termination of this

Agreement, COUNTY shall give written notice to OWNER of its intention so to do. The notice shall be given at least ten calendar days prior to the scheduled hearing and shall contain:

- (a) The time and place of the hearing;
- (b) A statement as to whether or not COUNTY proposes to terminate or to modify the Agreement; and,
- (c) Such other information as is reasonably necessary to inform OWNER of the nature of the proceeding.

6.7 Hearing on Modification or Termination. At the time and place set for the hearing on modification or termination, OWNER shall be given an opportunity to be heard and shall be entitled to present written and oral evidence. OWNER shall be required to demonstrate good faith compliance with the terms and conditions of this Agreement. The burden of proof on this issue shall be on OWNER. If the Board of Supervisors finds, based upon substantial evidence, that OWNER has not complied in good faith with the terms or conditions of the Agreement, the Board may terminate this Agreement or modify this Agreement and impose such conditions as are reasonably necessary to protect the interests of the County. The decision of the Board of Supervisors shall be final, subject only to judicial review pursuant to Section 1094.5 of the Code of Civil Procedure.

6.8 Certificate of Agreement Compliance. If, at the conclusion of an annual or special review, OWNER is found to be in compliance with this Agreement, COUNTY shall, upon request by OWNER, issue a Certificate of Agreement Compliance (“Certificate”) to OWNER stating that after the most recent annual or special review and based upon the information known or made known to the TLMA Director and Board of Supervisors that (1) this Agreement remains in effect and (2) OWNER is not in default. The Certificate shall be in recordable form, shall contain information necessary to communicate constructive record notice of the finding of

compliance, shall state whether the Certificate is issued after an annual or a special review and shall state the anticipated date of commencement of the next annual review. OWNER may record the Certificate with the County Recorder. Whether or not the Certificate is relied upon by transferees or OWNER, COUNTY shall not be bound by a Certificate if a default existed at the time of the Periodic or Special Review, but was concealed from or otherwise not known to the TLMA Director or Board of Supervisors.

## 7. INCORPORATION AND ANNEXATION.

7.1 Intent. If all or any portion of the Property is annexed to or otherwise becomes a part of a city or another county, it is the intent of the parties that this Agreement shall survive and be binding upon such other jurisdiction.

7.2 Incorporation. If at any time during the term of this Agreement, a city is incorporated comprising all or any portion of the Property, the validity and effect of this Agreement shall be governed by Section 65865.3 of the Government Code.

7.3 Annexation. OWNER and COUNTY shall oppose, in accordance with the procedures provided by law, the annexation to any city of all or any portion of the Property unless both OWNER and COUNTY give written consent to such annexation.

## 8. DEFAULT AND REMEDIES.

8.1 Remedies in General. It is acknowledged by the parties that COUNTY would not have entered into this Agreement if it were to be liable in damages under this Agreement, or with respect to this Agreement or the application thereof.

In general, each of the parties hereto may pursue any remedy at law or equity available for the breach of any provision of this Agreement, except that COUNTY shall not be liable in damages



to OWNER, or to any successor in interest of OWNER, or to any other person, and OWNER covenants not to sue for damages or claim any damages:

(a) For any breach of this Agreement or for any cause of action which arises out of this Agreement; or

(b) For the taking, impairment or restriction of any right or interest conveyed or provided under or pursuant to this Agreement; or

(c) Arising out of or connected with any dispute, controversy or issue regarding the application, validity, interpretation or effect of the provisions of this Agreement.

Notwithstanding anything in this Article 8 to the contrary, OWNER's liability to COUNTY in connection with this Agreement shall be limited to direct damages and shall exclude any other liability, including without limitation liability for special, indirect, punitive or consequential damages in contract, tort, warranty, strict liability or otherwise.

8.2 Specific Performance. The parties acknowledge that money damages and remedies at law generally are inadequate and specific performance and other non-monetary relief are particularly appropriate remedies for the enforcement of this Agreement and should be available to all parties for the following reasons:

(a) Money damages are unavailable against COUNTY as provided in Section 8.1 above.

(b) Due to the size, nature and scope of the project, it may not be practical or possible to restore the Property to its natural condition once implementation of this Agreement has begun. After such implementation, OWNER may be foreclosed from other choices it may have had to utilize the Property or portions thereof. OWNER has invested significant time and resources and performed extensive planning and processing of the Project in agreeing to the terms of this Agreement and will be investing even more

significant time and resources in implementing the Project in reliance upon the terms of this Agreement, and it is not possible to determine the sum of money which would adequately compensate OWNER for such efforts.

8.3 General Release. Except for non-damage remedies, including the remedy of specific performance and judicial review as provided for in Section 8, OWNER, for itself, its successors and assignees, hereby releases the COUNTY, its officers, agents, employees, and independent contractors from any and all claims, demands, actions, or suits of any kind or nature whatsoever arising out of any liability, known or unknown, present or future, including, but not limited to, any claim or liability, based or asserted, pursuant to Article I, Section 19 of the California Constitution, the Fifth Amendment of the United States Constitution, or any other law or ordinance which seeks to impose any other monetary liability or damages, whatsoever, upon the COUNTY because it entered into this Agreement or because of the terms of this Agreement. OWNER hereby waives the provisions of Section 1542 of the Civil Code which provides:

A GENERAL RELEASE DOES NOT EXTEND TO CLAIMS THAT THE CREDITOR OR RELEASING PARTY DOES NOT KNOW OR SUSPECT TO EXIST IN HIS OR HER FAVOR AT THE TIME OF EXECUTING THE RELEASE AND THAT, IF KNOWN BY HIM OR HER WOULD HAVE MATERIALLY AFFECTED HIS OR HER SETTLEMENT WITH THE DEBTOR OR RELEASED PARTY.

_____	_____	_____	_____
OWNER Initials	OWNER Initials	OWNER Initials	OWNER Initials

8.4 Termination or Modification of Agreement for Default of OWNER. Subject to the

provisions contained in Subsection 2.5 herein, COUNTY may terminate or modify this Agreement for any failure of OWNER to perform any material duty or obligation of OWNER under this Agreement, or to comply in good faith with the terms of this Agreement (hereinafter referred to as “default”); provided, however, COUNTY may terminate or modify this Agreement pursuant to this Section only after providing written notice to OWNER of default setting forth the nature of the default and the actions, if any, required by OWNER to cure such default and, where the default can be cured, OWNER has failed to take such actions and cure such default within 60 days after the effective date of such notice or, in the event that such default cannot be cured within such 60 day period but can be cured within a longer time, has failed to commence the actions necessary to cure such default within such 60 day period and to diligently proceed to complete such actions and cure such default.

8.5 Termination of Agreement for Default of COUNTY. OWNER may terminate this Agreement only in the event of a default by COUNTY in the performance of a material term of this Agreement and only after providing written notice to COUNTY of default setting forth the nature of the default and the actions, if any, required by COUNTY to cure such default and, where the default can be cured, COUNTY has failed to take such actions and cure such default within 60 days after the effective date of such notice or, in the event that such default cannot be cured within such 60 day period but can be cured within a longer time, has failed to commence the actions necessary to cure such default within such 60 day period and to diligently proceed to complete such actions and cure such default.

8.6 Attorneys’ Fees. In any action at law or in equity to enforce or interpret this Agreement, or otherwise arising out of this Agreement, including without limitation any action for declaratory relief or petition for writ of mandate, the parties shall bear their own attorneys’ fees.

9. THIRD PARTY LITIGATION.

9.1 General Plan Litigation. COUNTY has determined that this Agreement is consistent with its General Plan, and that the General Plan meets all requirements of law. OWNER has reviewed the General Plan and concurs with COUNTY's determination. The parties acknowledge that:

(a) Litigation may be filed challenging the legality, validity and adequacy of the General Plan; and,

(b) If successful, such challenges could delay or prevent the performance of this Agreement and the development of the Property.

COUNTY shall have no liability in damages under this Agreement for any failure of COUNTY to perform under this Agreement or the inability of OWNER to develop the Property as contemplated by the Development Plan of this Agreement as the result of a judicial determination that on the Effective Date, or at any time thereafter, the General Plan, or portions thereof, are invalid or inadequate or not in compliance with law.

9.2 Third Party Litigation Concerning Agreement. OWNER shall defend, at its expense, including attorneys' fees, indemnify, and hold harmless COUNTY, its officers, agents, employees and independent contractors from any claim, action or proceeding against COUNTY, its officers, agents, employees or independent contractors to attack, set aside, void, or annul the approval of this Agreement or the approval of any permit granted pursuant to this Agreement. COUNTY shall promptly notify OWNER of any such claim, action or proceeding, and COUNTY shall cooperate in the defense. If COUNTY fails to promptly notify OWNER of any such claim, action or proceeding, or if COUNTY fails to cooperate in the defense, OWNER shall not thereafter be responsible to defend, indemnify, or hold harmless COUNTY. COUNTY may in its discretion participate in the defense of any such claim, action or proceeding.

9.3 Indemnity. In addition to the provisions of 9.2 above, OWNER shall indemnify

and hold COUNTY, its officers, agents, employees and independent contractors free and harmless from any liability whatsoever, based or asserted upon any act or omission of OWNER, its officers, agents, employees, subcontractors and independent contractors, for property damage, bodily injury, or death (OWNER's employees included) or any other element of damage of any kind or nature, relating to or in any way connected with or arising from the activities contemplated hereunder, including, but not limited to, the study, design, engineering, construction, completion, failure and conveyance of the public improvements, save and except claims for damages arising through the sole active negligence or sole willful misconduct of COUNTY. OWNER shall defend, at its expense, including attorneys' fees, COUNTY, its officers, agents, employees and independent contractors in any legal action based upon such alleged acts or omissions. COUNTY may in its discretion participate in the defense of any such legal action.

9.4 Environment Assurances. OWNER shall indemnify and hold COUNTY, its officers, agents, employees and independent contractors free and harmless from any liability, based or asserted, upon any act or omission of OWNER, its officers, agents, employees, subcontractors, predecessors in interest, successors, assigns and independent contractors for any violation of any federal, state or local law, ordinance or regulation relating to industrial hygiene or to environmental conditions on, under or about the Property, including, but not limited to, soil and groundwater conditions, and OWNER shall defend, at its expense, including attorneys' fees, COUNTY, its officers, agents, employees and independent contractors in any action based or asserted upon any such alleged act or omission. COUNTY may in its discretion participate in the defense of any such action.

9.5 Reservation of Rights. With respect to Sections 9.2, 9.3 and 9.4 herein, COUNTY reserves the right to either (1) approve the attorney(s) which OWNER selects, hires or otherwise engages to defend COUNTY hereunder, which approval shall not be unreasonably withheld, or (2)

conduct its own defense, provided, however, that OWNER shall reimburse COUNTY forthwith for any and all reasonable expenses incurred for such defense, including attorneys' fees, upon billing and accounting therefor.

9.6 Survival. The provisions of Sections 8.1 through 8.3, inclusive, Section 8.6 and Sections 9.1 through 9.6, inclusive, shall survive the termination of this Agreement.

#### 10. MORTGAGEE PROTECTION.

The parties hereto agree that this Agreement shall not prevent or limit OWNER, in any manner, at OWNER's sole discretion, from encumbering the Property or any portion thereof or any improvement thereon by any mortgage, deed of trust or other security device securing financing with respect to the Property. COUNTY acknowledges that the lenders providing such financing may require certain Agreement interpretations and modifications and agrees upon request, from time to time, to meet with OWNER and representatives of such lenders to negotiate in good faith any such request for interpretation or modification. COUNTY will not unreasonably withhold its consent to any such requested interpretation or modification provided such interpretation or modification is consistent with the intent and purposes of this Agreement. Any Mortgagee of the Property shall be entitled to the following rights and privileges:

(a) Neither entering into this Agreement nor a breach of this Agreement shall defeat, render invalid, diminish or impair the lien of any mortgage on the Property made in good faith and for value, unless otherwise required by law.

(b) The Mortgagee of any mortgage or deed of trust encumbering the Property, or any part thereof, which Mortgagee, has submitted a request in writing to the COUNTY in the manner specified herein for giving notices, shall be entitled to receive written notification from COUNTY of any default by OWNER in the performance of OWNER's obligations under this Agreement.

(c) If COUNTY timely receives a request from a Mortgagee requesting a copy of any

notice of default given to OWNER under the terms of this Agreement, COUNTY shall provide a copy of that notice to the Mortgagee within ten (10) days of sending the notice of default to OWNER. The Mortgagee shall have the right, but not the obligation, to cure the default during the remaining cure period allowed such party under this Agreement.

(d) Any Mortgagee who comes into possession of the Property, or any part thereof, pursuant to foreclosure of the mortgage or deed of trust, or deed in lieu of such foreclosure, shall take the Property, or part thereof, subject to the terms of this Agreement. No Mortgagee (including one who acquires title or possession to the Property, or any portion thereof, by foreclosure, trustee's sale, deed in lieu of foreclosure, lease termination, eviction or otherwise) shall have any obligation to construct or complete construction of improvements, or to guarantee such construction or completion; provided, however, that a Mortgagee shall not be entitled to devote the Property to solar power plant use except in full compliance with this Agreement. A Mortgagee in possession shall not have an obligation or duty under this Agreement to perform any of OWNER's obligations or other affirmative covenants of OWNER hereunder, or to guarantee such performance; provided, however, that to the extent that any covenant to be performed by OWNER is a condition precedent to the performance of a covenant by COUNTY, the performance thereof shall continue to be a condition precedent to COUNTY's performance hereunder. All payments called for under Section 4 of this Agreement shall be a condition precedent to COUNTY's performance under this Agreement. Any transfer by any Mortgagee in possession shall be subject to the provisions of Section 2.4 of this Agreement.

## 11. MISCELLANEOUS PROVISIONS.

11.1 Recordation of Agreement. This Agreement and any amendment, modification, termination or cancellation thereof shall be recorded with the County Recorder by the Clerk of the Board of Supervisors within the period required by Section 65868.5 of the Government Code.

11.2 Entire Agreement. This Agreement sets forth and contains the entire understanding and agreement of the parties, and there are no oral or written representations, understandings or ancillary covenants, undertakings or agreements which are not contained or expressly referred to herein. No testimony or evidence of any such representations, understandings or covenants shall be admissible in any proceeding of any kind or nature to interpret or determine the terms or conditions of this Agreement.

11.3 Severability. If any term, provision, covenant or condition of this Agreement shall be determined invalid, void or unenforceable, the remainder of this Agreement shall not be affected thereby to the extent such remaining provisions are not rendered impractical to perform taking into consideration the purposes of this Agreement. Notwithstanding the foregoing, the provision of the Public Benefits set forth in Sections 4.2 and 4.3 of this Agreement, including the payments set forth therein, are essential elements of this Agreement and COUNTY would not have entered into this Agreement but for such provisions, and therefore in the event such provisions are determined to be invalid, void or unenforceable, this entire Agreement shall be null and void and of no force and effect whatsoever.

11.4 Interpretation and Governing Law. This Agreement and any dispute arising hereunder shall be governed and interpreted in accordance with the laws of the State of California. This Agreement shall be construed as a whole according to its fair language and common meaning to achieve the objectives and purposes of the parties hereto, and the rule of construction to the effect that ambiguities are to be resolved against the drafting party shall not be employed in interpreting this Agreement, all parties having been represented by counsel in the negotiation and preparation hereof.

11.5 Section Headings. All section headings and subheadings are inserted for convenience only and shall not affect any construction or interpretation of this Agreement.



11.6 Gender and Number. As used herein, the neuter gender includes the masculine and feminine, the feminine gender includes the masculine, and the masculine gender includes the feminine. As used herein, the singular of any word includes the plural.

11.7 Joint and Several Obligations. If this Agreement is signed by more than one OWNER, all obligations of such OWNERS under this Agreement shall be joint and several, and the default of any such OWNER shall be the default of all such OWNERS.

11.8 Time of Essence. Time is of the essence in the performance of the provisions of this Agreement as to which time is an element.

11.9 Waiver. Failure by a party to insist upon the strict performance of any of the provisions of this Agreement by the other party, or the failure by a party to exercise its rights upon the default of the other party; shall not constitute a waiver of such party's right to insist and demand strict compliance by the other party with the terms of this Agreement thereafter.

11.10 No Third Party Beneficiaries. Unless expressly stated herein, this Agreement is made and entered into for the sole protection and benefit of the parties and their successors and assigns. No other person shall have any right of action based upon any provision of this Agreement.

11.11 Force Majeure. Neither party shall be deemed to be in default where failure or delay in performance of any of its obligations under this Agreement is caused by floods, earthquakes, other Acts of God, fires, wars, riots or similar hostilities, strikes and other labor difficulties beyond the party's control, (including the party's employment force). If any such events shall occur, the term of this Agreement and the time for performance by either party of any of its obligations hereunder may be extended by the written agreement of the parties for the period of time that such events prevented such performance, provided that the term of this Agreement shall not be extended under any circumstances for more than five (5) years.

11.12 Mutual Covenants. The covenants contained herein are mutual covenants and also

constitute conditions to the concurrent or subsequent performance by the party benefited thereby of the covenants to be performed hereunder by such benefited party.

11.13 Successors in Interest. The burdens of this Agreement shall be binding upon, and the benefits of this Agreement shall inure to, all successors in interest to the parties to this Agreement. All provisions of this Agreement shall be enforceable as equitable servitudes and constitute covenants running with the land. Each covenant to do or refrain from doing some act hereunder with regard to development of the Property: (a) is for the benefit of and is a burden upon every portion of the Property; (b) runs with the Property and each portion thereof; and, (c) is binding upon each party and each successor in interest during ownership of the Property or any portion thereof.

11.14 Counterparts. This Agreement may be executed by the parties in counterparts, which counterparts shall be construed together and have the same effect as if all of the parties had executed the same instrument.

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

11.16 Project as a Private Undertaking. It is specifically understood and agreed by and between the parties hereto that the development of the Project is a private development, that neither party is acting as the agent of the other in any respect hereunder, and that each party is an independent contracting entity with respect to the terms, covenants and conditions contained in this Agreement. No partnership, joint venture or other association of any kind is formed by this Agreement. The only relationship between COUNTY and OWNER is that of a government entity

regulating the development of private property and the owner of such property.

11.17 Further Actions and Instruments. Each of the parties shall cooperate with and provide reasonable assistance to the other to the extent contemplated hereunder in the performance of all obligations under this Agreement and the satisfaction of the conditions of this Agreement. Upon the request of either party at any time, the other party shall promptly execute, with acknowledgement or affidavit if reasonably required, and file or record such required instruments and writings and take any actions as may be reasonably necessary under the terms of this Agreement to carry out the intent and to fulfill the provisions of this Agreement or to evidence or consummate the transactions contemplated by this Agreement.

11.18 Eminent Domain. No provision of this Agreement shall be construed to limit or restrict the exercise by COUNTY of its power of eminent domain. As used herein, "Material Condemnation" means a condemnation of all or a portion of the Property that will have the effect of preventing development of the Project in accordance with this Agreement. In the event of a Material Condemnation, OWNER may (i) request the COUNTY to amend this Agreement and/or to amend the Development Plan, which amendment shall not be unreasonably withheld, (ii) decide, in its sole discretion, to challenge the condemnation, or (iii) request that COUNTY agree to terminate this Agreement by mutual agreement, which agreement shall not be unreasonably withheld, by giving a written request for termination to the COUNTY.

11.19 Agent for Service of Process. In the event OWNER is not a resident of the State of California or it is an association, partnership or joint venture without a member, partner or joint venturer resident of the State of California, or it is a foreign corporation, then in any such event, OWNER shall file with the TLMA Director, upon its execution of this Agreement, a designation of a natural person residing in the State of California, giving his or her name, residence and business addresses, as its agent for the purpose of service of process in any court action arising out

of or based upon this Agreement, and the delivery to such agent of a copy of any process in any such action shall constitute valid service upon OWNER. If for any reason service of such process upon such agent is not feasible, then in such event OWNER may be personally served with such process out of this County and such service shall constitute valid service upon OWNER. OWNER is amenable to the process so served, submits to the jurisdiction of the Court so obtained and waives any and all objections and protests thereto. OWNER for itself, assigns and successors hereby waives the provisions of the Hague Convention (Convention on the Service Abroad of Judicial and Extra Judicial Documents in Civil or Commercial Matters, 20 U .S.T. 361, T.I.A.S. No. 6638).

11.20 Designation of COUNTY Officials. Except for functions to be performed by the Board of Supervisors, COUNTY may, at any time and in its sole discretion, substitute any COUNTY official to perform any function identified in this Agreement as the designated responsibility of any other official. COUNTY shall provide notice of such substitution pursuant to Section 2.7; provided, however, the failure to give such notice shall not affect the authority of the substitute official in any way.

11.21 Authority to Execute. The person executing this Agreement on behalf of OWNER warrants and represents that he has the authority to execute this Agreement on behalf of his corporation, partnership or business entity and warrants and represents that he has the authority to bind OWNER to the performance of its obligations hereunder.

IN WITNESS WHEREOF, the parties hereto have executed this Agreement on the day and year set forth below.

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

Dated: \_\_\_\_\_

By: \_\_\_\_\_  
Chairman, Board of Supervisors

ATTEST:

KECIA HARPER  
Clerk of the Board

By: \_\_\_\_\_  
Deputy  
(SEAL)

OWNERS:

Dated: \_\_\_\_\_

By: \_\_\_\_\_  
Sean St. Peter

Dated: \_\_\_\_\_

By: \_\_\_\_\_  
Tara St. Peter

Donald Sheldon Baer and Miriam Baer,  
Trustees of The Baer Family Trust, Dated  
June 3, 1981

Dated: \_\_\_\_\_

By: \_\_\_\_\_  
Donald Sheldon Baer, Trustee

Dated: \_\_\_\_\_

By: \_\_\_\_\_  
Miriam Baer, Trustee

(ALL SIGNATURES SHALL BE ACKNOWLEDGED BEFORE A NOTARY PUBLIC.  
EXECUTION ON BEHALF OF ANY CORPORATION SHALL BE BY TWO  
CORPORATE OFFICERS.)

EXHIBIT "A"

Development Agreement No. 2000005

LEGAL DESCRIPTION OF PROPERTY

*(This exhibit will consist of the legal description of the subject property, as described on a provided current (no more than 30 days old) Title Report)*

EXHIBIT "B"

Development Agreement No. 2000005

MAP OF PROPERTY AND ITS LOCATION

*(This Exhibit will indicate the property's legal (metes and bounds, if required) boundary  
and its location)*



EXHIBIT "C"

Development Agreement No. 2000005

EXISTING DEVELOPMENT APPROVALS

SPECIFIC PLAN

ZONING

Change of Zone No. 06567

Change of Zone No. 06568

Change of Zone No. 07340

LAND DIVISIONS

Parcel Map No. 29908

Parcel Map No. 34168

OTHER DEVELOPMENT APPROVALS

Plot Plan No. 20385

Plot Plan No. 22129

Plot Plan No. 22185

Plot Plan No. 22185R1

Plot Plan No. 22185S1

Plot Plan No. 22968

Plot Plan No. 23790

Plot Plan No. 23858

Plot Plan No. 24484

PPT 190007

CUP No. 03216

CUP No. 03446

CUP No. 03594

CUP No. 200015

General Plan Amendment No. 555

General Plan Amendment No. 556

General Plan Amendment No. 809

The development approvals listed above include the approved maps and all conditions of approval.

COPIES OF THE EXISTING DEVELOPMENT APPROVALS LISTED ABOVE ARE ON FILE IN THE RIVERSIDE COUNTY PLANNING DEPARTMENT AND ARE INCORPORATED HEREIN BY REFERENCE.

EXHIBIT "D"

Development Agreement No. 2000005

EXISTING LAND USE REGULATIONS

1. Riverside County Comprehensive General Plan as amended through Resolution No. 2019-050
2. Ordinance No. 348 as amended through Ordinance No. 348.4926
3. Ordinance No. 448 as amended through Ordinance No. 448.A
4. Ordinance No. 457 as amended through Ordinance No. 457.105
5. Ordinance No. 458 as amended through Ordinance No. 458.16
6. Ordinance No. 460 as amended through Ordinance No. 460.154
7. Ordinance No. 461 as amended through Ordinance No. 461.10
8. Ordinance No. 509 as amended through Ordinance No. 509.2
9. Ordinance No. 547 as amended through Ordinance No. 547.7
10. Ordinance No. 555 as amended through Ordinance No. 555.20
11. Ordinance No. 617 as amended through Ordinance No. 617.4
12. Ordinance No. 650 as amended through Ordinance No. 650.6
13. Ordinance No. 659 as amended through Ordinance No. 659.13
14. Ordinance No. 663 as amended through Ordinance No. 663.10
15. Ordinance No. 671 as amended through Ordinance No. 671.21
16. Ordinance No. 673 as amended through Ordinance No. 673.4
17. Ordinance No. 679 as amended through Ordinance No. 679.4
18. Ordinance No. 682 as amended through Ordinance No. 682.4
19. Ordinance No. 726 as amended through Ordinance No. 726
20. Ordinance No. 743 as amended through Ordinance No. 743.3

21. Ordinance No. 748 as amended through Ordinance No. 748.1
22. Ordinance No. 749 as amended through Ordinance No. 749.1
23. Ordinance No. 752 as amended through Ordinance No. 752.2
24. Ordinance No. 754 as amended through Ordinance No. 754.3
25. Ordinance No. 787 as amended through Ordinance No. 787.9
26. Ordinance No. 806 as amended through Ordinance No. 806
27. Ordinance No. 810 as amended through Ordinance No. 810.2
28. Ordinance No. 817 as amended through Ordinance No. 817.1
29. Ordinance No. 824 as amended through Ordinance No. 824.15
30. Ordinance No. 847 as amended through Ordinance No. 847.1
31. Ordinance No. 859 as amended through Ordinance No. 859.3
32. Ordinance No. 875 as amended through Ordinance No. 875.1
33. Ordinance No. 915 as amended through Ordinance No. 915
34. Ordinance No. 925 as amended through Ordinance No. 925.1
35. Ordinance No. 926 as amended through Ordinance No. 926
36. Ordinance No. 927 as amended through Ordinance No. 927
37. Ordinance No. 931 as amended through Ordinance No. 931
38. Resolution No. 2019-037 Establishing Procedures and Requirements of  
the County of Riverside for the Consideration of Development  
Agreements (Commercial Cannabis Activities)
39. Board of Supervisors Policy No. B-9 Commercial Cannabis Activities

COPIES OF THE EXISTING LAND USE REGULATIONS LISTED ABOVE ARE ON FILE IN THE RIVERSIDE COUNTY PLANNING DEPARTMENT AND ARE INCORPORATED HEREIN BY REFERENCE.

## EXHIBIT "E"

Development Agreement No. 2000005

### COMMERCIAL CANNABIS ACTIVITY SITE PLAN & DESCRIPTION

As shown on the attached site plan, CUP No. 200015 permits a Cannabis Retailer and distribution facility within an existing 13,969 square foot building. The Cannabis Retailer will include 9,292 square feet of retail and 4,677 square feet of distribution along with supporting storage, office, employee break area, and reception areas.

## EXHIBIT "F"

Development Agreement No. 2000005

### APPLICABLE PUBLIC BASE BENEFITS PAYMENTS

The Cannabis Retailer operating at the Property pursuant to CUP No. 200015 includes an existing 13,969 square foot building, which will include retail and distribution along with supporting storage, office, employee break area, and reception areas as more specifically shown on Exhibit "G". In accordance with Board Policy B-9, the base public benefit is the following: \$20.00 per square foot for the retail and \$3.00 per square foot for the distribution. Therefore, the public base benefit payment will be \$199,871 and will increase annually at a rate of 2%.

EXHIBIT "G"

Development Agreement No. 2000005

CANNABIS AREA CALCULATION EXHIBIT

The Cannabis Area calculation includes the following: 9,292 square feet for the retail and 4,677 square feet for the distribution totaling a 13,969 square foot building. The 13,969 building will be used for the Cannabis Retailer with distribution as shown in this Exhibit "G".

EXHIBIT "H"

Development Agreement No. 2000005

COMMERCIAL CANNABIS ACTIVITY PUBLIC BENEFIT

The additional annual public benefit provided by the OWNER shall be \$240,000.00 with an annual increase of 2%. The COUNTY will utilize this additional annual public benefit within the surrounding community for additional public benefits including, but not limited to, code enforcement, public safety services, infrastructure improvements, community enhancement programs and other similar public benefits as solely determined by the COUNTY's Board of Supervisors. Additionally, OWNER will make efforts to hire locally and participate in community events, career opportunity events, as well as educational and wellness seminars within the surrounding community.

# RIVERSIDE COUNTY PLANNING DEPARTMENT

## CUP200015

### VICINITY/POLICY AREAS

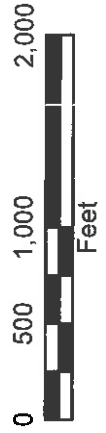
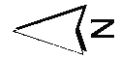
Supervisor: Perez  
District 4

Date Drawn: 01/6/2021  
Vicinity Map



Zoning Dist: Bermuda dunes

Author: Vinnie Nguyen



DISCLAIMER: On October 7, 2014, the County of Riverside adopted a new General Plan. This new General Plan may contain different type of land use than is provided for under existing zoning. For further information, please contact the Riverside County Planning Department at Riverside at (951)955-5200, (Western County) or in the County of (951)955-5277 (Eastern County) or website: <http://www.riversideca.gov>



# RIVERSIDE COUNTY PLANNING DEPARTMENT

## CUP200015

### LAND USE

Supervisor: Perez  
District 4

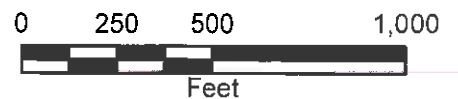
Date Drawn: 01/06/2021

Exhibit 1



Zoning Dist: Bermuda dunes

Author: Vinnie Nguyen



**DISCLAIMER:** On October 7, 2009, the County of Riverside adopted a new General Plan providing new land use designations for unincorporated Riverside County parcels. The new General Plan may contain different type of land use than is provided for under existing zoning. For further information, please contact the Riverside County Planning Department offices in Riverside at (951)955-3200 (Western County) or in Palm Desert at (760)853-8277 (Eastern County) or Website <http://planning.rctlma.org>

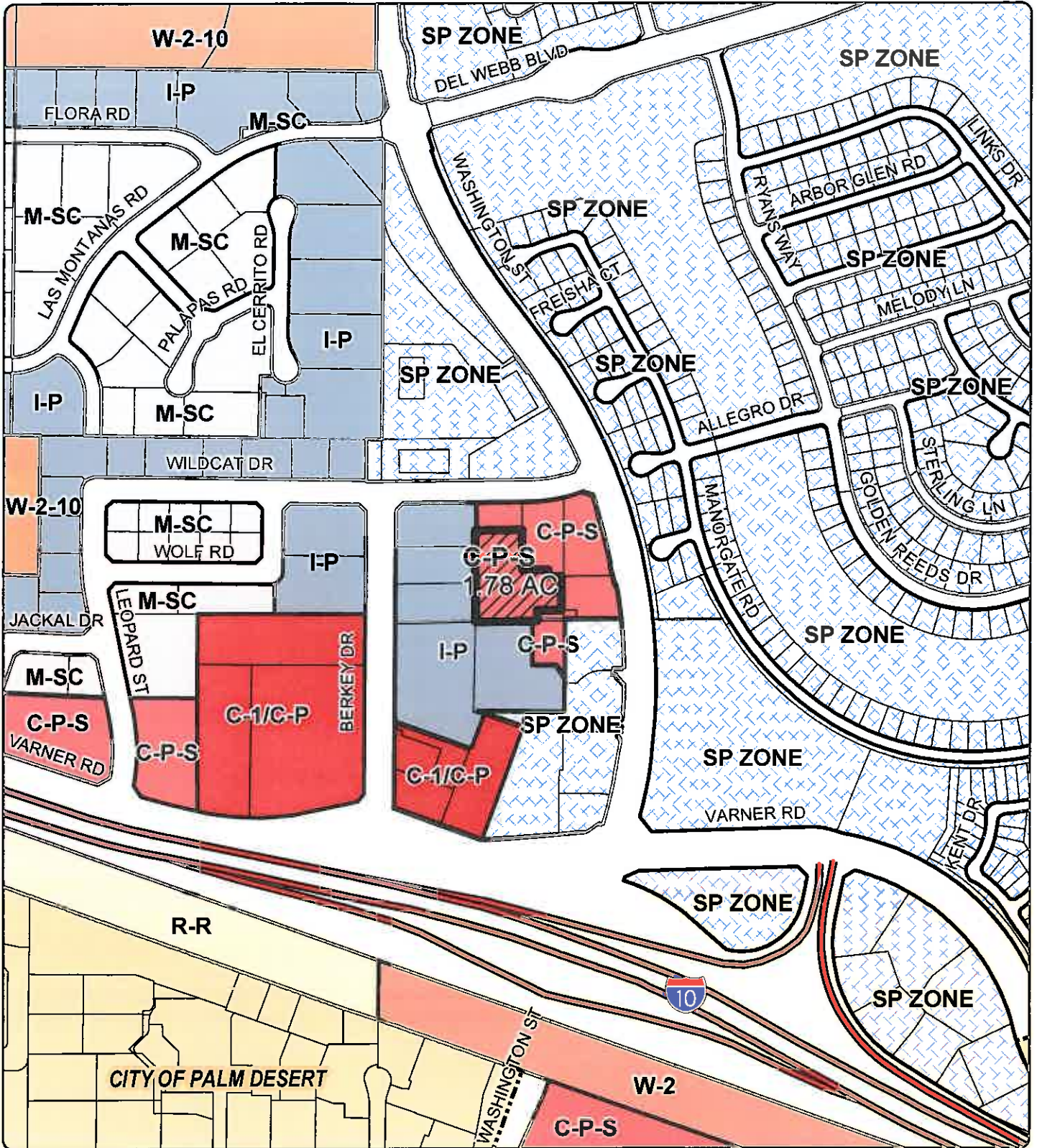
RIVERSIDE COUNTY PLANNING DEPARTMENT

CUP200015

EXISTING ZONING

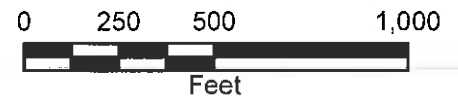
Supervisor: Perez  
District 4

Date Drawn: 01/06/2021  
Exhibit 2



Zoning Dist: Bermuda dunes

Author: Vinnie Nguyen



**DISCLAIMER:** On October 7, 2003, the County of Riverside adopted a new General Plan providing new land use designations for unincorporated Riverside County parcels. The new General Plan may contain different type of land use than is provided for under existing zoning. For further information, please contact the Riverside County Planning Department offices in Riverside at (951)955-3200 (Western County) or in Palm Desert at (760)863-8277 (Eastern County) or Website <http://planning.rctdms.org>

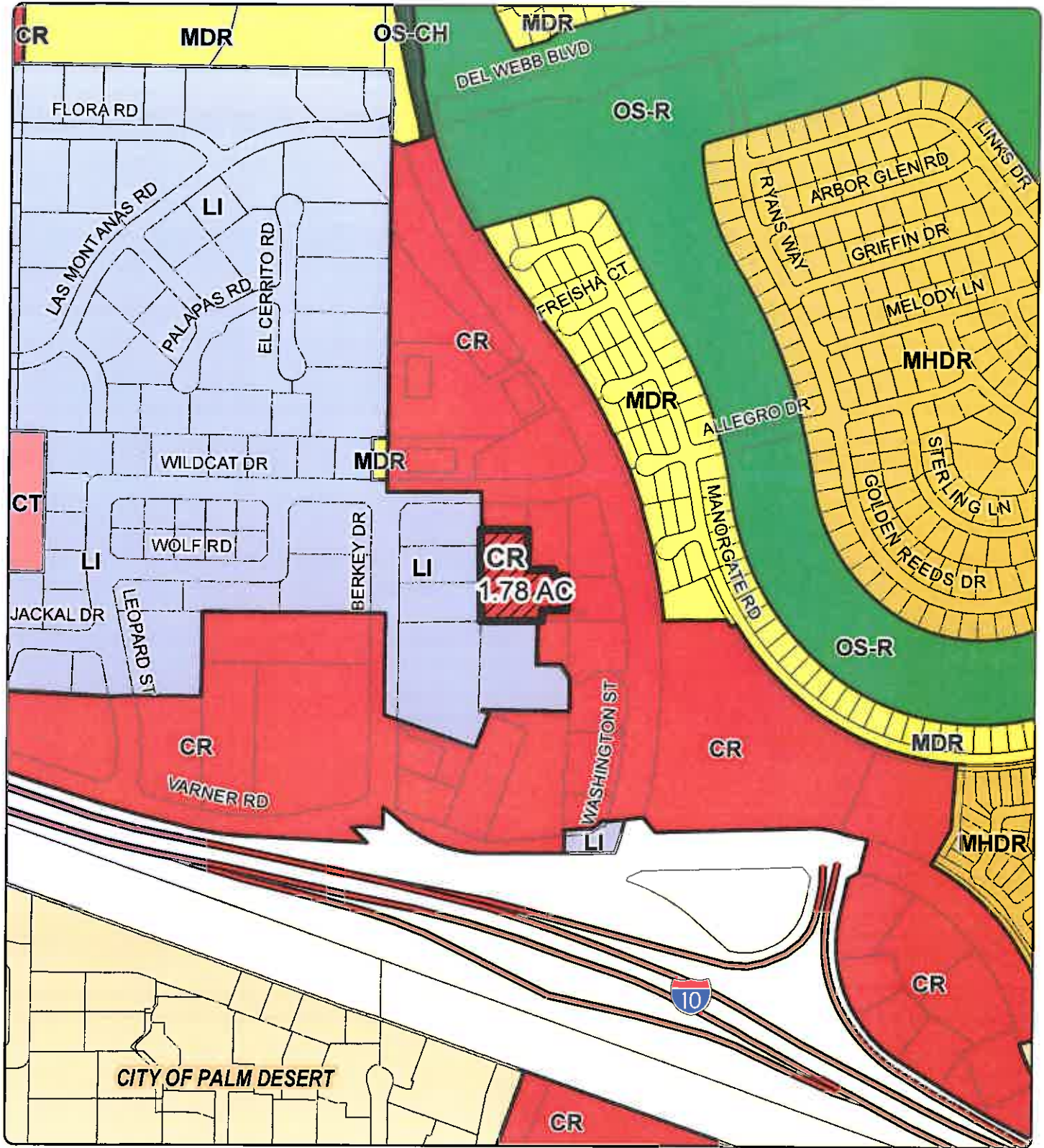
RIVERSIDE COUNTY PLANNING DEPARTMENT

CUP200015

EXISTING GENERAL PLAN

Supervisor: Perez  
District 4

Date Drawn: 01/06/2021  
Exhibit 5



Zoning Dist: Bermuda dunes

Author: Vinnie Nguyen



**DISCLAIMER:** On October 7, 2008, the County of Riverside adopted a new General Plan providing new land use designations for unincorporated Riverside County parcels. The new General Plan may contain different type of land use than is provided for under existing zoning. For further information, please contact the Riverside County Planning Department offices in Riverside at (951)955-3200 (Western County) or in Palm Desert at (760)863-8277 (Eastern County) or Website <http://planning.rctdmsa.org>







WQMP FORM FOR WHITEWATER RIVER REGION

FACILITY STANDARDS

SECTION 15.511. CANNABIS RETAILER - CONTINUED

E. FININGS.
1. IN ADDITION TO THE REQUIREMENTS FOR APPROVAL IN SECTION 15.509 OF THIS ORDINANCE, NO...
2. THE CANNABIS RETAILER SHALL COMPLY WITH ALL THE REQUIREMENTS OF THE STATE AND COUNTY...
3. THE NON-STANDARD CANNABIS RETAILER IS NOT OPEN TO THE PUBLIC...
4. THE CANNABIS RETAILER SHALL MAINTAIN APPROPRIATE RECORDS OF TRANSACTIONS...
5. CANNABIS DISTRIBUTION FACILITIES SHALL MAINTAIN APPROPRIATE RECORDS OF TRANSACTIONS...
6. CANNABIS DISTRIBUTION FACILITIES SHALL MAINTAIN APPROPRIATE RECORDS OF TRANSACTIONS...
7. CANNABIS DISTRIBUTION FACILITIES SHALL MAINTAIN APPROPRIATE RECORDS OF TRANSACTIONS...
8. CANNABIS DISTRIBUTION FACILITIES SHALL MAINTAIN APPROPRIATE RECORDS OF TRANSACTIONS...
9. CANNABIS DISTRIBUTION FACILITIES SHALL MAINTAIN APPROPRIATE RECORDS OF TRANSACTIONS...
10. CANNABIS DISTRIBUTION FACILITIES SHALL MAINTAIN APPROPRIATE RECORDS OF TRANSACTIONS...

1. CANNABIS RETAILERS SHALL COMPLY WITH THE REQUIREMENTS OF THE ORDINANCE, CANNABIS RETAILERS ARE...
2. CANNABIS RETAILERS SHALL NOT BE LOCATED WITHIN 500 FEET OF A SCHOOL OR SMALLER...
3. CANNABIS RETAILERS SHALL NOT BE LOCATED WITHIN 500 FEET OF A SCHOOL OR SMALLER...
4. CANNABIS RETAILERS SHALL NOT BE LOCATED WITHIN 500 FEET OF A SCHOOL OR SMALLER...
5. CANNABIS RETAILERS SHALL NOT BE LOCATED WITHIN 500 FEET OF A SCHOOL OR SMALLER...
6. CANNABIS RETAILERS SHALL NOT BE LOCATED WITHIN 500 FEET OF A SCHOOL OR SMALLER...
7. CANNABIS RETAILERS SHALL NOT BE LOCATED WITHIN 500 FEET OF A SCHOOL OR SMALLER...
8. CANNABIS RETAILERS SHALL NOT BE LOCATED WITHIN 500 FEET OF A SCHOOL OR SMALLER...
9. CANNABIS RETAILERS SHALL NOT BE LOCATED WITHIN 500 FEET OF A SCHOOL OR SMALLER...
10. CANNABIS RETAILERS SHALL NOT BE LOCATED WITHIN 500 FEET OF A SCHOOL OR SMALLER...

Checklist for identifying projects requiring Project-Specific Water Quality Management Plan (WQMP)
Project Name: CANNABIS 21
Project Location: 3925 39th Street, Palm Desert, CA 92211
Project Description: NO SITE WORKS REQUIRED FOR THIS PROJECT.

ASSESSOR'S PARCEL NUMBER: 743120492
LASSO NUMBER: 08/15/2018
LASSO DATE: 08/15/2018
LASSO TIME: 10:00 AM
LASSO LOCATION: 3925 39th Street, Palm Desert, CA 92211

CANNABIS 21 +
COMMERCIAL USE PERMIT
39225 WASHINGTON ST.
PALM DESERT, CA 92211

CONTRACTOR SHALL BUILD ONLY FROM SETS
STAMPED CONSTRUCTION SET HEREIN
CUP SUBMITTAL
ISSUED DATE 08.17.18



EXHIBIT AMENDMENT BLOCK
SHEET TITLE: EXHIBIT A: FACILITY STANDARDS
SHEET NO.: A-4



ROOD ARCHITECTS
11400 Wilshire Blvd., Suite 1000
Beverly Hills, CA 90210
Tel: 310.274.1944
www.roodarchitects.com

ASSESSOR'S PARCEL NUMBER: 743120492
LASSO NUMBER: 08/15/2018
LASSO DATE: 08/15/2018
LASSO TIME: 10:00 AM
LASSO LOCATION: 3925 39th Street, Palm Desert, CA 92211

CONTRACTOR SHALL BUILD ONLY FROM SETS
STAMPED CONSTRUCTION SET HEREIN
CUP SUBMITTAL
ISSUED DATE 08.17.18

CANNABIS 21 +
COMMERCIAL USE PERMIT
39225 WASHINGTON ST.
PALM DESERT, CA 92211

CONTRACTOR SHALL BUILD ONLY FROM SETS
STAMPED CONSTRUCTION SET HEREIN
CUP SUBMITTAL
ISSUED DATE 08.17.18

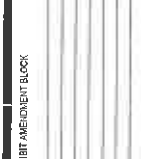


EXHIBIT AMENDMENT BLOCK
SHEET TITLE: EXHIBIT A: FACILITY STANDARDS
SHEET NO.: A-4

DATE: 06.11.20  
 DRAWN: STAFF  
 CHECKED: CB



MEMBER OF THE ASSOCIATION OF ARCHITECTS

rood Architect, Inc.  
 3900 Wilshire Blvd., Suite 200  
 Beverly Hills, CA 90210

ASSESSOR'S PARCEL NUMBER: RA120002  
 LAND OWNER: ARIANCAZ, FRANK  
 BAREL PARTIAL TRUST  
 3900 WILSHIRE BLVD, SUITE 200  
 PALM DESERT, CA 92211  
 PHONE: (760) 341-1000 FAX: (760) 341-1001  
 EMAIL: info@roodarch.com  
 ENCL: PREPARED ASHTRAY  
 RUD ARCHITECT INC. REG. NO. 4177  
 3900 WILSHIRE BLVD, SUITE 200  
 PALM DESERT, CA 92211  
 CONTACT: CAROL BAILEY  
 EMAIL: carol@roodarch.com

**CANNABIS 21+**  
**COMMERCIAL CANNABIS**  
**CONDITIONAL USE PERMIT**  
 39225 WASHINGTON ST.  
 PALM DESERT, CA 92211

CONTRACTOR SHALL BUILD ONLY FROM SETS  
 STAMPED "CONSTRUCTION SET" HEREIN

**CUP SUBMITTAL**  
 ISSUE DATE: 06.11.20



SHEET NUMBER: 31000

08.LL.20...1...1ST CITY COMMENTS

SHEET TITLE:  
**EXHIBIT B:**  
**EXTERIOR ELEVATIONS**

SHEET NO:  
**B-1**

**EXTERIOR ELEVATION GENERAL NOTES**

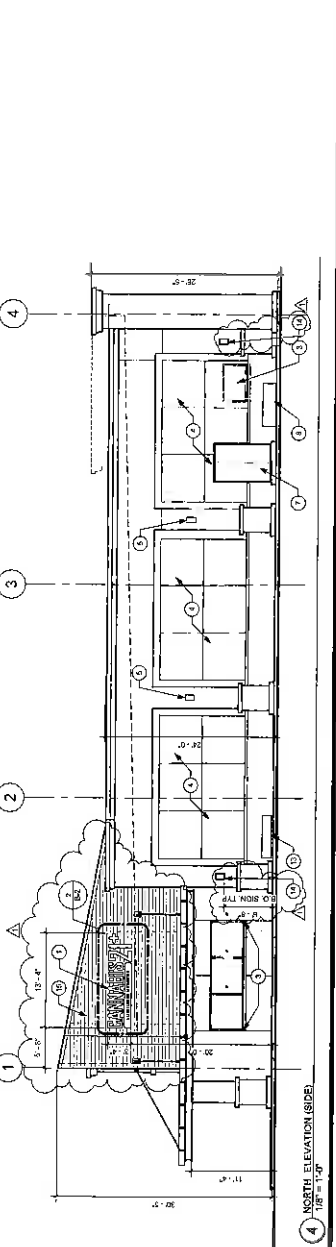
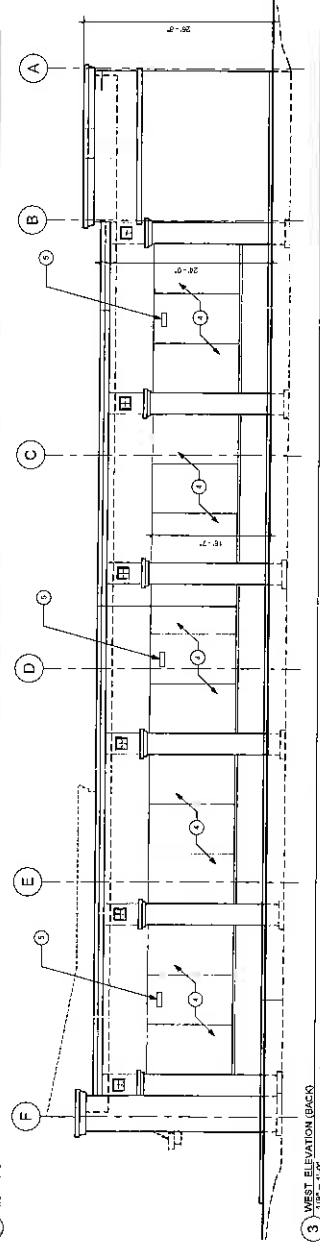
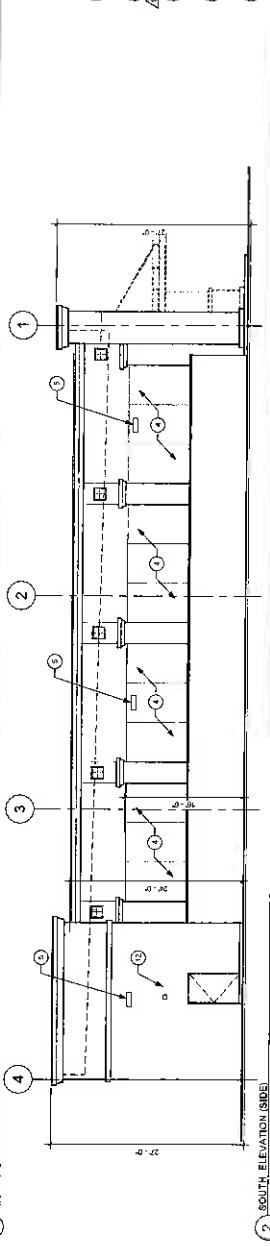
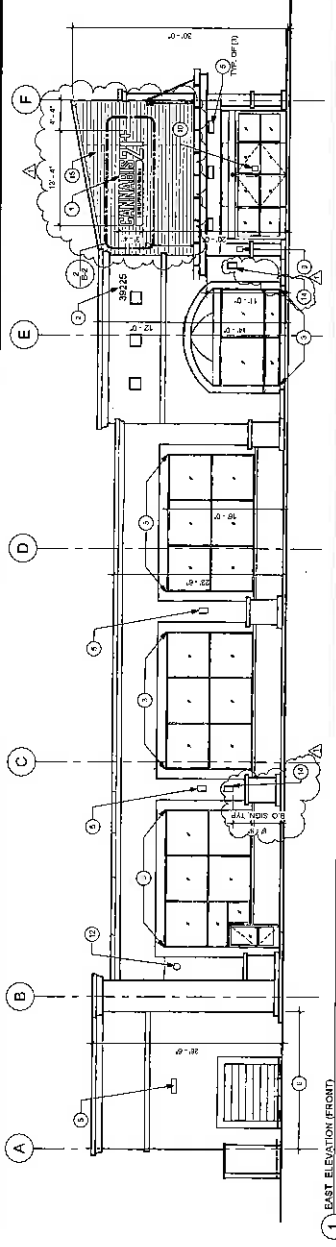
- A. EXTERIOR FINISHES EXISTING TO REMAIN SHOWN IN RED
- B. REFER TO SHEET BA FOR COLOR RELATIONS

**EXTERIOR ELEVATION KEYNOTES**

1. USE EXTERIOR GRADES TO DETERMINE EXTERIOR LEVELS
2. FINISH FLOORING SHALL BE PER LOCAL COUNTY CODE REQUIREMENTS. PROVIDE
3. FINISH FLOORING SHALL BE PER LOCAL COUNTY CODE REQUIREMENTS. PROVIDE
4. SET ALL WALLS AND CEILING FINISHES TO BEHIND
5. SET ALL WALLS AND CEILING FINISHES TO BEHIND
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7. SET ELECTRICAL AND DATA EQUIPMENT TO REMAIN. PROJECT DURING CONSTRUCTION
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**EXTERIOR LIGHTING REGULATIONS**

- NOTE: ALL EXTERIOR LIGHTING, EXISTING AND NEW SHALL COMPLY WITH THE COUNTY OF PALM DESERT ORDINANCE 17-01.
1. ADEQUATE SHIELDING
  2. NON-GLARE PROPERTIES IN COMPLIANCE WITH ORDINANCE
  3. PROPER LIGHT SOURCE - OUTDOOR LUMINAIRES SHALL NOT BUNK FLASH OR ROTATE.
  4. LIGHT TRESPASS - NO DIRECT LIGHT SHALL FALL OUTSIDE THE PARCEL OF ORIGIN OR ONTO THE PUBLIC HIGHWAY.
  5. OUTDOOR LUMINAIRES - OUTDOOR LUMINAIRES SHALL NOT BUNK FLASH OR ROTATE.





DATE: 06.11.20  
 DRAWN: STAFF  
 CHECKED: CB



ARCHITECTS & PLANNERS  
 rad Architect, Inc.  
 14700 Wilshire Blvd., Suite 400  
 Beverly Hills, CA 90210

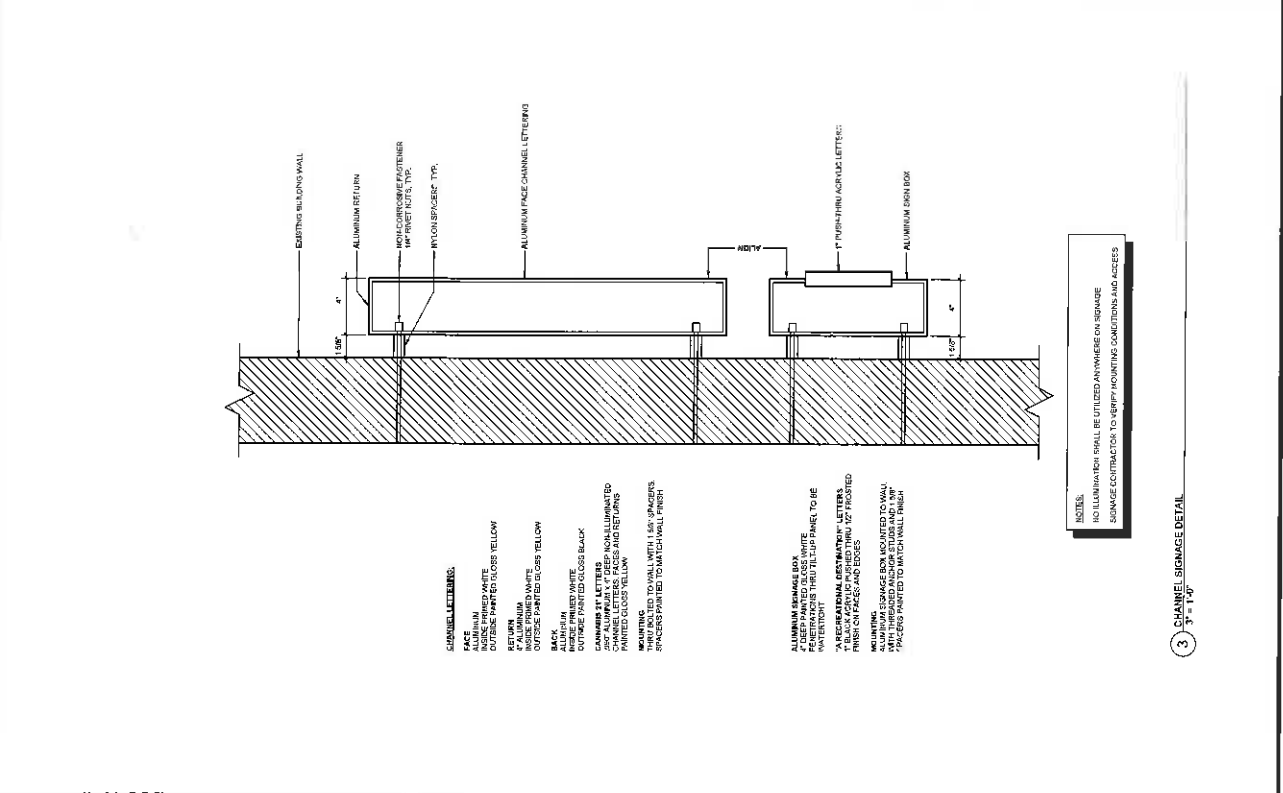
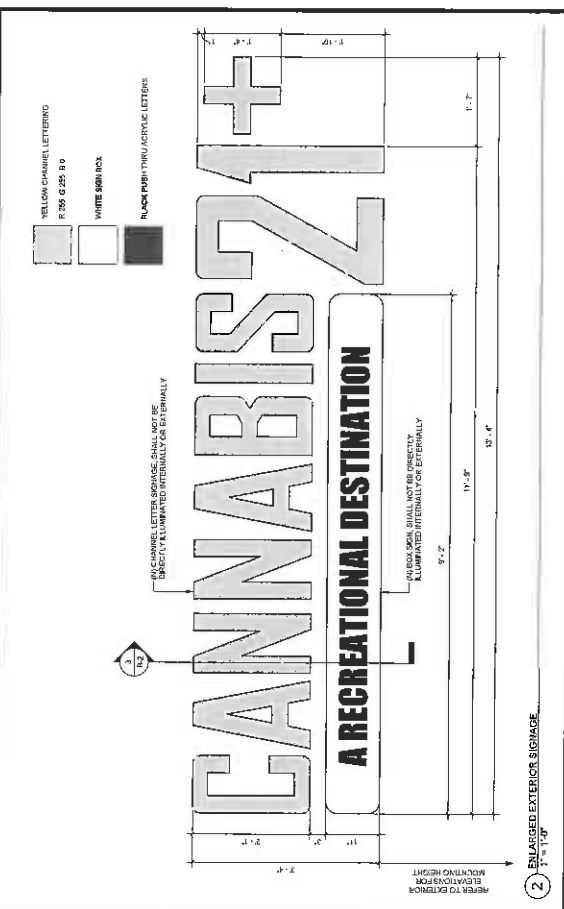
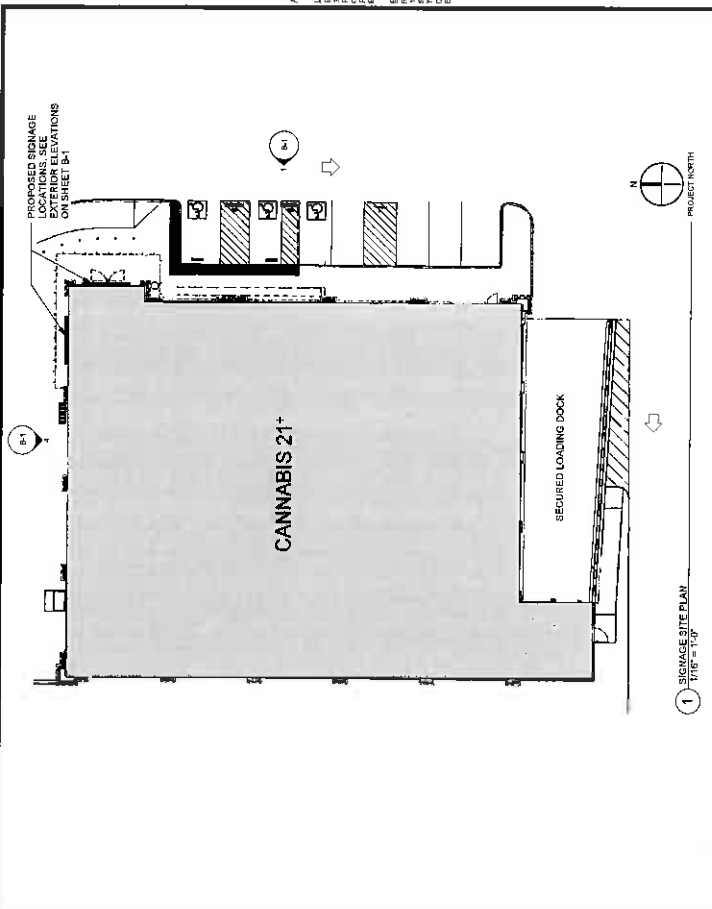
ASSESSOR'S PARCEL NUMBER: 746-770-002  
 LAND OWNER: ARLANCKE TRUST  
 PROPERTY ADDRESS: CANNABIS 21+  
 PALM DESERT, CA 92211  
 CONTRACTOR: JIMMY ST. PETER  
 PHONE: 760.375.0000  
 EMAIL: jimmy@jstpeterson.com

PERMIT NUMBER: 14700-00000000  
 14700 ARCHITECTS INC. SUITE 400  
 BEVERLY HILLS, CA 90210  
 CONTACT: CAROL BAILEY  
 EMAIL: carol@radarch.com

CONTRACTOR SHALL READ ONLY FROM SETS  
 STAMPED FOR CONSTRUCTION SET HEREIN

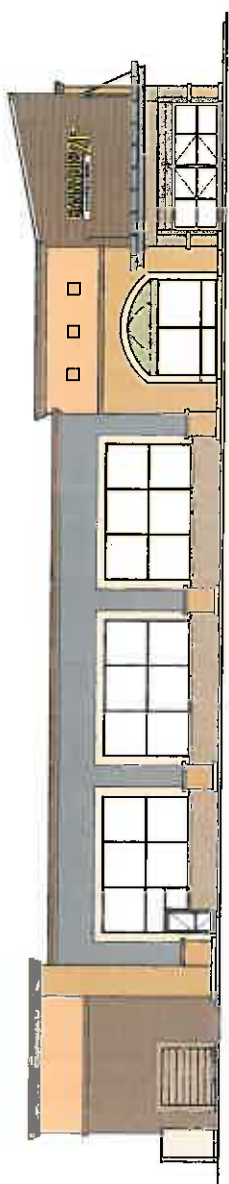


EXHIBIT AND INCISEMENT BLOCK  
 SHEET TITLE: EXHIBIT B: SIGNAGE  
 SHEET NO: B-2

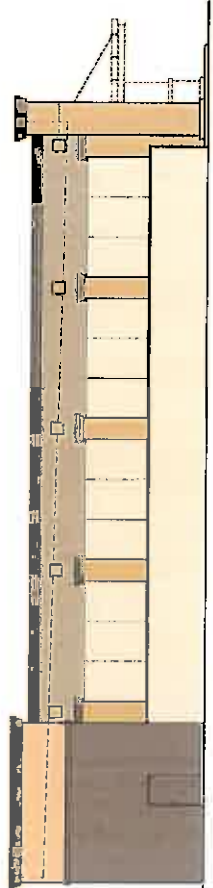


**EXTERIOR FINISH LEGEND**

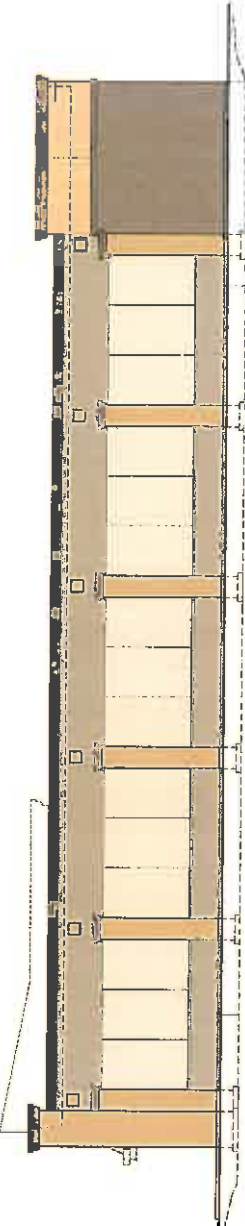
	PAINT - SWATCH
	TRICKY PAINT - 092278
	OUTRIGGER - 197032
	MUSTARD PSLG - 197641
	STUDIO BLUE GREEN - 310047
	WINDOM GOLD - 196688
	HEAT BRICKS - 245163
	*TOP IS BROWN WALLS BRN MILK PAINT
	*COMPOSITE WOOD PANEL SYSTEM



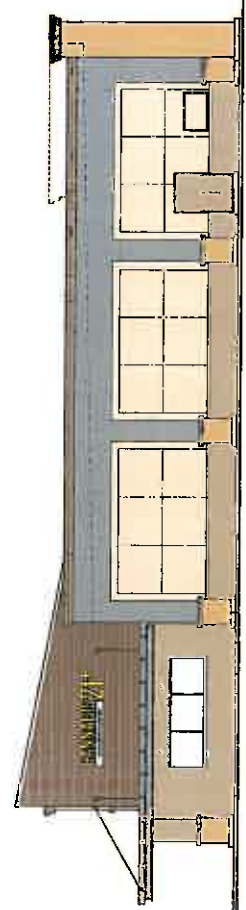
1 EAST ELEVATION (FRONT)  
1/8" = 1'-0"



2 SOUTH ELEVATION (SIDE)  
1/8" = 1'-0"



3 WEST ELEVATION (BACK)  
1/8" = 1'-0"



4 NORTH ELEVATION (SIDE)  
1/8" = 1'-0"

DATE: 05.11.20  
DRAWN: STAFF  
CHECKED: CB



rad Architects, Inc.  
39225 Washington St.  
Palm Desert, CA 92211

ASSESSOR'S PARCEL NUMBER: 74570002  
APPLICANT: TENANT  
OWNER: CANNABIS 21+  
RAID PROJECT INC.  
39225 WASHINGTON ST.  
PALM DESERT, CA 92211  
PHONE: 805.433.0000  
FAX: 805.433.0000  
EMAIL: info@roolarchitects.com

**CANNABIS 21+**  
COMMERCIAL CANNABIS  
CONDITIONAL USE PERMIT  
39225 WASHINGTON ST.  
PALM DESERT, CA 92211

CONTRACTOR SHALL BUILD ONLY FROM SETS  
STAMPED CONSTRUCTION SET HEREIN



EXHIBIT AMENDMENT BLOCK

05.11.20 | JSL-CITY COMMENTS

SHEET TITLE: EXHIBIT B: EXTERIOR COLOR ELEVATIONS

SHEET NO: B-3



ASSessor'S PARCEl, NUMBER 745-07482  
 ALSO OWNER: RESIDENTIAL TRUST  
 CANNABIS 21+  
 39225 WASHINGTON ST.  
 PALM DESERT, CA 92211  
 PROJECT NUMBER: 1919  
 PHONE: (760) 340-1100  
 FAX: (760) 340-1101  
 EMAIL: info@1001arch.com  
 SUBMITTAL NUMBER: 1919-0001

### CANNABIS 21+ COMMERCIAL CANNABIS CONDITIONAL USE PERMIT PALM DESERT, CA 92211

CONTRACTOR SHALL BRID ONLY FROM SETS  
 STAMPED CONSTRUCTION SET HERIN  
**CUP SUBMITTAL**  
 ISSUE DATE: 05.11.20



EXHIBIT AND SHEET BLOCK  
 SHEET NO. 1 - CITY COMMENT 03



### FLOOR PLAN LEGEND

- RETAIL (202 SF)
- DISTRIBUTION (477 SF)
- DISTRIBUTION PLATFORM
- INDICATES EXISTING PARTITIONS AND EXTERIOR WALLS TO REMAIN
- INDICATES NEW WALL CONSTRUCTION
- INDICATES EXISTING WINDOWS TO REMAIN
- INDICATES NEW WINDOW INSTALLATION UP TO A MAXIMUM OF 40 SF FOR THE SALES OF INCIDENTAL GOODS
- INDICATES DOOR

### FLOOR PLAN GENERAL NOTES

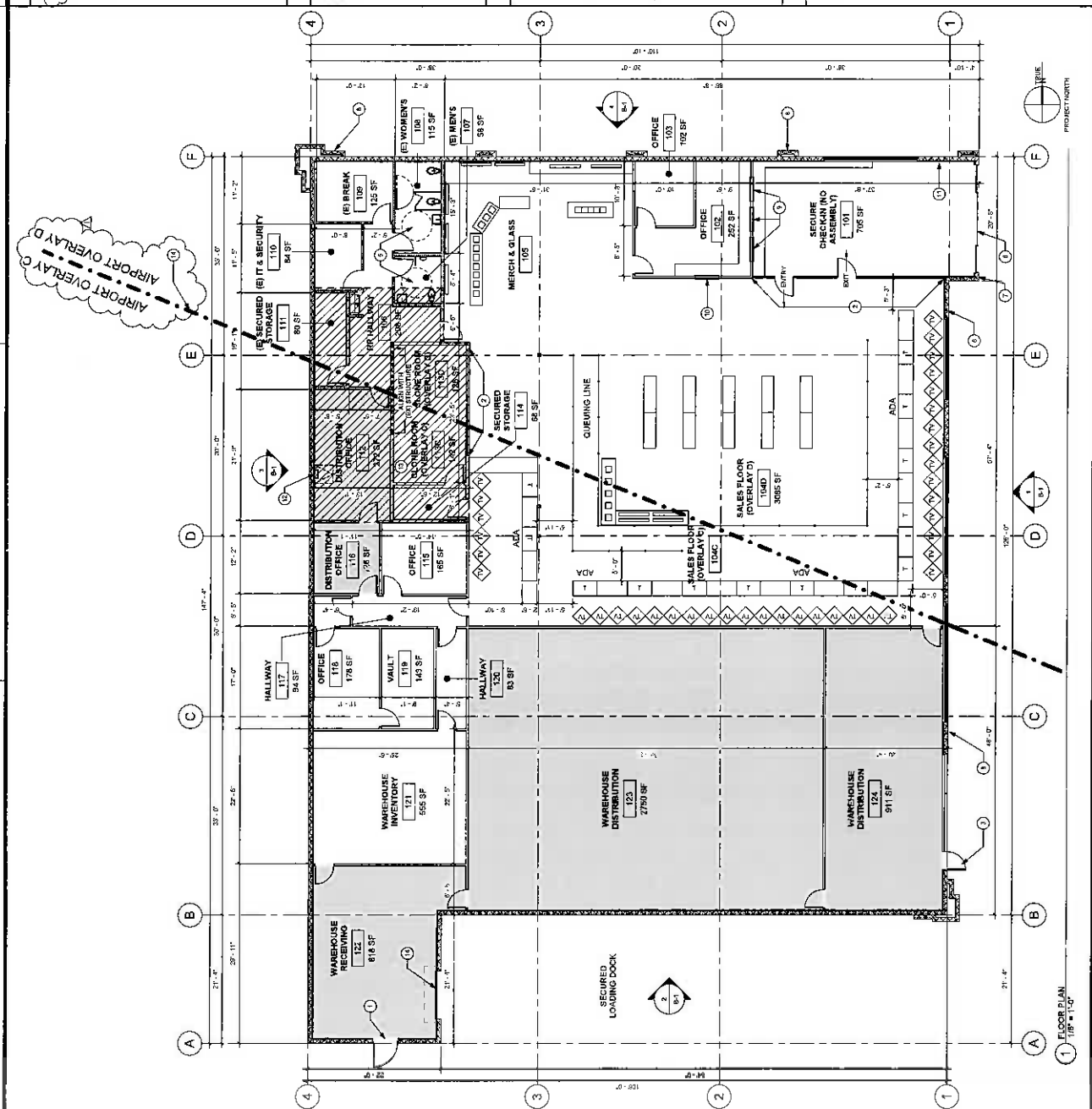
A. BUILDING EXTERIOR COEFFICIENT TO REMAIN.  
 SEE SECURITY PLAN FOR ADDITIONAL SECURITY INFORMATION.  
 B. EACH ENTRANCE TO A COMMERCIAL CANNABIS ACTIVITY SHALL BE VISIBLY POSTED WITH "CANNABIS 21+ ONLY" SIGNAGE. OTHER SIGNS, INCLUDING CANNABIS 21+ ON THE LOT OF THE COMMERCIAL CANNABIS ACTIVITY ARE PROHIBITED.

- ### FLOOR PLAN KEYNOTES
1. EXISTING SECURITY SYSTEM
  2. NEW SECURITY SYSTEM INCLUDING ALARM SYSTEM
  3. EXISTING EMERGENCY EXIT ONLY
  4. NEW EMERGENCY EXIT ONLY
  5. NEW EMERGENCY EXIT ONLY
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  19. NEW EMERGENCY EXIT ONLY
  20. NEW EMERGENCY EXIT ONLY

### ODOR CONTROL SYSTEM (INTERIOR & EXTERIOR)

**Titan 4000 Hydroxyl Generator**  
 4000 CFM CAPACITY  
 10000 BTU/HOUR  
 2000 RPM  
 115V/60HZ  
 1/2HP  
 12000 BTU/HOUR  
 1000 CFM MAX.  
 1000 CFM MAX. FLOW RATE  
 1000 CFM MAX. FLOW RATE

PRODUCT INFORMATION:  
 THE TITAN 4000 IS A HYDROXYL GENERATOR. IT IS USED TO DESTROY VOC'S AND ODORS IN AIR. THE TITAN 4000 TREATS UP TO 4000 CUBIC FEET.



1 FLOOR PLAN  
 1001 ARCHITECTS

DATE: 05.17.20  
 DRAWN: STAFF  
 CHECKED: CB



**rad ARCHITECTS, Inc.**  
 1400 S. WILSON AVENUE, SUITE 200  
 PALM DESERT, CA 92211  
 TEL: 760.777.2211

ASSESSORS' PARCEL NUMBER: 748-374-042

LAND OWNER:  
 MARISSA E. FERRELL  
 3922 WASHINGTON ST.  
 PALM DESERT, CA 92211  
 CONTACT: KEVIN ST. PETER  
 PH: 760.777.2211  
 EMAIL: kevin@radarchitects.com

PROJECT NUMBER: 140507

DATE: 05.17.20  
 DRAWN: STAFF  
 CHECKED: CB

**CANNABIS 21+  
 COMMERCIAL CANNABIS  
 CONDITIONAL USE PERMIT**  
 PALM DESERT, CA 92211

CONTRACTOR SHALL BUILD ONLY FROM SETS  
 STAMPED "CONTRIBUTION SET" HEREIN  
**CUP SUBMITTAL**  
 ISSUED DATE: 05.17.20



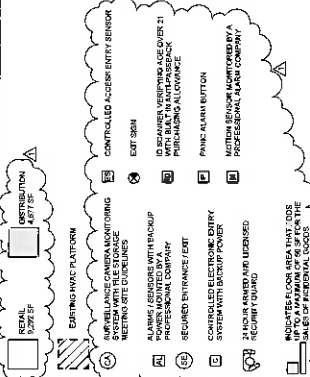
EXHIBIT A/E/C/B BLOCK

05.17.20 - 1 - 1st CITY COMMENTS

**EXHIBIT C:  
 EGRESS, SAFETY &  
 SECURITY PLAN**

**C-2**

**SAFETY & SECURITY LEGEND**



PRE-EXISTING WALLS, PARTITION WALLS, RE-ENTRY WALLS (R) WITH A FINISH OF NOT LESS THAN CLASS A GIPSUM BOARD SHALL BE RE-ENTRY WALLS TO A SECURABLE AND ACCESSIBLE LOCATION AT A MINIMUM HEIGHT OF 4 FEET. THE EXTENT SHALL BE INDICATED BY THE DASHED LINE WITH THE 'R' SYMBOL.

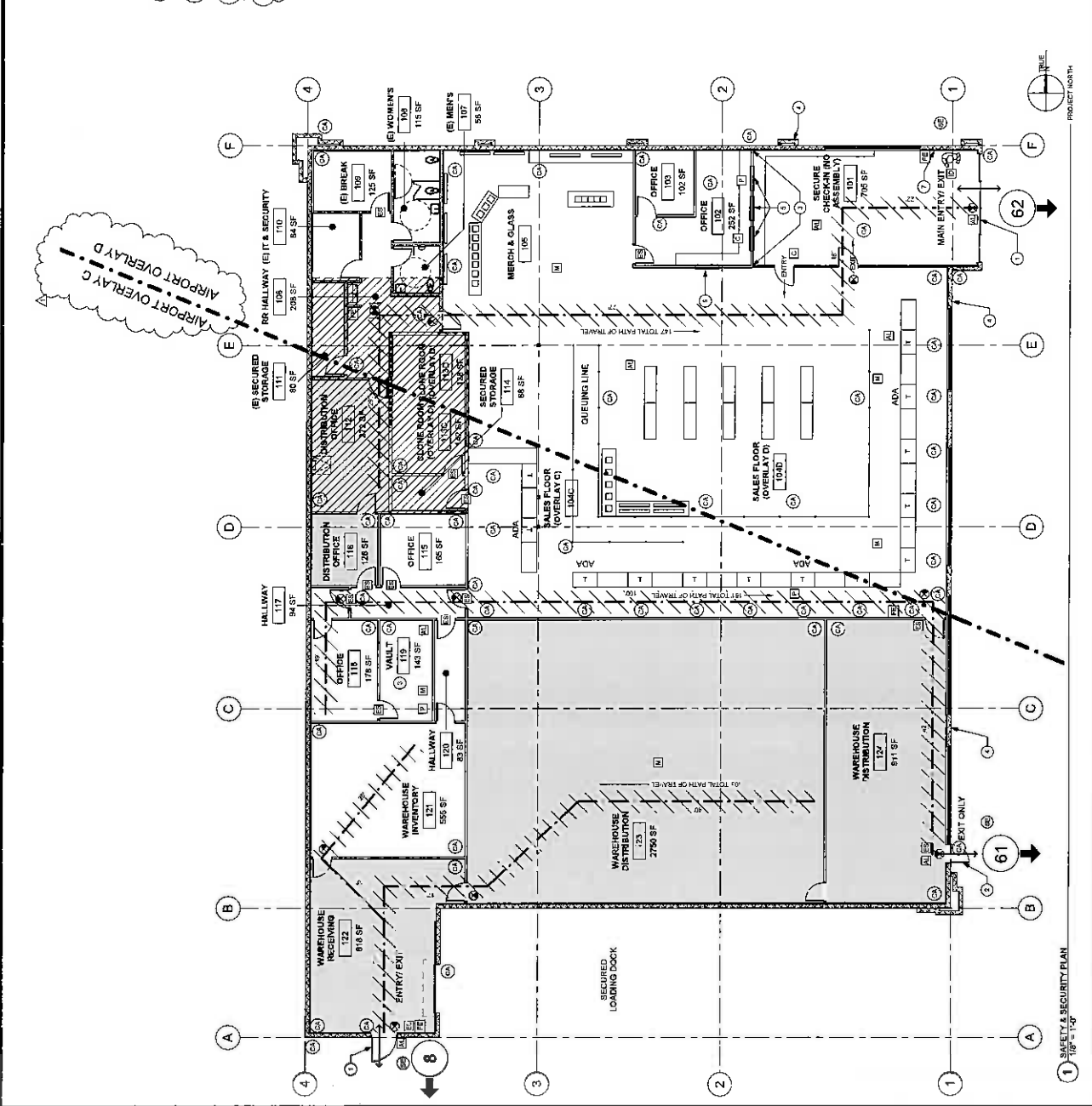


**SECURITY PLAN GENERAL NOTES**

- 1. ALL SECURITY SYSTEMS SHALL BE UNDER THE CONTROL OF THE CHIEF OF POLICE.
- 2. ENTRANCES INTO THE RECEPTION AREA SHALL BE SEPARATE FROM THE RECEPTION AREA AND LOCKED AT ALL TIMES WITH KEY OR CONTROL.
- 3. EACH ENTRANCE TO A COMMERCIAL CANNABIS AREA SHALL BE IDENTIFIED WITH A SIGN CONTAINING THE NAME OF THE COMMERCIAL CANNABIS ACTIVITY IS.
- 4. THE PROTECTION OF ALL SECURITY SYSTEMS SHALL BE UNDER THE CONTROL OF THE CHIEF OF POLICE.
- 5. ALL SECURITY SYSTEMS SHALL BE IDENTIFIED WITH A SIGN CONTAINING THE NAME OF THE COMMERCIAL CANNABIS ACTIVITY IS.
- 6. ALL SECURITY SYSTEMS SHALL BE IDENTIFIED WITH A SIGN CONTAINING THE NAME OF THE COMMERCIAL CANNABIS ACTIVITY IS.
- 7. ALL SECURITY SYSTEMS SHALL BE IDENTIFIED WITH A SIGN CONTAINING THE NAME OF THE COMMERCIAL CANNABIS ACTIVITY IS.

**SECURITY PLAN KEYNOTES**

KEYNOTE	DESCRIPTION
1	SECURED ENTRY POINT
2	SECURED ENTRY POINT
3	SECURED ENTRY POINT
4	SECURED ENTRY POINT
5	SECURED ENTRY POINT
6	SECURED ENTRY POINT
7	SECURED ENTRY POINT



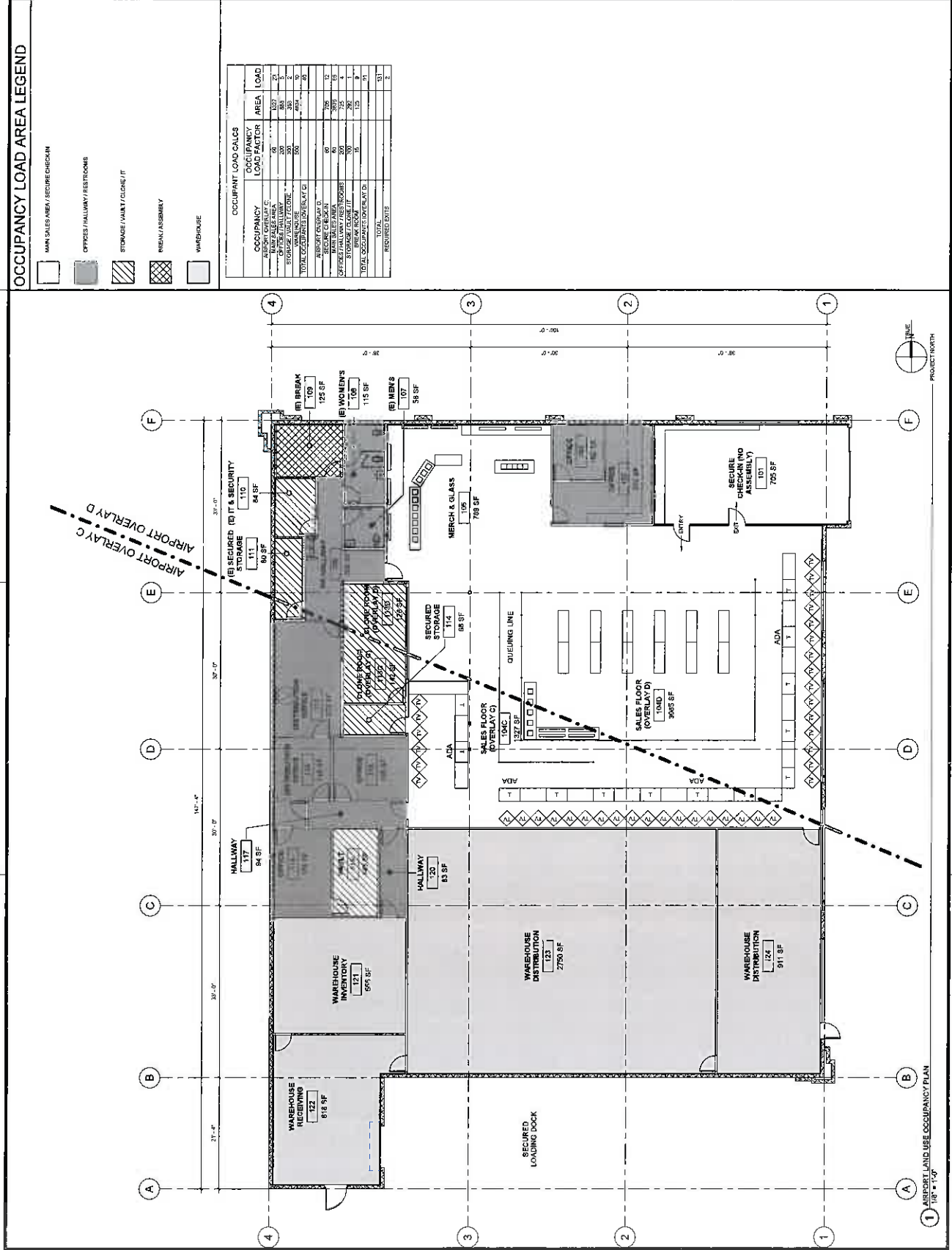
PRODUCT NORTH

1 SAFETY & SECURITY PLAN 105 of 116

# OCCUPANCY LOAD AREA LEGEND

- MAIN SALES AREA / SECURE CHECKIN
- OFFICES/HALLWAY/RESTROOMS
- STORAGE/WAIT/CLONING/IT
- PERSON/ASSEMBLY
- WAREHOUSE

OCCUPANCY	OCCUPANCY LOAD FACTOR	AREA	LOAD
MAIN SALES AREA	60	1000	60
OFFICES/HALLWAY/RESTROOMS	100	250	250
STORAGE/WAREHOUSE	200	200	400
PERSON/ASSEMBLY	150	100	150
WAREHOUSE	100	100	100
TOTAL OCCUPANCY OVERLAY C1			1500
TOTAL OCCUPANCY OVERLAY D1			1000
TOTAL OCCUPANCY OVERLAY D			1000
TOTAL OCCUPANCY OVERLAY D2			1000
TOTAL OCCUPANCY OVERLAY D3			1000
TOTAL OCCUPANCY OVERLAY D4			1000
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TOTAL OCCUPANCY OVERLAY D6			1000
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TOTAL OCCUPANCY OVERLAY D78			1000
TOTAL OCCUPANCY OVERLAY D79			1000
TOTAL OCCUPANCY OVERLAY D80			1000
TOTAL OCCUPANCY OVERLAY D81			1000
TOTAL OCCUPANCY OVERLAY D82			1000
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TOTAL OCCUPANCY OVERLAY D87			1000
TOTAL OCCUPANCY OVERLAY D88			1000
TOTAL OCCUPANCY OVERLAY D89			1000
TOTAL OCCUPANCY OVERLAY D90			1000
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TOTAL OCCUPANCY OVERLAY D93			1000
TOTAL OCCUPANCY OVERLAY D94			1000
TOTAL OCCUPANCY OVERLAY D95			1000
TOTAL OCCUPANCY OVERLAY D96			1000
TOTAL OCCUPANCY OVERLAY D97			1000
TOTAL OCCUPANCY OVERLAY D98			1000
TOTAL OCCUPANCY OVERLAY D99			1000
TOTAL OCCUPANCY OVERLAY D100			1000



PROJECT NORTH

1 AIRPORT LAND USE OCCUPANCY PLAN  
1/8" = 1'-0"

DATE: 06.11.20

DRAWN BY: STAFF

CHECKED: CB



tvd Architects, Inc.  
414 West Palm Beach Blvd., Suite 303  
West Palm Beach, FL 33411  
Phone: 561.833.3000  
Fax: 561.833.3001  
Email: info@tvdarchitects.com  
www.tvdarchitects.com

ASSET'S PARCEL NUMBER: 768-374-082  
LAND OWNER: AIRSAGE DEVELOPMENT  
CANNABIS ZONING: COMMERCIAL CANNABIS  
39225 WASHINGTON ST., PALM DESERT, CA 92211  
CONTRACTOR: CANNABIS ARCHITECTS  
CANNABIS ARCHITECTS  
39225 WASHINGTON ST., PALM DESERT, CA 92211  
PHONE: 760.343.0000  
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WWW: www.cannabisarchitects.com

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## CANNABIS 21 + COMMERCIAL CANNABIS CONDITIONAL USE PERMIT

39225 WASHINGTON ST.  
PALM DESERT, CA 92211

CONTRACTOR SHALL BUILD ONLY PERMITS  
STAMPED CONSTRUCTION SET HEREIN

CUP SUBMITTAL  
ISSUE DATE: 06.11.20



ENGINEER AMENDMENT BLOCK

NO. 120 \_\_\_\_\_ 1. CITY COMMENTS

### EXHIBIT C: AIRPORT LAND USE OCCUPANCY ANALYSIS

SHEET NO.  
C-3



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

Juan C. Perez  
Agency Director



01/12/21, 11:47 am

CUP200015

## **ADVISORY NOTIFICATION DOCUMENT**

The following notifications are included as part of the recommendation of approval for CUP200015. They are intended to advise the applicant of various Federal, State and County regulations applicable to this entitlement and the subsequent development of the subject property.

### **Advisory Notification**

#### **Advisory Notification. 1            AND - Preamble**

This Advisory Notification Document is included as part of the justification for the recommendation of approval of this Plan (CUP200015) and is intended to advise the applicant of various Federal, State and County regulations applicable to this entitlement and the subsequent development of the subject property in accordance with approval of that entitlement and are in addition to the applied conditions of approval.

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

The use hereby permitted is for a commercial cannabis facility to include retail sales and distribution within an existing 13,969 square foot building as a Cannabis Retailer-Storefront in accordance with Zoning Ordinance No. 348-4898. The parcel has been graded and improved with landscaping and parking stalls. The project will include four (4) existing ADA parking spaces and a minimum of 70 existing non-ADA parking spaces. Retail store hours of operation will be 6:00 a.m. to 10:00 p.m., 7-days a week and delivery hours will be 6:00 a.m. to 9:00 p.m., 7-days a week.

Development Agreement No. 200005 (DA200005) sets forth the terms and conditions under which the Commercial Cannabis Activity of CUP200015 will operate in addition to the requirements established under Ordinance No. 348, and all other local ordinances and regulations, state law and such other terms and conditions. DA200005 has a term of 10 years, will grant the applicant vesting rights to develop the Project in accordance with the terms of agreement and CUP200015, and will provide community benefits to the Western Coachella Valley Area.

#### **Advisory Notification. 3            AND - Exhibits**

The development of the premises shall conform substantially with that as shown on APPROVED EXHIBITS Exhibit A (Site Plan), Exhibit B (Elevations), Exhibit C (Floor Plans), Business Plan, Safety and Security Plan, Fire and Emergency Plan dated January 5, 2021.

#### **Advisory Notification. 4            AND - Federal, State & Local Regulation Compliance**

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

## ADVISORY NOTIFICATION DOCUMENT

### Advisory Notification

#### Advisory Notification. 4                    AND - Federal, State & Local Regulation Compliance (cont.)

2. Compliance with applicable State Regulations, including, but not limited to:
  - The current Water Quality Management Plan (WQMP) Permit issued by the applicable Regional Water Quality Control Board (RWQCB.)
  - Government Code Section 66020 (90 Days to Protest)
  - Government Code Section 66499.37 (Hold Harmless)
  - State Subdivision Map Act
  - Native American Cultural Resources, and Human Remains (Inadvertent Find)
  - School District Impact Compliance
  - Civil Code Section 815.3 & Government Code Sections 65040.2 et al - SB 18 (Tribal Intergovernmental Consultation) {for GPAs, SPs, & SPAs
  - Public Resources Code Section 5097.94 & Sections 21073 et al - AB 52 (Native Americans: CEQA)}{for all projects with EIR, ND or MND determinations}
  
3. Compliance with applicable County Regulations, including, but not limited to:
  - Ord. No. 348 (Land Use Planning and Zoning Regulations) {Land Use Entitlements}
  - Ord. No. 413 (Regulating Vehicle Parking) {Land Use Entitlements}
  - Ord. No. 421 (Excavation Covering & Swimming Pool Safety) {Land Use Entitlements}
  - Ord. No. 457 (Building Requirements) {Land Use Entitlements}
  - Ord. No. 458 (Regulating Flood Hazard Areas & Implementing National Flood Insurance Program) {Geographically based}
  - Ord. No. 460 (Division of Land) {for TTMs and TPMs}
  - Ord. No. 461 (Road Improvement Standards) {for TTMs and TPMs}
  - Ord. No. 484 (Control of Blowing Sand) {Geographically based on soil type}
  - Ord. No. 555 (Surface Mining and Reclamation) {for SMPs}
  - Ord. No. 625 (Right to Farm) {Geographically based}
  - Ord. No. 630 (Regulating Dogs and Cats) {For kennels and catteries}
  - Ord. No. 716 (Abandoned, Neglected or Cruelly Treated Animals)
  - Ord. No. 771 (Controlling Potentially Dangerous & Dangerous Animals)
  - Ord. No. 878 (Regarding Noisy Animals)
  - Ord. No. 655 (Regulating Light Pollution) {Geographically based}
  - Ord. No. 671 (Consolidated Fees) {All case types}
  - Ord. No. 679 (Directional Signs for Subdivisions) {for TTMs and TPMs}
  - Ord. No. 742 (Fugitive Dust/PM10 Emissions in Coachella Valley) {Geographically based}
  - Ord. No. 787 (Fire Code)
  - Ord. No. 847 (Regulating Noise) {Land Use Entitlements}
  - Ord. No. 857 (Business Licensing) {Land Use Entitlements}
  - Ord. No. 859 (Water Efficient Landscape Requirements) {Land Use Entitlements, and for TTMs and TPMs}
  - Ord. No. 915 (Regulating Outdoor Lighting) {Geographically based}
  - Ord. No. 916 (Cottage Food Operations)
  - Ord. No. 925 (Prohibiting Marijuana Cultivating)
  - Ord. No. 927 (Regulating Short Term Rentals)

## ADVISORY NOTIFICATION DOCUMENT

### Advisory Notification

#### **Advisory Notification. 4                    AND - Federal, State & Local Regulation Compliance (cont.)**

- Ord. No. 928 (Clarifying County Prohibition on Mobile Marijuana Dispensaries and Deliveries)

#### 4. Mitigation Fee Ordinances

- Ord. No. 659 Development Impact Fees (DIF)
- Ord. No. 663 Stephens Kangaroo Rat Habitat Conservation Plan (SKR)
- Ord. No. 673 Coachella Valley Transportation Uniform Mitigation Fee (CV TUMF)
- Ord. No. 810 Western Riverside County Multiple Species Habitat Conservation Plan (WRCMSHCP)
- Ord. No. 824 Western Riverside County Transportation Uniform Mitigation Fee (WR TUMF)
- Ord. No. 875 Coachella Valley Multiple Species Habitat Conservation Plan (CV MSHCP)

### E Health

#### **E Health. 1                                    DEH ECP COMMENTS**

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

### Fire

#### **Fire. 1    AND - Federal, State & Local Regulation Compliance**

1. Construction Permits Fire Department Review: Submittal of construction plans to the Office of the Fire Marshal for development, construction, installation and operational use permitting will be required. Final fire and life safety conditions will be addressed when the Office of the Fire Marshal reviews these plans. These conditions will be based on occupancy, use, California Building Code (CBC), California Fire Code, and related codes, which are in effect at the time of building plan submittal.

2. Cannabis Facilities: Deferred submittals shall be required for Carbon Dioxide Gas Enrichments Systems and Plant Processing/Extraction Systems. Refer to the Riverside County Office of the Fire Marshal Technical Policy #TP16-004 and #TP16-005.

### General

#### **General. 1                                      General – Business Licensing**

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

### Planning

#### **Planning. 1                                      Gen - 90 Days to Protest**



## ADVISORY NOTIFICATION DOCUMENT

### Planning

#### **Planning. 1                                      Gen - 90 Days to Protest (cont.)**

The project applicant has 90 days from the date of approval of these conditions to protest, in accordance with the procedures set forth in Government Code Section 66020, The imposition of any and all fees, dedications, reservations and/or other exactions imposed on this project as a result of this approval or conditional approval of the project.

#### **Planning. 2                                      Gen - ALUC Letter**

On September 10, 2020, the Riverside County Airport Land Use Commission (ALUC) found CUP200015 consistent with the 2004 Bermuda Dunes Airport Land Use Compatibility Plan, subject to the following conditions: 1. Any outdoor lighting installed shall be hooded or shielded so as to prevent either the spillage of lumens or reflection into the sky. 2. The following uses/activities are not included in the proposed project and shall be prohibited at this site: (a) Any use or activity 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 or activity 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 or activity 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) Highly noise sensitive outdoor nonresidential uses, and hazards to flight.

#### **Planning. 3                                      Gen - Causes for Revocation**

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

#### **Planning. 4                                      Gen - Ceased Operations**

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

#### **Planning. 5                                      Gen - Hold Harmless**

The applicant/permittee or any successor-in-interest shall defend, indemnify, and hold harmless the County of Riverside or its agents, officers, and employees ("COUNTY") from the following: (a) any claim, action, or proceeding against the COUNTY to attack, set aside, void, or annul an approval of the COUNTY, its advisory agencies, appeal boards, or legislative body concerning the project or its associated environmental documentation; and, (b) any claim, action or proceeding against the COUNTY to attack, set

## ADVISORY NOTIFICATION DOCUMENT

### Planning

**Planning. 5** **Gen - Hold Harmless (cont.)**

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

**Planning. 6** **Gen - Land Division Required**

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

**Planning. 7** **Gen - Lighting Hooded**

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

**Planning. 8** **Gen - Mt Palomar Lighting**

Within the Mt. Palomar Special Lighting Area, as defined in Ordinance No. 655, low pressure sodium vapor lighting or overhead high pressure sodium vapor lighting with shields or cutoff luminaires, shall be utilized.

**Planning. 9** **Gen - No Overnight Camping**

No overnight Recreational Vehicle (RV) camping or Car Camping shall be permitted on the subject site.

**Planning. 10** **Gen - On-Site Advertising**

## ADVISORY NOTIFICATION DOCUMENT

### Planning

#### Planning. 10

#### Gen - On-Site Advertising (cont.)

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

#### Planning. 11

#### Gen - Operations 1

Cannabis and Cannabis Products shall only be transported between permitted and licensed Commercial Cannabis Activities.

#### Planning. 12

#### Gen - Operations 2

a. Prior to transporting Cannabis or Cannabis Products, a shipping manifest shall be completed as required by state law and regulations. b. A copy of the shipping manifest shall be maintained during transportation and shall be made available upon request to law enforcement or any agents of the State or County charged with enforcement. c. Cannabis Distribution Facilities shall maintain appropriate records of transactions and shipping manifests that demonstrate an organized method of storing and transporting Cannabis and Cannabis Products to maintain a clear chain of custody.

#### Planning. 13

#### Gen - Operations 3

Cannabis Distribution Facilities shall ensure that appropriate samples of Cannabis or Cannabis Products are tested by a permitted and licensed testing facility prior to distribution and shall maintain a copy of the test results in its files.

#### Planning. 14

#### Gen - Operations 4

Cannabis Distribution Facilities shall not be open to the public.

#### Planning. 15

#### Gen - Operations 5

Cannabis Distribution Facilities shall not transport or store non-cannabis goods.

#### Planning. 16

#### Gen - Permit Expiration

Pursuant to Ord. 348 Section 19.507 Permit Expiration: A. All conditional use permits granted for a Commercial Cannabis Activity shall be conditioned for the permittee to obtain a valid Cannabis license from the State of California within six (6) months of the conditional use permits approval date. In the event the condition of approval is not complied with, the conditional use permit will automatically become null and void on the six (6) month anniversary date of the conditional use permits approval. B. All conditional use permits issued for a Commercial Cannabis Activity shall expire as provided in each permits conditions of approval and development agreement. No less than six (6) months from the expiration date, the permittee may request the conditional use permit to be renewed as provided in the development agreement. Any request for renewal shall be in writing to the Planning Department and in conjunction with a revised permit application. The renewal request and revised permit application shall be processed



## ADVISORY NOTIFICATION DOCUMENT

### Planning

#### Planning. 22

#### General - E. Development Agreement (cont.)

unless the Board of Supervisors prior to or concurrently with approves a development agreement, pursuant to Section 18.26b of this ordinance, setting forth the terms and conditions under which the Commercial Cannabis Activity will operate in addition to the requirements of this ordinance, all other local ordinances and regulations, state law and such other terms and conditions that will protect and promote the public health, safety and welfare. No use or operation under any permit for a Commercial Cannabis Activity shall be allowed to begin until the development agreement is effective.

#### Planning. 23

#### General - F. Nuisance Odors

All Commercial Cannabis Activities shall be sited and operated in a manner that prevents Cannabis nuisance odors from being detected offsite. All Commercial Cannabis Activities shall provide a sufficient odor absorbing ventilation and exhaust system so that odor generated inside the Commercial Cannabis Activity that is distinctive to its operation is not detected outside of the operation’s facility, anywhere on adjacent lots or public rights-of-way, on or about the exterior or interior common area walkways, hallways, breezeways, foyers, lobby areas, or any other areas available for use by common tenants or the visiting public, or within any other unit located inside the same building as the Commercial Cannabis Activity. In order to control nuisances such as odors, humidity and mold, Commercial Cannabis Activities shall install and maintain at the minimum, the following equipment, or any other equipment that can be proven to be an equally or more effective method or technology to control these nuisances: Ord. 348 Article XIXh

1. An exhaust air filtration system with odor control that prevents internal odors from being emitted externally;
2. An air system that creates negative air pressure between the Commercial Cannabis Activities’ interior and exterior, so that the odors generated by the Commercial Cannabis Activity are not detectable on the outside of the Commercial Cannabis Activity.

#### Planning. 24

#### General - G. Commercial Cannabis Activity Operator Qualifications

1. All operators and all employees of a Commercial Cannabis Activity must be 21 years of age or older.
2. Operators shall be subject to background checks.
3. Permits for Commercial Cannabis Activities shall not be granted for operators with felony convictions, as specified in subdivision (c) of Section 667.5 of the Penal Code and subdivision (c) of Section 1192.7 of the Penal Code.
4. Applicants providing false or misleading information in the permitting process will result in rejection of the application or nullification or revocation of any permit granted pursuant to this Ord. 348 Article XIXh

#### Planning. 25

#### General - H. Relocation of a Permitted Commercial Cannabis Activity

In the event the permittee or successor in interest vacates and relocates the Commercial Cannabis Activity to a new location, a new conditional use permit will need to be granted by the County in

## ADVISORY NOTIFICATION DOCUMENT

### Planning

**Planning. 25**                                  **General - H. Relocation of a Permitted Commercial Cannabis Activity (cont.)**  
accordance with this ordinance prior to commencing operations at the new location.

**Planning. 26**                                  **General - I. Hours of Operation**

A Commercial Cannabis Activity operating as a Cannabis Retailer may be open to the public seven days a week only between the hours of 6:00 A.M. and 10:00 P.M. All other Commercial Cannabis Activities may operate only during the hours specified in the conditional use permit granted by the County. The approved Hours of Operation for CUP200015 are as follows: -Retail Store is open to the public from 8:00 A.M. to 10:00 P.M., 7-days a week; Delivery Services will be from 8:00 A.M. to 9:00 P.M., 7-days a week. - Distribution Facility will be closed to the public; and operate between the hours of 8:00 A.M. to 10:00 P.M, 7-days a week.

**Planning. 27**                                  **General - J. Inspections**

A Commercial Cannabis Activity shall be subject to inspections by appropriate local and State agencies, including, but not limited to, the Riverside County Departments of Code Enforcement, Planning, Fire, Public Health, Environmental Health, the Agricultural Commissioner's Office and the Sheriff's Department. Ord. 348 Article XIXh

**Planning. 28**                                  **General - K. Monitoring Program**

Permittees of a Commercial Cannabis Activity shall participate in the County's monitoring program to verify permit requirements such as, but not limited to, security measures, water use and State track-and-trace requirements.

**Planning. 29**                                  **General - L. Restriction on Alcohol and Tobacco Sales or Consumption**

Commercial Cannabis Activities shall not allow the sale, dispensing, or consumption of alcoholic beverages or tobacco on the site of the Commercial Cannabis Activity.

**Planning. 30**                                  **General - M. Restriction on Consumption**

Cannabis shall not be consumed or used on the lot of any Commercial Cannabis Activity.

**Planning. 31**                                  **General - N. Security - Part 1**

A Commercial Cannabis Activity shall implement sufficient security measures to deter and prevent the unauthorized entrance into areas containing Cannabis or Cannabis Products, to deter and prevent the theft of Cannabis or Cannabis Products at the Commercial Cannabis Activity and to ensure emergency access in accordance with applicable Fire Code standards. Guard dogs shall not be used at the Commercial Cannabis Activity as a security measure. Security measures shall include, but not be limited to, the following:

1. A plan to prevent individuals from loitering on the lot if they are not engaging in activity expressly related to the Commercial Cannabis Activity.
2. 24 hour emergency contact information for the owner or an on-site employee which shall be provided

## ADVISORY NOTIFICATION DOCUMENT

### Planning

#### Planning. 31

#### General - N. Security - Part 1 (cont.)

to the County.

3. A professionally installed, maintained, and monitored alarm system.

4. Except for Live Cannabis Plants being cultivated at a cultivation facility and limited amounts of Cannabis for display purposes, all Cannabis and Cannabis Products shall be stored in a secured and locked structure and in a secured and locked safe room, safe, or vault, and in a manner as to prevent diversion, theft, and loss.

5. 24 hour security surveillance cameras to monitor all entrances and exits to a Commercial Cannabis Activity, all interior spaces within the Commercial Cannabis Activity that are open and accessible to the public, and all interior spaces where Cannabis, cash or currency is being stored for any period of time on a regular basis. The permittee for a Commercial Cannabis Activity shall be responsible for ensuring that the security surveillance camera's footage is accessible. Video recordings shall be maintained for a minimum of 90 days, and shall be made available to the County upon request.

#### Planning. 32

#### General - N. Security - Part 2

6. Sensors shall be installed to detect entry and exit from all secure areas.

7. Panic buttons shall be installed in all Commercial Cannabis Activities.

8. Any bars installed on the windows or the doors of a Commercial Cannabis Activity shall be installed only on the interior of the building.

9. Security personnel must be licensed by the State of California Bureau of Security and Investigative Services.

10. A Commercial Cannabis Activity shall have the capability to remain secure during a power outage and all access doors shall not be solely controlled by an electronic access panel to ensure locks are not released during a power outage.

11. A Commercial Cannabis Activity shall cooperate with the County and, upon reasonable notice to the Commercial Cannabis Activity, allow the County to inspect or audit the effectiveness of the security plan for the Commercial Cannabis Activity.

12. The permittee for a Commercial Cannabis Activity shall notify the Riverside County Sheriff's Department immediately after discovering any of the following:

a. Significant discrepancies identified during inventory.

b. Diversion, theft, loss, or any criminal activity involving the Commercial Cannabis Activity or any agent or employee of the Commercial Cannabis Activity.

c. The loss or unauthorized alteration of records related to Cannabis, registering qualifying patients, primary caregivers, or employees or agents of the Commercial Cannabis Activity.

## ADVISORY NOTIFICATION DOCUMENT

**Planning**

**Planning. 32**

**General - N. Security - Part 2 (cont.)**

d. Any other breach of security.

13. Firearms shall not be permitted at a Commercial Cannabis Activity by an owner, manager, employee, volunteer or vendor other than those individuals authorized as a State Licensed Security Personnel.

14. Cannabis or Cannabis Products shall not be stored outside at any time.  
Ord. 348 Article XIXh

**Planning. 33**

**General - O. Permit and License Posting**

The permittee shall post or cause to be posted at the Commercial Cannabis Activity all required County and State permits and licenses to operate. Such posting shall be in a central location, visible to the patrons, and in all vehicles that deliver or transport Cannabis. Ord. 348 Article XIXh

**Planning. 34**

**General - P. Signage**

Signage for a Commercial Cannabis Activity shall comply with the following:

- 1. In addition to the requirements set forth in this section and California Business and Professions Code section 26152 as may be amended, business identification signage for a Commercial Cannabis Activity shall comply with Section 19.4 of this ordinance.
- 2. No Commercial Cannabis Activity shall advertise by having a person or device holding a sign or an air dancer sign advertising the activity to passersby, whether such person, device or air dancer is on the lot of the Commercial Cannabis Activity or elsewhere including, but not limited to, the public right-of-way.
- 3. No Commercial Cannabis Activity shall publish or distribute advertising or marketing that is attractive to children.
- 4. No Commercial Cannabis shall advertise or market Cannabis or Cannabis Products on motor vehicles.
- 5. Except for advertising signs inside a licensed Premises and provided that such advertising signs do not advertise or market Cannabis or Cannabis Products in a manner intended to encourage persons under 21 years of age to consume Cannabis or Cannabis Products, no Commercial Cannabis Activity shall advertise or market Cannabis or Cannabis Products on an advertising sign within 1,000 feet of a Child Day Care Center, a K-12 school, a public park or a Youth Center.
- 6. No signs placed on the lot of a Commercial Cannabis Activity shall obstruct any entrance or exit to the building or any window.
- 7. Each entrance to a Commercial Cannabis Activity shall be visibly posted with a clear and legible notice indicating that smoking, ingesting, or otherwise consuming Cannabis on the lot of the Commercial Cannabis Activity is prohibited.
- 8. Signage shall not be directly illuminated, internally or externally.
- 9. No banners, flags, billboards, or other prohibited signs may be used at any time.

Ord. 348 Article XIXh

**Planning. 35**

**General - Q. Records**

1. Each owner and permittee of a Commercial Cannabis Activity shall maintain clear and adequate records and documentation demonstrating that all Cannabis or Cannabis Products have been obtained from and are provided to other permitted and licensed Cannabis operations. The County shall have the right to



## ADVISORY NOTIFICATION DOCUMENT

### Planning

#### **Planning. 35**

#### **General - Q. Records (cont.)**

examine, monitor, and audit such records and documentation, which shall be made available to the County upon written request.

2. Each owner and permittee of a Commercial Cannabis Activity shall maintain a current register of the names and contact information, including name, address, and telephone number, of anyone owning or holding an ownership interest in the Commercial Cannabis Activity, and of all the officers, managers, employees, agents and volunteers currently employed or otherwise engaged by the Commercial Cannabis Activity. The County shall have the right to examine, monitor, and audit such records and documentation, which shall be made available to the County upon request.

3. All Commercial Cannabis Activities shall maintain an inventory control and reporting system that accurately documents the present location, amounts, and descriptions of all Cannabis and Cannabis Products for all stages of the growing and production or manufacturing, laboratory testing and distribution processes until purchase by or distribution to a qualified patient, primary caregiver for medical purpose or an adult 21 years of age or older who qualifies to purchase adult-use Cannabis. Ord. 348 Article XIXh

#### **Planning. 36**

#### **General - R. Water**

All Commercial Cannabis Activities shall obtain a 'Will Serve' letter from the applicable water purveyor, indicating agreement to supply water for the Commercial Cannabis Activity. The letter shall include the activity proposed and any improvements required for service. For Commercial Cannabis Activities where water service is not available, conditions from the Department of Environmental Health for a permitted onsite, in-ground well will be required for the conditional use permit. Irrigation and domestic water supplies shall not include water transported by vehicle from off-site sources. Ord. 348 Article XIXh

#### **Planning. 37**

#### **General - S. Waste Water**

All Commercial Cannabis Activities shall obtain a 'Will Serve' letter from the applicable sanitary sewer purveyor, indicating agreement to supply sewer for the Commercial Cannabis Activity. The letter shall include the activity proposed and any improvements required for service. For Commercial Cannabis Activities where sewer service is not available, conditions from the Department of Environmental Health will be required for the conditional use permit. Where sanitary sewer is not available, the applicant shall obtain clearance from the appropriate regional water quality control board.

#### **Planning. 38**

#### **General - T. Parking**

Parking shall be provided in accordance with Section 18.12 of this ordinance. Ord. 348 Article XIXh

#### **Planning. 39**

#### **General - U. Visibility**

In no case shall Live Cannabis Plants be visible from a public or private road, sidewalk, park or common public viewing area. Ord. 348 Article XIXh

#### **Planning. 40**

#### **General - V. Hazardous Materials**

## ADVISORY NOTIFICATION DOCUMENT

### Planning

#### Planning. 40

#### General - V. Hazardous Materials (cont.)

All Commercial Cannabis Activities that utilize hazardous materials shall comply with applicable hazardous waste generator, Riverside County Ordinance No. 615, and hazardous materials handling, Riverside County Ordinance No. 651, requirements and maintain any applicable permits for these programs from the Riverside County Fire Department, the Riverside County Department of Environmental Health, the Riverside County Department of Waste Resources and the Agricultural Commissioner. Ord. 348 Article XIXh

#### Planning. 41

#### General - W. Compliance with Local and State Laws and Regulations

1. All Commercial Cannabis Activities shall comply with all applicable local and State laws, ordinances and regulations related to, but not limited to, the following: the California Environmental Quality Act, California Building Code, California Fire Code, Riverside County Ordinance No. 787, Riverside County Ordinance No. 457, Riverside County Ordinance No. 657, Riverside County Ordinance No. 745, Airport Land Use Compatibility Plans, weights and measures regulations, track and trace requirements, pesticide use, water quality, storm water discharge and the grading of land.

2. All buildings and structures, including greenhouse, hoop structures, or other similar structures shall comply with all applicable Building, Fire, and Safety laws and regulations. All buildings and structures shall be reviewed by the Riverside County Building and Safety Department in accordance with the California Building Code and Riverside County Ordinance No. 457 and by the Riverside County Fire Department in accordance with Riverside County Ordinance No. 787 and the California Fire Code.

#### Planning. 42

#### General - X. Material Alterations to Premises

No physical change, alteration, or modification shall be made to a Premises without first obtaining the appropriate approvals from the County, including but not limited a substantial conformance or revised permit and all other necessary permits. Alterations or modifications requiring approval include, without limitation: (i) the removal, creation, or relocation of a common entryway, doorway, passage, or a means of public entry or exit, when such common entryway, doorway, or passage alters or changes limited-access areas within the Premises; (ii) the removal, creation, addition, or relocation of a Cultivation Area; (iii) or the addition or alteration of a water supply. The requirement of this Section is in addition to compliance with any other applicable State or local law or regulation pertaining to approval of building modifications, zoning, and land use requirements. In the event that the proposed modification requires a new or modified conditional use permit such permit must be obtained prior to issuance of building permits. Ord. 348 Article XIXh

### Planning-All

#### Planning-All. 1

#### Cannabis Retail Operations - 1

Entrances into the retail location of the Cannabis Retailer shall be separate from the reception area and locked at all times with entry strictly controlled. An electronic or mechanical entry system shall be utilized to limit access and entry to the retail location.

#### Planning-All. 2

#### Cannabis Retail Operations - 10

## ADVISORY NOTIFICATION DOCUMENT

### Planning-All

#### **Planning-All. 2    Cannabis Retail Operations - 10 (cont.)**

Cannabis Retailers shall not distribute any Cannabis or Cannabis Product unless such products are labeled and in a tamper-evident package in compliance with the California Business and Professions Code and any additional rules promulgated by a licensing authority.

#### **Planning-All. 3    Cannabis Retail Operations - 11**

Cannabis Retailers shall not provide free samples of any type, including Cannabis Products, to any person and shall not allow any person to provide free samples on the Cannabis Retailer's lot.

#### **Planning-All. 4    Cannabis Retail Operations - 12**

Deliveries shall be conducted in accordance with California Business and Professions Code Section 26090 or as may be amended and all state regulations pertaining to delivery of Cannabis Products.

#### **Planning-All. 5    Cannabis Retail Operations - 13**

Cannabis or Cannabis Products shall not be sold or delivered by any means or method to any person within a motor vehicle.

#### **Planning-All. 6    Cannabis Retail Operations - 14**

Cannabis Retailers shall not include a drive-in, drive-through or walk up window where retail sales of Cannabis or Cannabis Products are sold to persons or persons within or about a motor vehicle.

#### **Planning-All. 7    Cannabis Retail Operations - 2**

Cannabis Retailers may include the sale of Medical Cannabis, requiring an M-License from the State. Cannabis Retailers selling only Medical Cannabis shall verify consumers who enter the Premises are at least 18 years of age and that they hold a valid Physician's Recommendation.

#### **Planning-All. 8    Cannabis Retail Operations - 3**

Cannabis Retailers may include the sale of Adult Use Cannabis, requiring an A-license from the State. Cannabis Retailers selling only Adult Use Cannabis shall verify that consumers who enter the Premises are at least 21 years of age.

#### **Planning-All. 9    Cannabis Retail Operations - 4**

A Cannabis Retailers may include the sale of both Medical and Adult use Cannabis requiring both an A-License and an M-License from the State. All Cannabis Retailers selling both Medical and Adult Use Cannabis shall verify that consumers who enter the premises are at least 18 years of age and that they hold a valid Physician's Recommendation or are at least 21 years of age.

#### **Planning-All. 10    Cannabis Retail Operations - 5**

## ADVISORY NOTIFICATION DOCUMENT

### Planning-All

#### **Planning-All. 10                      Cannabis Retail Operations - 5 (cont.)**

Display areas shall include the smallest amount of Cannabis and Cannabis Products reasonably anticipated to meet sales during operating hours.

#### **Planning-All. 11                      Cannabis Retail Operations - 6**

Cannabis and Cannabis Products not in the display area shall be maintained in a locked secure area.

#### **Planning-All. 12                      Cannabis Retail Operations - 7**

Not more than 10% of the Cannabis Retailer floor area, up to a maximum of 50 square feet, shall be used for the sale of incidental goods such as, but not limited to, clothing, posters, or non-cannabis goods.

#### **Planning-All. 13                      Cannabis Retail Operations - 8**

Restroom facilities shall be locked and under the control of the Cannabis Retailer.

#### **Planning-All. 14                      Cannabis Retail Operations - 9**

Cannabis Retailers shall ensure that all Cannabis and Cannabis Products held for sale by the Cannabis Retailer are cultivated, manufactured, transported, distributed, and tested by California licensed and permitted facilities that are in full conformance with State and local laws and regulations.

### Planning-CUL

#### **Planning-CUL. 1                      Human Remains**

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

#### **Planning-CUL. 2                      Unanticipated Resources**

The developer/permit holder or any successor in interest shall comply with the following for the life of this permit.

If during ground disturbance activities, unanticipated cultural resources\* are discovered, the following procedures shall be followed:

All ground disturbance activities within 100 feet of the discovered cultural resource shall be halted and the applicant shall call the County Archaeologist immediately upon discovery of the cultural resource. A meeting shall be convened between the developer, the project archaeologist\*\*, the Native American tribal representative (or other appropriate ethnic/cultural group representative), and the County Archaeologist to discuss the significance of the find. At the meeting with the aforementioned parties, a decision is to be made, with the concurrence of the County Archaeologist, as to the appropriate treatment (documentation, recovery, avoidance, etc.) for the cultural resource. Resource evaluations shall be limited to nondestructive analysis.

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

## ADVISORY NOTIFICATION DOCUMENT

### Planning-CUL

#### Planning-CUL. 2

#### Unanticipated Resources (cont.)

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

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

### Waste Resources

#### Waste Resources. 1

#### Waste Advisory Notices

1. AB 1826 requires businesses and multifamily complexes to arrange for organic waste recycling



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

Juan C. Perez  
Agency Director



01/25/21, 4:03 pm

**CUP200015**

**ADVISORY NOTIFICATION DOCUMENT**

The following notifications are included as part of the recommendation of approval for CUP200015. They are intended to advise the applicant of various Federal, State and County regulations applicable to this entitlement and the subsequent development of the subject property.

**Advisory Notification**

**Advisory Notification. 1            AND - Preamble**

This Advisory Notification Document is included as part of the justification for the recommendation of approval of this Plan (CUP200015) and is intended to advise the applicant of various Federal, State and County regulations applicable to this entitlement and the subsequent development of the subject property in accordance with approval of that entitlement and are in addition to the applied conditions of approval.

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

The use hereby is for a commercial cannabis facility to include retail sales with delivery and distribution, within an existing 13,969-square-foot building as a Cannabis Retailer-Storefront, in accordance with Riverside County Ordinance No. 348. The parcel will include landscaping and minimum of 48 parking stalls, including four (4) ADA parking spaces and three-electrical vehicle spaces. Retail store hours of operation will be 8:00 a.m. to 10:00 p.m., 7-days a week and delivery hours will be 8:00 a.m. to 9:00 p.m., 7-days a week.

Development Agreement No. 200005 (DA200005) has a term of 10 years and grants the applicant vesting rights to develop the Project in accordance with the terms of DA No. 200005 and CUP No. 200015, and will provide community benefits to the Western Coachella Valley Area.

**Advisory Notification. 3            AND - Exhibits**

The development of the premises shall conform substantially with that as shown on APPROVED EXHIBITS Exhibit A (Site Plan), Exhibit B (Elevations), Exhibit C (Floor Plans), Business Plan, Safety and Security Plan, Fire and Emergency Plan dated January 5, 2021.

**Advisory Notification. 4            AND - Federal, State & Local Regulation Compliance**

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

## ADVISORY NOTIFICATION DOCUMENT

### Advisory Notification

#### Advisory Notification. 4                    AND - Federal, State & Local Regulation Compliance (cont.)

Water Quality Control Board (RWQCB.)

- Government Code Section 66020 (90 Days to Protest)
- Government Code Section 66499.37 (Hold Harmless)
- State Subdivision Map Act
- Native American Cultural Resources, and Human Remains (Inadvertent Find)
- School District Impact Compliance
- Civil Code Section 815.3 & Government Code Sections 65040.2 et al - SB 18 (Tribal

Intergovernmental Consultation) {for GPAs, SPs, & SPAs

• Public Resources Code Section 5097.94 & Sections 21073 et al - AB 52 (Native Americans: CEQA)}{for all projects with EIR, ND or MND determinations}

#### 3. Compliance with applicable County Regulations, including, but not limited to:

- Ord. No. 348 (Land Use Planning and Zoning Regulations) {Land Use Entitlements}
- Ord. No. 413 (Regulating Vehicle Parking) {Land Use Entitlements}
- Ord. No. 421 (Excavation Covering & Swimming Pool Safety) {Land Use Entitlements}
- Ord. No. 457 (Building Requirements) {Land Use Entitlements}
- Ord. No. 458 (Regulating Flood Hazard Areas & Implementing National Flood Insurance Program)

{Geographically based}

- Ord. No. 460 (Division of Land) {for TTMs and TPMS}
- Ord. No. 461 (Road Improvement Standards) {for TTMs and TPMS}
- Ord. No. 484 (Control of Blowing Sand) {Geographically based on soil type}
- Ord. No. 555 (Surface Mining and Reclamation) {for SMPs}
- Ord. No. 625 (Right to Farm) {Geographically based}
- Ord. No. 630 (Regulating Dogs and Cats) {For kennels and catteries}
- Ord. No. 716 (Abandoned, Neglected or Cruelly Treated Animals)
- Ord. No. 771 (Controlling Potentially Dangerous & Dangerous Animals)
- Ord. No. 878 (Regarding Noisy Animals)
- Ord. No. 655 (Regulating Light Pollution) {Geographically based}
- Ord. No. 671 (Consolidated Fees) {All case types}
- Ord. No. 679 (Directional Signs for Subdivisions) {for TTMs and TPMS}
- Ord. No. 742 (Fugitive Dust/PM10 Emissions in Coachella Valley) {Geographically based}
- Ord. No. 787 (Fire Code)
- Ord. No. 847 (Regulating Noise) {Land Use Entitlements}
- Ord. No. 857 (Business Licensing) {Land Use Entitlements}
- Ord. No. 859 (Water Efficient Landscape Requirements) {Land Use Entitlements, and for TTMs and

TPMs}

- Ord. No. 915 (Regulating Outdoor Lighting) {Geographically based}
- Ord. No. 916 (Cottage Food Operations)
- Ord. No. 925 (Prohibiting Marijuana Cultivating)
- Ord. No. 927 (Regulating Short Term Rentals)
- Ord. No. 928 (Clarifying County Prohibition on Mobile Marijuana Dispensaries and Deliveries)

#### 4. Mitigation Fee Ordinances

## ADVISORY NOTIFICATION DOCUMENT

### Advisory Notification

#### **Advisory Notification. 4                    AND - Federal, State & Local Regulation Compliance (cont.)**

- Ord. No. 659 Development Impact Fees (DIF)
- Ord. No. 663 Stephens Kangaroo Rat Habitat Conservation Plan (SKR)
- Ord. No. 673 Coachella Valley Transportation Uniform Mitigation Fee (CV TUMF)
- Ord. No. 810 Western Riverside County Multiple Species Habitat Conservation Plan (WRCMSHCP)
- Ord. No. 824 Western Riverside County Transportation Uniform Mitigation Fee (WR TUMF)
- Ord. No. 875 Coachella Valley Multiple Species Habitat Conservation Plan (CV MSHCP)

### E Health

#### **E Health. 1                                    DEH ECP COMMENTS**

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

### Fire

#### **Fire. 1    AND - Federal, State & Local Regulation Compliance**

1. Construction Permits Fire Department Review: Submittal of construction plans to the Office of the Fire Marshal for development, construction, installation and operational use permitting will be required. Final fire and life safety conditions will be addressed when the Office of the Fire Marshal reviews these plans. These conditions will be based on occupancy, use, California Building Code (CBC), California Fire Code, and related codes, which are in effect at the time of building plan submittal.
2. Cannabis Facilities: Deferred submittals shall be required for Carbon Dioxide Gas Enrichments Systems and Plant Processing/Extraction Systems. Refer to the Riverside County Office of the Fire Marshal Technical Policy #TP16-004 and #TP16-005.

### General

#### **General. 1                                      General – Business Licensing**

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

### Planning

#### **Planning. 1                                      Gen - 90 Days to Protest**

The project applicant has 90 days from the date of approval of these conditions to protest, in accordance with the procedures set forth in Government Code Section 66020, The imposition of any and all fees, dedications, reservations and/or other exactions imposed on this project as a result of this approval or





## ADVISORY NOTIFICATION DOCUMENT

### Planning

#### **Planning. 5                                  Gen - Hold Harmless (cont.)**

applicant/permittee of any LITIGATION and shall cooperate fully in the defense. If the COUNTY fails to promptly notify the applicant/permittee of any such LITIGATION or fails to cooperate fully in the defense, the applicant/permittee shall not, thereafter, be responsible to defend, indemnify or hold harmless the COUNTY. The obligations imposed by this condition include, but are not limited to, the following: the applicant/permittee shall pay all legal services expenses the COUNTY incurs in connection with any such LITIGATION, whether it incurs such expenses directly, whether it is ordered by a court to pay such expenses, or whether it incurs such expenses by providing legal services through its Office of County Counsel. Payment for COUNTY's costs related to the LITIGATION shall be made on a deposit basis. Within thirty (30) days of receipt of notice from COUNTY that LITIGATION has been initiated against the Project, applicant/permittee shall initially deposit with the COUNTY's Planning Department the total amount of Twenty Thousand Dollars (\$20,000). Applicant/permittee shall deposit with COUNTY such additional amounts as COUNTY reasonably and in good faith determines, from time to time, are necessary to cover costs and expenses incurred by the COUNTY, including but not limited to, the Office of County Counsel, Riverside County Planning Department and the Riverside County Clerk of the Board associated with the LITIGATION. To the extent such costs are not recoverable under the California Public Records Act from the records requestor, applicant/permittee agrees that deposits under this section may also be used to cover staff time incurred by the COUNTY to compile, review, and redact records in response to a Public Records Act request made by a petitioner in any legal challenge to the Project when the petitioner is using the Public Records Act request as a means of obtaining the administrative record for LITIGATION purposes. Within ten (10) days of written notice from COUNTY, applicant/permittee shall make such additional deposits.

#### **Planning. 6                                  Gen - Land Division Required**

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

#### **Planning. 7                                  Gen - Lighting Hooded**

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

#### **Planning. 8                                  Gen - Mt Palomar Lighting**

Within the Mt. Palomar Special Lighting Area, as defined in Ordinance No. 655, low pressure sodium vapor lighting or overhead high pressure sodium vapor lighting with shields or cutoff luminaires, shall be utilized.

#### **Planning. 9                                  Gen - No Overnight Camping**

No overnight Recreational Vehicle (RV) camping or Car Camping shall be permitted on the subject site.

#### **Planning. 10                                 Gen - On-Site Advertising**

Signage for this project shall be limited to the signage depicted on the APPROVED EXHIBITS. Any additional signage shall be approved by the Planning Department pursuant to the requirements of Section

## **ADVISORY NOTIFICATION DOCUMENT**

### **Planning**

**Planning. 10**                                **Gen - On-Site Advertising (cont.)**  
18.30 (Planning Department review only) of Ordinance No. 348.

**Planning. 11**                                **Gen - Operations 1**

Cannabis and Cannabis Products shall only be transported between permitted and licensed Commercial Cannabis Activities.

**Planning. 12**                                **Gen - Operations 2**

a. Prior to transporting Cannabis or Cannabis Products, a shipping manifest shall be completed as required by state law and regulations. b. A copy of the shipping manifest shall be maintained during transportation and shall be made available upon request to law enforcement or any agents of the State or County charged with enforcement. c. Cannabis Distribution Facilities shall maintain appropriate records of transactions and shipping manifests that demonstrate an organized method of storing and transporting Cannabis and Cannabis Products to maintain a clear chain of custody.

**Planning. 13**                                **Gen - Operations 3**

Cannabis Distribution Facilities shall ensure that appropriate samples of Cannabis or Cannabis Products are tested by a permitted and licensed testing facility prior to distribution and shall maintain a copy of the test results in its files.

**Planning. 14**                                **Gen - Operations 4**

Cannabis Distribution Facilities shall not be open to the public.

**Planning. 15**                                **Gen - Operations 5**

Cannabis Distribution Facilities shall not transport or store non-cannabis goods.

**Planning. 16**                                **Gen - Permit Expiration**

Pursuant to Ord. 348 Section 19.507 Permit Expiration: A. All conditional use permits granted for a Commercial Cannabis Activity shall be conditioned for the permittee to obtain a valid Cannabis license from the State of California within six (6) months of the conditional use permits approval date. In the event the condition of approval is not complied with, the conditional use permit will automatically become null and void on the six (6) month anniversary date of the conditional use permits approval. B. All conditional use permits issued for a Commercial Cannabis Activity shall expire as provided in each permits conditions of approval and development agreement. No less than six (6) months from the expiration date, the permittee may request the conditional use permit to be renewed as provided in the development agreement. Any request for renewal shall be in writing to the Planning Department and in conjunction with a revised permit application. The renewal request and revised permit application shall be processed in accordance with the procedures for processing the original permit, including any requirements for public hearing, notice of hearing and all rights of appeal. If all obligations detailed within the development agreement associated with the permit are not met, the revised permit application and renewal request

## ADVISORY NOTIFICATION DOCUMENT

### Planning

#### **Planning. 16                                      Gen - Permit Expiration (cont.)**

will be recommended for denial. If a request for renewal is not requested or is not granted the conditional use permit shall be deemed expired on the date set forth in the permits conditions of approval and development agreement.

#### **Planning. 17                                      Gen - Site Maintenance**

The project site shall be kept in good repair. Graffiti shall be removed from any structures within one week of observation and/or notification.

#### **Planning. 18                                      General - A. Application Requirements**

At the time of filing the application for a Commercial Cannabis Activity on a form provided by the Planning Department, the applicant shall also provide the applicable fee for processing the land use permit application. All entitlement fees shall be paid in full, prior to operating the cannabis business. Ord. 348 Article XIXh

#### **Planning. 19                                      General - B. State License Required**

Obtain and maintain during the life of the Commercial Cannabis Activity the applicable California license issued pursuant to California Business and Professions Code Sections 19300.7 or 26050(a) as may be amended from time to time. Ord. 348 Article XIXh

#### **Planning. 20                                      General - C. Suspension, Revocation, or Termination of State License**

Suspension of a license issued by the State of California, or by any State licensing authority, shall immediately suspend the ability of a Commercial Cannabis Activity to operate within the County until the State, or its respective State licensing authority, reinstates or reissues the State license. Revocation or termination of a license by the State of California, or by any State licensing authority, will also be grounds to revoke or terminate any conditional use permit granted to a Commercial Cannabis Activity pursuant to this Article. Ord. 348 Article XIXh

#### **Planning. 21                                      General - D. Health and Safety**

Commercial Cannabis Activities shall at all times be operated in such a way as to ensure the health, safety, and welfare of the public. Commercial Cannabis Activities shall not create a public nuisance or adversely affect the health or safety of the nearby residents, businesses or employees working at the Commercial Cannabis Activity by creating dust, glare, heat, noise, noxious gasses, odor, smoke, traffic, vibration, unsafe conditions or other impacts, or be hazardous due to the use or storage of materials, processes, products, and runoff of water, pesticides or wastes. Ord. 348 Article XIXh

#### **Planning. 22                                      General - E. Development Agreement**

No approval required by this ordinance shall be given for any permit for a Commercial Cannabis Activity unless the Board of Supervisors prior to or concurrently with approves a development agreement, pursuant to Section 18.26b of this ordinance, setting forth the terms and conditions under which the Commercial Cannabis Activity will operate in addition to the requirements of this ordinance, all other local



## ADVISORY NOTIFICATION DOCUMENT

### Planning

**Planning. 26**                                **General - I. Hours of Operation (cont.)**

A Commercial Cannabis Activity operating as a Cannabis Retailer may be open to the public seven days a week only between the hours of 6:00 A.M. and 10:00 P.M. All other Commercial Cannabis Activities may operate only during the hours specified in the conditional use permit granted by the County. The approved Hours of Operation for CUP200015 are as follows: -Retail Store is open to the public from 8:00 A.M. to 10:00 P.M., 7-days a week; Delivery Services will be from 8:00 A.M. to 9:00 P.M., 7-days a week. - Distribution Facility will be closed to the public; and operate between the hours of 8:00 A.M. to 10:00 P.M, 7-days a week.

**Planning. 27**                                **General - J. Inspections**

A Commercial Cannabis Activity shall be subject to inspections by appropriate local and State agencies, including, but not limited to, the Riverside County Departments of Code Enforcement, Planning, Fire, Public Health, Environmental Health, the Agricultural Commissioner's Office and the Sheriff's Department. Ord. 348 Article XIXh

**Planning. 28**                                **General - K. Monitoring Program**

Permittees of a Commercial Cannabis Activity shall participate in the County's monitoring program to verify permit requirements such as, but not limited to, security measures, water use and State track-and-trace requirements.

**Planning. 29**                                **General - L. Restriction on Alcohol and Tobacco Sales or Consumption**

Commercial Cannabis Activities shall not allow the sale, dispensing, or consumption of alcoholic beverages or tobacco on the site of the Commercial Cannabis Activity.

**Planning. 30**                                **General - M. Restriction on Consumption**

Cannabis shall not be consumed or used on the lot of any Commercial Cannabis Activity.

**Planning. 31**                                **General - N. Security - Part 1**

A Commercial Cannabis Activity shall implement sufficient security measures to deter and prevent the unauthorized entrance into areas containing Cannabis or Cannabis Products, to deter and prevent the theft of Cannabis or Cannabis Products at the Commercial Cannabis Activity and to ensure emergency access in accordance with applicable Fire Code standards. Guard dogs shall not be used at the Commercial Cannabis Activity as a security measure. Security measures shall include, but not be limited to, the following:

1. A plan to prevent individuals from loitering on the lot if they are not engaging in activity expressly related to the Commercial Cannabis Activity.
2. 24 hour emergency contact information for the owner or an on-site employee which shall be provided to the County.
3. A professionally installed, maintained, and monitored alarm system.
4. Except for Live Cannabis Plants being cultivated at a cultivation facility and limited amounts of Cannabis for display purposes, all Cannabis and Cannabis Products shall be stored in a secured and locked structure

## ADVISORY NOTIFICATION DOCUMENT

### Planning

#### Planning. 31 **General - N. Security - Part 1 (cont.)**

and in a secured and locked safe room, safe, or vault, and in a manner as to prevent diversion, theft, and loss.

5. 24 hour security surveillance cameras to monitor all entrances and exits to a Commercial Cannabis Activity, all interior spaces within the Commercial Cannabis Activity that are open and accessible to the public, and all interior spaces where Cannabis, cash or currency is being stored for any period of time on a regular basis. The permittee for a Commercial Cannabis Activity shall be responsible for ensuring that the security surveillance camera's footage is accessible. Video recordings shall be maintained for a minimum of 90 days, and shall be made available to the County upon request.

#### Planning. 32 **General - N. Security - Part 2**

6. Sensors shall be installed to detect entry and exit from all secure areas.

7. Panic buttons shall be installed in all Commercial Cannabis Activities.

8. Any bars installed on the windows or the doors of a Commercial Cannabis Activity shall be installed only on the interior of the building.

9. Security personnel must be licensed by the State of California Bureau of Security and Investigative Services.

10. A Commercial Cannabis Activity shall have the capability to remain secure during a power outage and all access doors shall not be solely controlled by an electronic access panel to ensure locks are not released during a power outage.

11. A Commercial Cannabis Activity shall cooperate with the County and, upon reasonable-notice to the Commercial Cannabis Activity, allow the County to inspect or audit the effectiveness of the security plan for the Commercial Cannabis Activity.

12. The permittee for a Commercial Cannabis Activity shall notify the Riverside County Sheriff's Department immediately after discovering any of the following:

- a. Significant discrepancies identified during inventory.
- b. Diversion, theft, loss, or any criminal activity involving the Commercial Cannabis Activity or any agent or employee of the Commercial Cannabis Activity.
- c. The loss or unauthorized alteration of records related to Cannabis, registering qualifying patients, primary caregivers, or employees or agents of the Commercial Cannabis Activity.
- d. Any other breach of security.

13. Firearms shall not be permitted at a Commercial Cannabis Activity by an owner, manager, employee, volunteer or vendor other than those individuals authorized as a State Licensed Security Personnel.

## ADVISORY NOTIFICATION DOCUMENT

### Planning

**Planning. 32**                      **General - N. Security - Part 2 (cont.)**

14. Cannabis or Cannabis Products shall not be stored outside at any time.  
Ord. 348 Article XIXh

**Planning. 33**                      **General - O. Permit and License Posting**

The permittee shall post or cause to be posted at the Commercial Cannabis Activity all required County and State permits and licenses to operate. Such posting shall be in a central location, visible to the patrons, and in all vehicles that deliver or transport Cannabis. Ord. 348 Article XIXh

**Planning. 34**                      **General - P. Signage**

Signage for a Commercial Cannabis Activity shall comply with the following:

1. In addition to the requirements set forth in this section and California Business and Professions Code section 26152 as may be amended, business identification signage for a Commercial Cannabis Activity shall comply with Section 19.4 of this ordinance.
  2. No Commercial Cannabis Activity shall advertise by having a person or device holding a sign or an air dancer sign advertising the activity to passersby, whether such person, device or air dancer is on the lot of the Commercial Cannabis Activity or elsewhere including, but not limited to, the public right-of-way.
  3. No Commercial Cannabis Activity shall publish or distribute advertising or marketing that is attractive to children.
  4. No Commercial Cannabis shall advertise or market Cannabis or Cannabis Products on motor vehicles.
  5. Except for advertising signs inside a licensed Premises and provided that such advertising signs do not advertise or market Cannabis or Cannabis Products in a manner intended to encourage persons under 21 years of age to consume Cannabis or Cannabis Products, no Commercial Cannabis Activity shall advertise or market Cannabis or Cannabis Products on an advertising sign within 1,000 feet of a Child Day Care Center, a K-12 school, a public park or a Youth Center.
  6. No signs placed on the lot of a Commercial Cannabis Activity shall obstruct any entrance or exit to the building or any window.
  7. Each entrance to a Commercial Cannabis Activity shall be visibly posted with a clear and legible notice indicating that smoking, ingesting, or otherwise consuming Cannabis on the lot of the Commercial Cannabis Activity is prohibited.
  8. Signage shall not be directly illuminated, internally or externally.
  9. No banners, flags, billboards, or other prohibited signs may be used at any time.
- Ord. 348 Article XIXh

**Planning. 35**                      **General - Q. Records**

1. Each owner and permittee of a Commercial Cannabis Activity shall maintain clear and adequate records and documentation demonstrating that all Cannabis or Cannabis Products have been obtained from and are provided to other permitted and licensed Cannabis operations. The County shall have the right to examine, monitor, and audit such records and documentation, which shall be made available to the County upon written request.

2. Each owner and permittee of a Commercial Cannabis Activity shall maintain a current register of the





## **ADVISORY NOTIFICATION DOCUMENT**

### **Planning**

#### **Planning. 40    General - V. Hazardous Materials (cont.)**

the Riverside County Fire Department, the Riverside County Department of Environmental Health, the Riverside County Department of Waste Resources and the Agricultural Commissioner. Ord. 348 Article XIXh

#### **Planning. 41    General - W. Compliance with Local and State Laws and Regulations**

1. All Commercial Cannabis Activities shall comply with all applicable local and State laws, ordinances and regulations related to, but not limited to, the following: the California Environmental Quality Act, California Building Code, California Fire Code, Riverside County Ordinance No. 787, Riverside County Ordinance No. 457, Riverside County Ordinance No. 657, Riverside County Ordinance No. 745, Airport Land Use Compatibility Plans, weights and measures regulations, track and trace requirements, pesticide use, water quality, storm water discharge and the grading of land.

2. All buildings and structures, including greenhouse, hoop structures, or other similar structures shall comply with all applicable Building, Fire, and Safety laws and regulations. All buildings and structures shall be reviewed by the Riverside County Building and Safety Department in accordance with the California Building Code and Riverside County Ordinance No. 457 and by the Riverside County Fire Department in accordance with Riverside County Ordinance No. 787 and the California Fire Code.

#### **Planning. 42    General - X. Material Alterations to Premises**

No physical change, alteration, or modification shall be made to a Premises without first obtaining the appropriate approvals from the County, including but not limited a substantial conformance or revised permit and all other necessary permits. Alterations or modifications requiring approval include, without limitation: (i) the removal, creation, or relocation of a common entryway, doorway, passage, or a means of public entry or exit, when such common entryway, doorway, or passage alters or changes limited-access areas within the Premises; (ii) the removal, creation, addition, or relocation of a Cultivation Area; (iii) or the addition or alteration of a water supply. The requirement of this Section is in addition to compliance with any other applicable State or local law or regulation pertaining to approval of building modifications, zoning, and land use requirements. In the event that the proposed modification requires a new or modified conditional use permit such permit must be obtained prior to issuance of building permits. Ord. 348 Article XIXh

### **Planning-All**

#### **Planning-All. 1    Cannabis Retail Operations - 1**

Entrances into the retail location of the Cannabis Retailer shall be separate from the reception area and locked at all times with entry strictly controlled. An electronic or mechanical entry system shall be utilized to limit access and entry to the retail location.

#### **Planning-All. 2    Cannabis Retail Operations - 10**

Cannabis Retailers shall not distribute any Cannabis or Cannabis Product unless such products are labeled and in a tamper-evident package in compliance with the California Business and Professions Code and any



## ADVISORY NOTIFICATION DOCUMENT

### Planning-All

**Planning-All. 11**                                **Cannabis Retail Operations - 6 (cont.)**

**Planning-All. 11**                                **Cannabis Retail Operations - 6**

Cannabis and Cannabis Products not in the display area shall be maintained in a locked secure area.

**Planning-All. 12**                                **Cannabis Retail Operations - 7**

Not more than 10% of the Cannabis Retailer floor area, up to a maximum of 50 square feet, shall be used for the sale of incidental goods such as, but not limited to, clothing, posters, or non-cannabis goods.

**Planning-All. 13**                                **Cannabis Retail Operations - 8**

Restroom facilities shall be locked and under the control of the Cannabis Retailer.

**Planning-All. 14**                                **Cannabis Retail Operations - 9**

Cannabis Retailers shall ensure that all Cannabis and Cannabis Products held for sale by the Cannabis Retailer are cultivated, manufactured, transported, distributed, and tested by California licensed and permitted facilities that are in full conformance with State and local laws and regulations.

### Planning-CUL

**Planning-CUL. 1**                                **Human Remains**

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

**Planning-CUL. 2**                                **Unanticipated Resources**

The developer/permit holder or any successor in interest shall comply with the following for the life of this permit.  
If during ground disturbance activities, unanticipated cultural resources\* are discovered, the following procedures shall be followed:  
All ground disturbance activities within 100 feet of the discovered cultural resource shall be halted and the applicant shall call the County Archaeologist immediately upon discovery of the cultural resource. A meeting shall be convened between the developer, the project archaeologist\*\*, the Native American tribal representative (or other appropriate ethnic/cultural group representative), and the County Archaeologist to discuss the significance of the find. At the meeting with the aforementioned parties, a decision is to be made, with the concurrence of the County Archaeologist, as to the appropriate treatment (documentation, recovery, avoidance, etc.) for the cultural resource. Resource evaluations shall be limited to nondestructive analysis.  
Further ground disturbance shall not resume within the area of the discovery until the appropriate treatment has been accomplished.  
\* A cultural resource site is defined, for this condition, as being a feature and/or three or more artifacts in close association with each other.

## ADVISORY NOTIFICATION DOCUMENT

### Planning-CUL

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

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

### Waste Resources

#### Waste Resources. 1                      Waste Advisory Notices

1. AB 1826 requires businesses and multifamily complexes to arrange for organic waste recycling

Plan: CUP200015

Parcel: 748370062

80. Prior To Building Permit Issuance

E Health

080 - E Health. 1                      E Health Clearance                      Not Satisfied

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

080 - E Health. 2                      Sewer Will Serve                      Not Satisfied

A "Will Serve" letter is required from the sewer agency serving the project.

080 - E Health. 3                      Water Will Serve                      Not Satisfied

A "Will-Serve" letter is required from the appropriate water agency.

Planning

080 - Planning. 1                      Gen - Application Fees                      Not Satisfied

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

080 - Planning. 2                      Gen - Conform to Site Plan/Parking                      Not Satisfied

The parking shall be in substantial conformance with that shown on APPROVED EXHIBITS; including three parking spaces for electric vehicles with an electrical charging station, and accommodation for 4 bicycle parking spaces.

080 - Planning. 3                      Gen - Floor Plans                      Not Satisfied

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

Transportation

080 - Transportation. 1                      TUMF                      Not Satisfied

Prior to the issuance of a building permit, the applicant shall pay the Transportation Uniform Mitigation Fee (TUMF) in accordance with the fee schedule in effect at the time of issuance, pursuant to Ordinance No. 673.

90. Prior to Building Final Inspection

E Health

090 - E Health. 1                      E Health Clearance                      Not Satisfied

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

090 - E Health. 2                      Hazmat BUS Plan                      Not Satisfied

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

Plan: CUP200015

Parcel: 748370062

90. Prior to Building Final Inspection

E Health

090 - E Health. 3                      Hazmat Clearance                      -                      Not Satisfied

Obtain clearance from the Hazardous Materials Management Division.

Planning

090 - Planning. 1                      Gen - Accessible Parking                      Not Satisfied

A minimum of four (4) accessible parking space for persons with disabilities shall be provided as shown on APPROVED EXHIBITS. Each parking space reserved for persons with disabilities shall be identified by a permanently affixed reflectorized sign constructed of porcelain on steel, beaded text or equal, displaying the International Symbol of Accessibility. The sign shall not be smaller than 70 square inches in area and shall be centered at the interior end of the parking space at a minimum height of 80 inches from the bottom of the sign to the parking space finished grade, or centered at a minimum height of 36 inches from the parking space finished grade, ground, or sidewalk. A sign shall also be posted in a conspicuous place, at each entrance to the off-street parking facility, not less than 17 inches by 22 inches, clearly and conspicuously stating the following: "Unauthorized vehicles not displaying distinguishing placards or license plates issued for physically handicapped persons may be towed away at owner's expense. Towed vehicles may be reclaimed at \_\_\_ or by telephoning \_\_\_." In addition to the above requirements, the surface of each parking space shall have a surface identification sign duplicating the symbol of accessibility in blue paint of at least 3 square feet in size.

090 - Planning. 2                      Gen - Roof Equipment Shielding                      Not Satisfied

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

Transportation

090 - Transportation. 1                      90 - TRANSPORTATION - Landscape Inspection and Drought                      Not Satisfied

Landscape Inspection and Drought Compliance

This condition applies to both onsite and offsite (ROW) landscaping:

The developer/ permit holder shall:

The developer/permit holder shall coordinate with their designated landscape representative and the Transportation Department landscape inspector to ensure all landscape planting and irrigation systems have been installed in accordance with APPROVED EXHIBITS, landscaping, irrigation, and shading plans. The Transportation Department will ensure that all landscaping is healthy, free of weeds, disease and pests; and, irrigation systems are properly constructed and determined to be in good working order. The developer/permit holder's designated landscape representative and the Transportation Department landscape inspector shall determine compliance with this condition and execute a Landscape Certificate of Completion. All landscape inspection deposits and plan check fees shall be paid.

Upon determination of compliance, the Transportation Department, Landscape Section shall clear this condition.

Waste Resources

Plan: CUP200015

Parcel: 748370062

90. Prior to Building Final Inspection

Waste Resources

090 - Waste Resources. 1 Form D – Mandatory Commercial Recycling and Organics Re Not Satisfied

Form D – Mandatory Commercial Recycling and Organics Recycling

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





# CAL FIRE – RIVERSIDE UNIT RIVERSIDE COUNTY FIRE DEPARTMENT

Shawn C. Newman - Fire Chief

Office of the County Fire Marshal (East)

77-933 Las Montañas Rd., Ste. #201, Palm Desert, CA 92211-4131

Phone (760) 863-8886 Fax (760) 863-7072

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

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DISTRICT 4

JEFF HEWITT  
DISTRICT 5

## Planning Case Conditions

**Date:** July 16, 2020

**County Case Number:** CUP200015

**Project Name:** Cannabis Retail and Distribution

**Planner:** Jay Olivas

**Reviewed By:** Chris Cox, Assistant Fire Marshal  
East Office of the Fire Marshal Responsibility

It is the responsibility of the recipient of these Fire Department conditions to forward them to all interested parties. The permit number (**as it is noted above**) is required on all correspondence.

Additional information is available at our website: [www.rvcfire.org](http://www.rvcfire.org)

Questions should be directed to the Riverside County Fire Department, Office of the Fire Marshal at 77933 Las Montañas Suite 201, Palm Desert, CA 92211 (760) 863-8886.

With respect to the conditions of approval for the referenced project, the Fire Department requires the following fire protection measures be provided in accordance with Riverside County Ordinances and/or recognized fire protection standards:

1. Construction Permits Fire Department Review: Submittal of construction plans to the Office of the Fire Marshal for development, construction, installation and operational use permitting will be required. Final fire and life safety conditions will be addressed when the Office of the Fire Marshal reviews these plans. These conditions will be based on occupancy, use, California Building Code (CBC), California Fire Code, and related codes, which are in effect at the time of building plan submittal.
2. Cannabis Facilities: Deferred submittals shall be required for Carbon Dioxide Gas Enrichments Systems and Plant Processing/Extraction Systems. Refer to the Riverside County Office of the Fire Marshal Technical Policy #TP16-004 and #TP16-005.

These conditions are preliminary and further review will occur upon receipt of construction plans. Additional requirements may be required based upon the adopted codes at the time of submittal.

**Should you have any questions, or if some items are unclear, please phone our office at 760-863-8886 and speak with Assistant Fire Marshal Chris Cox to assist you with these conditions.**



# AIRPORT LAND USE COMMISSION RIVERSIDE COUNTY

September 17, 2020

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

**CHAIR**  
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**STAFF**

Director  
Simon A. Housman

Paul Rull  
Barbara Santos

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

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

**RE: AIRPORT LAND USE COMMISSION (ALUC) DEVELOPMENT REVIEW**

File No.: ZAP1083BD20  
Related File Nos.: CUP200015 (Conditional Use Permit)  
Compatibility Zone: Zones C and D  
APN: 748-370-062

Dear Mr. Villalobos:

On September 10, 2020, the Riverside County Airport Land Use Commission (ALUC) found County of Riverside Case No. CUP200015 (Conditional Use Permit), a proposal to establish a cannabis distribution and retail dispensary facility within an existing 13,969 square foot building on 1.78 acres located easterly of Berkey Drive, westerly of Washington Street, and northerly of Varner Road, **CONSISTENT** with the 2004 Bermuda Dunes Airport Land Use Compatibility Plan, subject to the following conditions:

**CONDITIONS:**

1. Any outdoor lighting that is installed shall be hooded or shielded so as to prevent either the spillage of lumens or reflection into the sky.
2. The following uses/activities are not included in the proposed project and shall be prohibited at this site:
  - (a) Any use or activity 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 or activity 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 or activity which would generate smoke or water vapor or which would attract large concentrations of birds, or which may otherwise affect safe air navigation within the area.
  - (d) Any use which would generate electrical interference that may be detrimental to the operation of aircraft and/or aircraft instrumentation.
  - (e) Highly noise-sensitive outdoor nonresidential uses.

## RIVERSIDE COUNTY AIRPORT LAND USE COMMISSION

3. The following uses/activities are specifically prohibited at this location: trash transfer stations that are open on one or more sides; recycling centers containing putrescible wastes; children's schools; daycare centers; libraries; hospitals; nursing homes, buildings with 3 aboveground habitable floors, and hazards to flight.
4. The attached notice shall be given to all prospective purchasers and/or tenants of the property, and shall be recorded as a deed notice.
5. Any new detention basins or facilities shall be designed and maintained to provide for a maximum 48-hour detention period following the design storm, and remain totally dry between rainfalls. Vegetation in and around the detention basins that would provide food or cover for birds would be incompatible with airport operations and shall not be utilized in project landscaping. Trees shall be spaced so as to prevent large expanses of contiguous canopy, when mature. Landscaping in and around the detention basin(s) shall not include trees or shrubs that produce seeds, fruits, or berries.

Landscaping in the detention basin, if not rip-rap, should be in accordance with the guidance provided in ALUC "LANDSCAPING NEAR AIRPORTS" brochure, and the "AIRPORTS, WILDLIFE AND STORMWATER MANAGEMENT" brochure available at [RCALUC.ORG](http://RCALUC.ORG) which list acceptable plants from Riverside County Landscaping Guide or other alternative landscaping as may be recommended by a qualified wildlife hazard biologist.

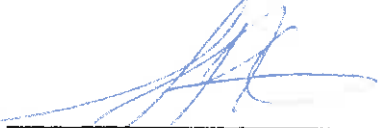
A notice sign, in a form similar to that attached hereto, shall be permanently affixed to the stormwater basin with the following language: "There is an airport nearby. This stormwater basin is designed to hold stormwater for only 48 hours and not attract birds. Proper maintenance is necessary to avoid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

6. Noise attenuation measures shall be incorporated into the design of the buildings, to the extent such measures are necessary to ensure that interior noise levels from aircraft operations are at or below 45 CNEL.
7. The project has been evaluated for 5,907 square feet of retail area, 1,623 square feet of office area, 645 square feet of storage area, 4,834 square feet of warehouse area, and 125 square feet of break room area. Any increase in building area, change or intensification of floor area usage will require review by the Airport Land Use Commission.

Supporting documentation was provided to the Airport Land Use Commission and is available online at [www.rcaluc.org](http://www.rcaluc.org), click Agendas, click 09-10-20 Agenda, Bookmark Agenda Item 3.2.

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

Sincerely,  
RIVERSIDE COUNTY AIRPORT LAND USE COMMISSION



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Simon A. Housman, ALUC Director

Attachment: Notice of Airport in Vicinity

**RIVERSIDE COUNTY AIRPORT LAND USE COMMISSION**

cc: Sean St. Peter (applicant/representative)  
Sheldon Bear – Bear Family Trust (property owner)  
Ann Goodwyn, Manager, Bermuda Dunes Executive Airport  
ALUC Case File

Y:\AIRPORT CASE FILES\Bermuda Dunes\ZAP1083BD20\ZAP1083BD20.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)

# NOTICE

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

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

IF THIS BASIN IS OVERGROWN, PLEASE CONTACT:

Name: \_\_\_\_\_ Phone: \_\_\_\_\_





# COACHELLA VALLEY WATER DISTRICT

*Established in 1918 as a public agency*

GENERAL MANAGER  
Jim Barrett

ASSISTANT GENERAL MANAGER  
Robert Cheng

CLERK OF THE BOARD  
Sylvia Bernudez

ASSISTANT GENERAL MANAGER  
Dan Charlton

August 20, 2020

Jay Olivas  
Riverside County Planning Department  
77-588 El Duna Court, Suite H  
Palm Desert, CA 92211

Dear Mr. Olivas:

**Subject: Conditional Use Permit 200015 and Development Agreement 2000005, Proposed Commercial Cannabis Facility at 39225 Washington Street, APN 748-370-082**

The project is located within the service area of CVWD for the provision of domestic water and sanitation service. The initiation of said service to this area will be subject to the satisfaction of terms and conditions established by CVWD and imposed from time to time, including but not limited to fees and charges, water conservation measures, etc.

CVWD may need additional facilities to provide for the orderly expansion of its domestic water and sanitation systems. These facilities may include pipelines, wells, reservoirs, booster pumping stations, lift stations, treatment plants and other facilities. The developer may be required to construct/install these facilities and then convey said facilities to CVWD along with the land and/or easements on which these facilities will be located. The terms and conditions for the planning, design, construction/installation, and conveyance of property interests shall be determined by CVWD pursuant to its rules and regulations as said requirements may be revised from time to time. These sites shall be shown on the parcel map as lots and/or easements to be deeded to CVWD for "CVWD public services" purposes.

This notice of domestic water and sanitation service availability only applies to the specific property for which it was issued and shall expire three (3) years from date of issuance. Unless or until all requirements for the initiation of service are met, the developer shall not be deemed to have any vested right or other commitment to receive water and/or sanitation service. In the event all of the terms, conditions, fees and charges are not satisfied on or before the expiration date, this notice shall expire. Upon expiration, the developer will be required to submit a new application and otherwise comply with any and all new or amended requirements for the provision of service as may be determined by CVWD pursuant to its rules and regulations.

Irrigation water or other discharges associated with cannabis cultivation or processing activities will only be allowed to be discharged into the CVWD sanitary sewer system if it meets prohibited and controlled discharge requirements as provided in Article IX of the CVWD

Jay Olivas  
August 20, 2020  
Page 2

Administrative Code Governing Sanitation Services. Proposed discharges from these activities are subject to inspection and approval by CVWD.

Domestic water and sanitation service remains at all times subject to changes in regulations adopted by CVWD's Board of Directors including reductions in, or suspensions of, service.

CVWD requires any business having the potential of discharging grease into a public sewer to install a grease interceptor, including a sample box, sanitary tee and running trap with cleanout, prior to any discharge to its sanitation facilities. The size of the grease interceptor will be determined and approved by CVWD prior to installation. Installation of the interceptor will be inspected and subject to approval by CVWD.

This development is subject to the County Landscape Ordinance which was adopted in accordance with the State's Model Water Efficient Landscape Ordinance and CVWD's Ordinance 1302.1 The purpose of these ordinances is to establish effective water efficient landscaping requirements for newly installed and rehabilitated landscapes. In order to ensure this development's compliance, plans for grading, landscaping and irrigation systems shall be submitted to CVWD for review prior to installation. This review is intended to promote efficient water management. However, by reviewing the plans, CVWD does not represent or warrant any amount of water or financial savings.

The project lies within the West Whitewater River Subbasin Area of Benefit. Groundwater production within the area of benefit is subject to a replenishment assessment in accordance with the State Water Code.

All water wells owned or operated by an entity producing more than 25 acre-feet of water during any year must be equipped with a water-measuring device. A CVWD Water Production Metering Agreement is required to provide CVWD staff with the authority to regularly read and maintain this water-measuring device.

This development lies within the study area of the 2010 Water Management Plan Update. The groundwater basin in the Coachella Valley is in a state of overdraft. Each new development contributes incrementally to the overdraft. CVWD has a Water Management Plan in place to reduce the overdraft to the groundwater basin. The elements of the Water Management Plan include supplemental imported water, source substitution and water conservation. The plan lists specific actions for reducing overdraft. The elements and actions described in the plan shall be incorporated into the design of this development to reduce its negative impact on the Coachella Valley groundwater basin.



Jay Olivas  
August 20, 2020  
Page 3

If you have any questions, please call Tommy Fowlkes, Development Services Supervisor, extension 3535.

Sincerely,

Carrie Oliphant  
Director of Engineering

cc: Andrew Simmons  
Riverside County Department of Transportation  
77588 El Duna, Suite H  
Palm Desert, CA 92211

Russell Williams  
Riverside County Department of Transportation  
4080 Lemon Street, 8<sup>th</sup> Floor  
Riverside, CA 92501

Mark Abbott  
Supervising Environmental Health Specialist  
Riverside County Department of Environmental Health  
Environmental Protection and Oversight Division  
47-950 Arabia Street, Suite A  
Indio, CA 92201

RM:s\Eng\DevSvcs\2020\August\DRLPZ 20-11303

File: 0163.1, 0421.1, 0721.1  
Geo. 05-06-07-3  
PZ 20-11303



## Olivas, Jay

---

**From:** Olivas, Jay  
**Sent:** Wednesday, January 6, 2021 8:48 AM  
**To:** Sean St.Peter  
**Subject:** Re: CUP200015 Commercial Cannabis Palm Desert 39225 Washington Street North of I-10  
**Attachments:** CUP 17-0017 West Coast Cannabis Club - Cannabis.pdf

Hi Sean, please see email from City of Palm Desert, since project is in City Sphere, for informational purposes only, thanks Jay

**From:** eceja@cityofpalmdesert.org [mailto:[eceja@cityofpalmdesert.org](mailto:eceja@cityofpalmdesert.org)]  
**Sent:** Wednesday, January 6, 2021 8:40 AM  
**To:** Olivas, Jay <[JOLIVAS@RIVCO.ORG](mailto:JOLIVAS@RIVCO.ORG)>  
**Subject:** RE: CUP200015 Commercial Cannabis Palm Desert 39225 Washington Street North of I-10

**CAUTION:** This email originated externally from the **Riverside County** email system.  
**DO NOT** click links or open attachments unless you recognize the sender and know the content is safe.

Hi Jay,

The City doesn't have any comments; however, I'd like to provide a sample of the Conditions the City has placed on its cannabis operators. These are standard conditions for all cannabis operators in Palm Desert and there are somewhat open conditions to enforce odor and security issues. To date, the City has not experienced any security issues at any of our approved cannabis operators.

Thanks,

### Eric Ceja

Principal Planner  
Ph: 760.346.0611 Direct: 760.776.6384  
[eceja@cityofpalmdesert.org](mailto:eceja@cityofpalmdesert.org)

**From:** Olivas, Jay <[JOLIVAS@RIVCO.ORG](mailto:JOLIVAS@RIVCO.ORG)>  
**Sent:** Tuesday, January 5, 2021 3:54 PM  
**To:** Stendell, Ryan <[rstendell@cityofpalmdesert.org](mailto:rstendell@cityofpalmdesert.org)>; Planning E-mail <[PlanningE-mail@cityofpalmdesert.org](mailto:PlanningE-mail@cityofpalmdesert.org)>  
**Subject:** Re: CUP200015 Commercial Cannabis Palm Desert 39225 Washington Street North of I-10

Mimecast Attachment Protection has deemed this file to be safe, but always exercise caution when opening files.

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Hi Ryan,

Please see attached project information in City Sphere for proposed commercial cannabis retailer store front located at 39225 Washington Street proposed in an existing building within unincorporated land. There is tentative Planning Commission Hearing on January 20<sup>th</sup> currently. If any City Planning Comments, please respond by January 18<sup>th</sup> if possible.

Kind regards,

John and Shirley Celli  
39567 Manorgate Road  
Palm Desert, CA 92211  
January 17, 2020

Riverside County Planning Department  
Attn: Jay Olivas  
PO Box 1409  
Riverside, CA 92502-1409

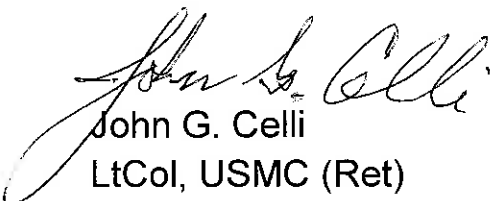
This letter is submitted in response to the Notice of Public Hearing on Conditional Use Permit No. 200015 and Development Agreement No. 2000005.


Our primary concern is with the SIGNS that will be put ON the facility as well as on Washington to advertise the location. We currently coexist (not by choice) with the bright lighting of TACO Bell as the primary "view" from our front door and windows. This situation could grow much worse based on the size and location of the SIGNS on the proposed cannabis facility. The long hours of operation and delivery will only further exacerbate this situation, especially if the signs are LIGHTED.

Traffic is another concern. There are daily times, usually after 4 p.m. when traffic barely moves. Occupants of the 70 additional parking spaces will worsen the blockage. Additional traffic could also impact the Fire Station located north of Sun City.

As to providing "community benefit" to the Western Coachella Valley, we do NOT feel that a cannabis facility will provide ANY community benefit to our community!

Thank you.

  
John G. Celli  
LtCol, USMC (Ret)

  
Shirley Celli



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

# RIVERSIDE COUNTY PLANNING DEPARTMENT

## General Application Form

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

Select the applicable Application Type(s):

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

## GENERAL APPLICATION FORM

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

Applicant Contact (BILLING CONTACT):			
Contact Person:	<b>Sean</b> <small>First Name</small>	<b>Anthony</b> <small>Middle Name</small>	<b>St.Peter</b> <small>Last Name</small>
E-mail Address:	<b>sean_stpeter@yahoo.com</b>		
Mailing Address:	<b>4231</b> <small>Street Number</small>	<b>Baloba Ave</b> <small>Street Name</small>	<b>162</b> <small>Unit or Suite</small>
	<b>San Diego</b> <small>City</small>	<b>CA</b> <small>State</small>	<b>92117</b> <small>Zip Code</small>
Daytime Phone No.:	<b>619-618-8139</b>		Mobile Phone No.: <b>619-618-8139</b>

Engineer/Representative Contact, if any:			
Contact Person:	<b>Caryn</b> <small>First Name</small>	<b>Bailey</b> <small>Middle Name</small>	<b>Bailey</b> <small>Last Name</small>
E-mail Address:	<b>cbailey@radarchitects.com</b>		
Mailing Address:	<b>1286</b> <small>Street Number</small>	<b>University Ave</b> <small>Street Name</small>	<b>137</b> <small>Unit or Suite</small>
	<b>San Diego</b> <small>City</small>	<b>CA</b> <small>State</small>	<b>92103</b> <small>Zip Code</small>
Daytime Phone No.:	<b>619-795-6522</b>		Mobile Phone No.: <b>619-991-8194</b>

Property Owner Contact:			
Contact Person:	<b>Sheldon</b> <small>First Name</small>	<b>Baer</b> <small>Middle Name</small>	<b>Baer</b> <small>Last Name</small>
E-mail Address:	<b>stages2shoot@aol.com</b>		
Mailing Address:	<b>39225</b> <small>Street Number</small>	<b>Washington Street</b> <small>Street Name</small>	<b></b> <small>Unit or Suite</small>
	<b>Palm Dessert</b> <small>City</small>	<b>CA</b> <small>State</small>	<b>92211</b> <small>Zip Code</small>
Daytime Phone No.:	<b>213-713-7000</b>		Mobile Phone No.:

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

**GENERAL APPLICATION FORM**

**PROPERTY INFORMATION:**

Assessor's Parcel Number(s):

748-370-062

Approximate Gross Acreage: 1.78

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

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

**HAZARDOUS SITE REVIEW STATEMENT**

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

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

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

**HAZARDOUS MATERIALS DISCLOSURE STATEMENT**

[Government Code Section 65850.2](#) requires the owner or authorized agent for any development project to disclose whether:

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

## GENERAL APPLICATION FORM

### AIRPORT INFLUENCE AREA/ FEDERAL AVIATION REGULATION PART 77

Is the project located within an Airport Influence Area?

Yes  No

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

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

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

### MILITARY LAND USE COMPATIBILITY

Using the [California Military Land Use Compatibility Analyst website](#), the owner or authorized agent has determined whether the project is located within 1,000 feet of a military installation, beneath a low-level flight path or within special use airspace as defined in Section 21098 of the Public Resources Code, and within an urbanized area as defined by Government Code Section 65944.

Yes  No

### WATER QUALITY MANAGEMENT PLAN INFORMATION

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

- [Santa Ana/San Jacinto Valley Region](#)
- [Santa Margarita Region](#)
- [Santa Margarita Region-Other Development Project](#)
- [Whitewater Region](#)

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

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

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

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

## GENERAL APPLICATION FORM

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

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

Y:\Planning Master Forms\Application Forms\\_General\_Application\_Form.docx  
Revised: 03/18/2020





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

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

**SUBDIVISION MAP OR USE PERMIT  
SUPPLEMENTAL INFORMATION FORM**

CHECK ONE AS APPROPRIATE:

PROJECT DESCRIPTION:
<p><i>Please provide a brief, but concise, description of the proposed project, (extra pages may be attached, if necessary). For modifications to existing approved projects, describe the existing approved project AND the proposed changes, and quantify the differences.</i></p>
<p><b>Proposed project is a Commercial Cannabis Facility to include Microbusiness with Retail sales and Distrobution. The facility is located at 39225 Washinton Street, Palm Dessert 92211 and is appropriaetly Zoned C-P-S and meets all Setback requirements to sensative uses. The existing building meets all building codes and only requires minimal Tenant Improvements and is able to be operational within months of CUP Approval.</b></p>

Check this box if submitting a Commercial Cannabis Conditional Use Permit.  
Please ensure to following the Filling Instructions for Commercial Cannabis Application.

SUBDIVISION PROPOSAL (if applicable):		
Map Improvement Schedule:	Subdivision Density:	Dwelling Units per Acre.
Number of Existing Lots:	Vesting Map:	Yes <input type="checkbox"/> No <input type="checkbox"/>
Number of Proposed Developable Lots:	Planned Unit Development (PUD):	Yes <input type="checkbox"/> No <input type="checkbox"/>
Minimum Developable Lot Size:	Sewered:	Yes <input type="checkbox"/> No <input type="checkbox"/>
Number of Proposed Non-Developable Lots ( <i>excluding streets</i> ):		

LAND DIVISION PHASING MAP PROPOSAL (if applicable):	
<b>CHECK ONE AS APPROPRIATE:</b>	
<input type="checkbox"/> Review by Advisory Agency (Minor Change)	<input type="checkbox"/> Review by County Staff (Land Division Unit Map)



**SUBDIVISION MAP OR USE PERMIT SUPPLEMENTAL INFORMATION FORM**

PROPOSED Outdoor Uses/Areas: Yes <input type="checkbox"/> No <input type="checkbox"/>		
No.*	Square Feet	Use/Function
1		
2		
3		
4		
5		
6		
7		
8		
9		
10		

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

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

**STEP 2:** This completes the required information on this Subdivision Map or Use Permit Supplemental Information Form. Please refer to the Planning Department website's Development Application page's Filing Instruction subsection to review the specific filing instructions and documentation requirements for this application, or use the links below:

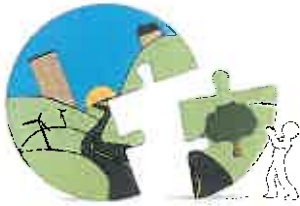
Filing Instructions for Subdivision Map Application, or

Filing Instructions for Plot Plan, Use Permit, Revised Permit, or Variance Application, or

Filing Instructions for Commercial Cannabis Application

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

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 Created: 07/01/2015 Revised: 05/27/2020



# RIVERSIDE COUNTY PLANNING DEPARTMENT

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

## DEVELOPMENT AGREEMENT SUPPLEMENTAL INFORMATION FORM

### DEVELOPMENT AGREEMENT PROPOSAL:

CHECK ONE AS APPROPRIATE:

Residential

Solar

Commercial/Industrial

Cannabis

### PROJECT DESCRIPTION:

*Please provide a brief, but concise, description of the proposed Development Agreement.*

**Adult and Medical Use Commercial Cannabis Retail Storefront with  
Delivery and Distribution.**

DESCRIBE APPLICANT'S INTEREST IN THE PROPERTY:

**Applicant is Owner of Cannabis Business and in escrow to purchase property.**

**\*NOTE:** ATTACH DOCUMENTATION VERIFYING THE APPLICANT'S INTEREST AND AUTHORIZATION TO APPLY ON BEHALF OF THE OWNER (See Section 104 of Exhibit "A" of Resolution No. 2012-047).

**DEVELOPMENT AGREEMENT SUPPLEMENTAL INFORMATION FORM**

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DESCRIBE OWNER'S INTEREST IN THE PROPERTY:

Current Owners only interest is selling property.
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**STEP 2:** This completes the required information on this Development Agreement Supplemental Information Form. Please refer to the Planning Department website's Development Application page's Filing Instruction subsection to review the specific filing instructions and documentation requirements for this application, or use the link below:

[Filing Instructions for a Development Agreement](#)

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

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Created: 07/01/2015 Revised: 03/04/2020



# RIVERSIDE COUNTY PLANNING DEPARTMENT

Charissa Leach, P.E.  
Assistant TLMA Director

## Applicant-Property Owner Signature Form

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

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

### AGREEMENT FOR PAYMENT OF PROCESSING FEES

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

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

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

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

Sean St.Peter      THE BAER FAMILY      6/9/20      6-7-20  
Printed Name of Applicant      Signature of Applicant      Date Signed  
TRUST      *[Signature]*  
 Page 1 of 4      TRUSTEE

## Applicant-Property Owner Signature Form

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

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

### AUTHORITY FOR THIS APPLICATION IS HEREBY GIVEN

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


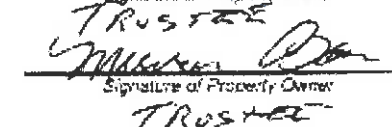
### AGREEMENT FOR PAYMENT OF PROCESSING FEES

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

### INDEMNIFICATION AGREEMENT

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

**Applicant-Property Owner Signature Form**

<u>THE BAER FAMILY TRUST</u> <small>Printed Name of Property Owner</small>	<u></u> <small>Signature of Property Owner</small>	<u>6/9/20</u> <small>Date signed</small>
<u>THE BAER FAMILY TRUST</u> <small>Printed Name of Property Owner</small>	<u></u> <small>Signature of Property Owner</small>	<u>6/9/20</u> <small>Date signed</small>

Check this box if additional persons or entities have an ownership interest in the subject property(ies) in addition to that indicated above; and attach additional completed and signed Additional Property Owner Signature Form(s) for those persons or entities having an interest in the real property(ies) involved in this application and acknowledge the Authority Given, the Agreement for Payment, and Indemnification Agreement Sections above.

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

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

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

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

**PROPERTY INFORMATION:**

Assessor's Parcel Number(s):  
748-370-062

Approximate Gross Acreage:



**Applicant-Property Owner Signature Form**

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

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Revised 04/09/2020

# Additional Submittal Requirements for Commercial Cannabis

## 1. Provide a business name and business owner name(s). **(Business Plan Attachment)**

CANNABIS 21 is a California corporation. Cannabis 21. is actively registered with the California Secretary of State.

Owner (1) Sean St. Peter

Owner (2) Tara St. Peter

## 2. Provide a statement of qualifications. **(Business Plan Attachment)**

CANNABIS 21 is jointly owned by Sean St. Peter, and Tara St. Peter. These two dedicated individuals envisioned a commercial cannabis business that would revolutionize consumer interactions within the cannabis industry, and they delivered. The St. Peter's currently own and operate two of San Diego's licensed Cannabis Retail Stores. San Diego Recreational Cannabis (SDRC) is the top producing commercial cannabis retail business in San Diego, and follows a line of successful commercial cannabis operations.



**San Diego Recreational Cannabis (SDRC)**  
**Mission Valley/5071 SF Opened February 15, 2018**  
1233 Camino Del Rio South Suite 1299 San Diego, CA 92108  
City of San Diego Conditional Use Permit No. 1846240  
Site Development Permit No. 1952275  
SDMM CUP- Project No. 523179  
BCC License No. C10-0000323-LIC



**San Diego Recreational Cannabis (SDRC)**  
**Sorrento Valley/ 3475 SF Opened December 11, 2019**  
10150 Sorrento Valley Road Suite 101 San Diego, CA 92121  
City of San Diego Conditional Use Permit No. 1927100  
Site Development Permit No. 2173348  
SDMM CUP- Project No. 545299  
BCC License No. C10-0000634-LIC

## 4. Submit a business plan.

Provide a statement demonstrating the owner/operator(s) understanding and approach to running the proposed Cannabis Cultivation business and how that approach will integrate the business into the community in which it is located. With as much detail as possible, the Business Plan should describe: **(Business Plan Attachment)**

a. Size (square-feet) of proposed facility. Include canopy area(s), areas for processing, etc.

**(Business Plan Attachment)** 13,969 Square Feet

b. Describe buildings for Indoor Cultivation & structures for Mixed Light Cultivation. **(Not Applicable)**

c. Description of day-to-day operations for all proposed uses. **(Business Plan Attachment)**

d. State Licensing Requirements. **(Business Plan Attachment)**

Receive all necessary licenses from the Bureau of Cannabis Control.

e. Hours of operation (must comply with Ordinance No. 348). **(Business Plan Attachment)**

Business allowable hours shall be from Monday – Sunday 6:00 a.m. to 10:00 p.m. per ordinance No. 348.4898. Chapter 3 Retailers, 5403 Hours of Operation Authority: Section 26013, Business and Professions Code. Reference: Section 26070, Business and Professions Code.

f. How the Cultivator will conform to Ordinance No. 348 and local and state law. **(Not Applicable)**

g. How cannabis will be tracked and monitored to prevent diversion. **(Business Plan Attachment)**

h. Describe what methods and means the Cultivator will take to ensure that the business is integrated into the community. **(Business Plan Attachment)**

i. A schedule for beginning operation, if successful in obtaining a County CUP and State License(s), including a narrative outlining any proposed construction and improvements. **(Business Plan Attachment)**

### **CANNABIS 21+** **CONSTRUCTION TIMELINE**



j. Business Plans shall include a schematic site plan that depicts the proposed lot with dimensions. (Site plans may utilize the Assessor’s Parcel Map depiction for lot boundaries. Site plans shall be to scale and include: **(Site Plan to Scale Attachment)**

I. Proposed Cannabis canopy location for Mixed Light Cultivation.

II. Processing areas.

III. Parking areas.

IV. Driveways.

V. Adjacent uses.

VI. Landscape areas, if required by zone.

VII. All existing/proposed building and uses of those buildings or structures.

5. Provide an odor abatement plan (If business is cultivation). (Business Plan Attachment)



**CANNABIS 21+**  
**CANNABIS RETAILER-STOREFRONT**  
**ODOR ABATEMENT PLAN**

**Ordinance No. 348.4898 Section 19.505 F. Nuisance Odors**

All Commercial Cannabis Activities shall be sited and operated in a manner that prevents Cannabis nuisance odors from being detected offsite.

1) An exhaust air filtration system with odor control that prevents odors from being emitted externally.

2) An air filtration system that creates negative air pressure between the Commercial Cannabis Activities' interior and exterior, so that the odors generated by the Commercial Cannabis Activity are not detectable on the outside of the Commercial Cannabis Activity

- ✓ The proposed property is a stand alone building and **does not** have interior common walkways, hallways, breezeways, foyers, lobby areas, or any other common areas shared with other tenants.
- ✓ The proposed property will not have flowering cannabis plants.
- ✓ The proposed facility will have clones for sale controlled in an environment per *section 19.505 of Ordinance 348.4898 and Bureau of Cannabis Control Regulations, Chapter 3 Retailers, 5408 Sale of Live Plants, and 5409 Daily Limits (3)*

- ✓ The proposed property will install and maintain the Titan 4000 Hydroxyl Generator to eliminate any nuisance odors.



**Titan 4000 TiO<sub>2</sub> Hydroxyl Generator 40,000 Cu Ft.**

## 6. Confirmation statement: Location meets setback requirements to sensitive uses.

(Confirmation Statement Attachment)

Riverside Co. Planning Department  
77588 El Duna Ct, Suite H  
Palm Desert, CA 92211

Re: Commercial Cannabis Conditional Use Permit Application Confirmation Statement -  
Setback Requirements to Sensitive Uses

Dear Riverside Co. Planning Department:

The proposed location at 39225 Washington St. Palm Desert, CA 92211 meet setback requirements and sensitive uses to the best of my knowledge. The Parcel Number (APN) is 748-370-062.

The proposed location at 39225 Washington St. Palm Desert, CA 92211 is,  
*Not located within 1,000 feet from any Child Day Care Center, K-12 school, public park, or Youth Center. Distance shall be measured from the nearest point of the respective lot lines using a direct straight-line measurement.*

The proposed location meets all requirements established in Ordinance No. 348.4898 Section 19.519 Cannabis Retailer Minimum Standards, General Location (A) 1,2,3, 4 and Setbacks (B) 1, 2.

Sincerely,



Sean St. Peter, OWNER

7. Confirmation statement: Location has correct Zoning to allow a cannabis use.

**(Confirmation Statement Attachment)**

Riverside Co. Planning Department  
77588 El Duna Ct, Suite H  
Palm Desert, CA 92211

Re: Commercial Cannabis Conditional Use Permit Application Confirmation Statement –  
Allowable Zoning for Cannabis Use

Dear Riverside Co. Planning Department:

The proposed location at 39225 Washington St. Palm Desert, CA 92211 is zoned C-P-S. The Parcel Number (APN) is 748-370-062.

The proposed location zone is allowed for cannabis use per Ordinance No. 348-4898 Section 19.518 Cannabis Retailer-Storefront.

*Storefront Cannabis Retailers within a permanent structure are allowed in the following zones with an approved conditional use permit in accordance with Section 18.28 of this ordinance: C-1/C-PC-P-S, I-P, MS-C, M-M AND M-H.*

Sincerely,



Sean St. Peter, OWNER

8. List all prior enforcement actions (If applicable).

(Confirmation Statement Attachment)

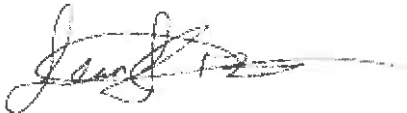
Riverside Co. Planning Department  
77588 El Duna Ct, Suite H  
Palm Desert, CA 92211

Re: Commercial Cannabis Conditional Use Permit Application Confirmation Statement –  
Prior Enforcement Actions

Dear Riverside Co. Planning Department:

The Owners Tara St. Peter and Sean St. Peter have no prior enforcement actions or proceedings taken by law enforcement or code enforcement during past or current business undertakings.

Sincerely,



Sean St. Peter, OWNER

9. Provide a neighborhood compatibility plan. (Business Plan Attachment)

The Plan shall address how the Cannabis Cultivation Business, including its exterior areas and surrounding public areas, will be managed, so as to avoid becoming a nuisance or having impacts on its neighbors and the surrounding community. Neighborhood outreach is encouraged. If you have conducted neighborhood outreach, provide a record of that outreach and a record of any neighbor feedback. If concerns have been expressed, indicate how you plan to address those.

10. Provide a preliminary safety/security plan (Plan will NOT be made publicly available).

(Business Plan Attachment)

A Preliminary Safety plan should describe the fire prevention, suppression, HVAC and alarm systems the facility will have in place. An appropriate plan will have considered all possible fire, hazardous material, and inhalation issues/threats and will have

both written and physical mechanisms in place to deal with each specific situation. Safety plan inclusions shall be applicable to the type and size of your Indoor facility or a Mixed Light facility and be consistent with the requirements of Ordinance No. 348.

A preliminary Security Plan shall include a description of security measures and a proposed schematic (floor or site plan) of the overall facility. The included floor plan or site plan shall depict canopy areas, all areas open to employees, including restrooms, production areas and areas to secure Cannabis and Cannabis Products. The Security Plan shall have details on operational security, including but not limited to general security policies for the facility. In particular, security plans should:

I. Describe the Cultivator's overall approach to operational safety as it relates to employees, customers, businesses, and the community. Security plan inclusions shall be applicable to an Indoor facility or a Mixed Light facility, as it applies and shall be consistent with the requirements of Section 19.505.N. of Ordinance No. 348.

## **11. Describe how product meets all applicable safety standards. (Business Plan Attachment)**

The application should state how the Cultivator will ensure enhanced consumer safety, including as required by State law or County Ordinance No. 348.

## **12. Describe any environmental benefits (reduced energy and/or water use, solar, etc.). (Business Plan Attachment)**

The Proposal should describe any proposed "green" Business Management Practices (BMP's) relating to energy and climate, water conservation, and materials and waste management. If no BMP's are proposed; make a statement to that effect.

## **13. Describe any proposed additional public benefits. (Business Plan Attachment)**

Per Board Policy B-9, the Proposal shall describe proposed Additional Public Benefits that the Cultivator would provide to the local community, such as, but not limited to, quantifiable employment for residents of the County, community contributions, funding for infrastructure, funding for additional Sheriff patrols, community clean-up or beautification programs, or economic incentives to the County. Examples of Additional Public Benefits could include, but are not limited to, supporting or funding community programs, employment and job training programs, local substance abuse, cannabis youth education, or domestic violence programs, or other activities that benefit the residents of the County. The County is interested in a business that can offer ongoing community benefits (including phased infrastructure improvements) and that can address the needs of the community as determined by the community. Additional Public Benefits should be quantifiable, and should identify whether the benefits offered will create any burdens on County resources. Said Additional Public Benefits shall be in addition to any mitigation or development impact fees required to be paid for the commercial cannabis activity under state law and County ordinances.

## **14. Background Check for each Owner/Principal and Employee. (Background Check Form Attached)**

Use the Commercial Cannabis Background Check Form available on the Planning Department's webpage (<https://planning.rctlma.org/Development-Process/Applications>).



Sean St. Peter  
4231 Balboa Ave #162  
San Diego, CA 92117  
June 05, 2020

Riverside Co. Planning Department  
77588 El Duna Ct, Suite H  
Palm Desert, CA 92211

Re: Commercial Cannabis Conditional Use Permit Application Confirmation Statement -  
Setback Requirements to Sensitive Uses

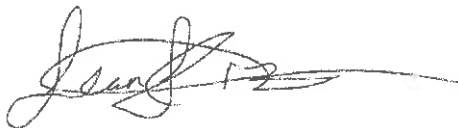
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Sincerely,

A handwritten signature in black ink, appearing to read 'Sean St. Peter', with a long horizontal flourish extending to the right.

Sean St. Peter, OWNER

Sean St. Peter  
4231 Balboa Ave #162  
San Diego, CA 92117  
June 05, 2020

Riverside Co. Planning Department  
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Re: Commercial Cannabis Conditional Use Permit Application Confirmation Statement –  
Allowable Zoning for Cannabis Use

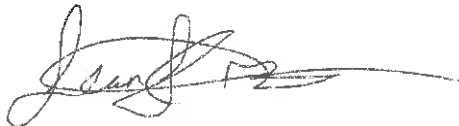
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*Storefront Cannabis Retailers within a permanent structure are allowed in the following zones with an approved conditional use permit in accordance with Section 18.28 of this ordinance: C-1/C-PC-P-S, I-P, MS-C, M-M AND M-H.*

Sincerely,

A handwritten signature in black ink, appearing to read "Sean St. Peter", with a long horizontal flourish extending to the right.

Sean St. Peter, OWNER

# **Cannabis 21+**

## **Business Plan Cannabis Retail Storefront**

### **Existing Locations:**

1299 Camino Del Rio S, San Diego CA 92108

10150 Sorrento Valley Rd #110, San Diego CA 92121

# Table of Contents

<b>I.</b>	<b>Introduction</b> .....	<b>5</b>
<b>II.</b>	<b>Business Description</b> .....	<b>5</b>
	<b>A.</b> Ownership .....	<b>5</b>
	1. Sean St. Peter –Co- Owner and CEO.....	<b>5</b>
	<b>B.</b> Managers.....	<b>6</b>
	1. Tara St. Peter– Co-Owner and Operations Manager .....	<b>6</b>
	2. Additional Business Manager Positions of Cannabis 21+.....	<b>7</b>
	<b>C.</b> Additional Personnel.....	<b>8</b>
	1. Budtenders .....	<b>8</b>
	2. Security Personnel.....	<b>8</b>
	<b>D.</b> Corporate Structure .....	<b>8</b>
	<b>E.</b> Hours of Operation .....	<b>9</b>
	<b>F.</b> Business Model.....	<b>9</b>
	<b>G.</b> Location .....	<b>9</b>
<b>III.</b>	<b>Capital Improvements</b> .....	<b>10</b>
	<b>A.</b> Construction.....	<b>10</b>
	<b>B.</b> Equipment .....	<b>10</b>
	<b>C.</b> Fixtures .....	<b>10</b>
	<b>D.</b> Security Systems and Fire Protection .....	<b>10</b>
<b>IV.</b>	<b>Alignment with Riverside County Strategic Plan</b> .....	<b>10</b>
	<b>A.</b> Operational Excellence .....	<b>11</b>
	<b>B.</b> Economic Vitality .....	<b>11</b>
	<b>C.</b> Healthy Community .....	<b>12</b>
	<b>D.</b> Strong and Secure Neighborhoods.....	<b>13</b>
	<b>E.</b> Connected Community .....	<b>13</b>
<b>V.</b>	<b>Cannabis 21+’s Retail Storefront Plan</b> .....	<b>14</b>
	<b>A. Retail Storefront Operations</b> .....	<b>14</b>
	1. Initial Experience and Atmosphere for Patrons .....	<b>14</b>
	2. Entry Procedures and Management .....	<b>14</b>
	3. Sales Transaction Experience .....	<b>15</b>
	<b>B. Our Best Practices</b> .....	<b>15</b>
	1. Educated and Well-Trained Management and Staff.....	<b>15</b>
	2. Effective Operating Employment Schedule.....	<b>16</b>

3.	Enhanced Patron Safety .....	16
4.	Daily Sales Limits .....	16
5.	Enhanced Product Safety .....	17
6.	Cash Management.....	17
7.	Secure Inventory Storage .....	18
C.	Diversion Prevention .....	18
D.	<b>Cannabis Waste Management Plan</b> .....	19
1.	Cannabis Waste Management.....	19
2.	Cannabis Waste Transportation .....	19
E.	<b>Facility Layout</b> .....	20
<b>VI.</b>	<b>Point-of-Sale and Inventory Management</b> .....	<b>21</b>
A.	<b>Point-of-Sale Tracking</b> .....	21
B.	Inventory Management .....	21
C.	<b>Tracking to Prevent Diversion</b> .....	21
<b>VII.</b>	<b>Product</b> .....	<b>22</b>
<b>VIII.</b>	<b>Market Analysis</b> .....	<b>22</b>
A.	Market Size .....	23
B.	Target Market.....	23
C.	Competitive Advantage .....	23
1.	Loyal Customer Base .....	24
2.	Premium Relationships .....	24
3.	Targeted Innovation .....	24
<b>IX.</b>	<b>Marketing and Advertising</b> .....	<b>25</b>
A.	Marketing and Advertising .....	25
B.	Compliance with Cannabis Advertising Laws and Regulations.....	25
<b>X.</b>	<b>Safety and Security Plan</b> .....	<b>26</b>
<b>XI.</b>	<b>Labor and Employment Plan</b> .....	<b>26</b>
A.	Local Hiring Plan.....	26
1.	Benefits of Local Hiring Practices .....	27
B.	Application Process .....	27
C.	Compliance with Riverside County Cannabis Ordinance .....	27
D.	Preliminary Training and Education .....	28
1.	Onboarding Training Topics .....	29
2.	Continuing Education and Training.....	29
E.	Exemplary Security and Employee Training .....	29

1.	Security and Safety Measures .....	30
2.	Security Training .....	30
3.	Comprehensive Employee Training .....	30
<b>F.</b>	<b>Adequate Staffing .....</b>	<b>33</b>
1.	Key Personnel .....	34
2.	Shift Scheduling.....	34
3.	Over-Staffing Procedures.....	35
4.	On-Call Employees .....	35
<b>G.</b>	<b>Collective Bargaining Rights .....</b>	<b>35</b>
<b>H.</b>	<b>Promotion and Career Growth .....</b>	<b>35</b>
<b>I.</b>	<b>Additional Benefits .....</b>	<b>35</b>
1.	Health Insurance Contribution.....	35
2.	Paid Sick Leave.....	36
3.	Workers Compensation Insurance .....	36
<b>XII.</b>	<b>Financials .....</b>	<b>37</b>
<b>A.</b>	<b>Available Liquid Assets .....</b>	<b>37</b>
<b>B.</b>	<b>Estimated Revenues and Expenses .....</b>	<b>37</b>
<b>XIII.</b>	<b>Operational Launch Timeline.....</b>	<b>46</b>
<b>A.</b>		
<b>B.</b>	<b>Security Plan .....</b>	<b>47</b>

## **I. Introduction**

Cannabis 21+ is pleased to present this business plan demonstrating why it should be awarded a retail license in the City of Wildomar. Cannabis 21+ has years of experience in the cannabis industry and is eager to bring its expertise, and reputation for excellence, to Wildomar.

Since the initial passage of Proposition 64, the State of California has been working towards developing a safe and efficient regulatory framework for the commercial cannabis industry. Our state government, local governments, cannabis industry leaders and advocates, and successful business owners have been working together to ensure that the industry's foundation is built in a way to create economic success, while developing and advancing a trusting and ethical profession. We are delighted that the City of Riverside County has joined this movement and has provided an opportunity for legally licensed Commercial cannabis Businesses to bring regulated, safe, and laboratory-tested cannabis goods to the marketplace.

The following business plan and overall strategy is the culmination of years of experience. At Cannabis 21+ we have had the opportunity to be at the forefront of cannabis legalization and have honed our best practices through trial and error. We can confidently say that our acumen in the industry is well-reflected by the following practices and policies, and we look forward to working with the City of Riverside County to further its growth and development.

## **II. Business Description**

Cannabis 21+ is submitting this Commercial Cannabis Activity application for a retail storefront. Cannabis 21+ will obtain all the necessary cannabis permits, building permits, and any other local certifications required by the City of Wildomar. Cannabis 21+ will also obtain all state required licenses, permits, and certificates from the State of California's Bureau of cannabis Control (BCC), as well as all other state agencies that require cannabis-related permits. Cannabis 21+ is committed to building strong relationships with the City and its residents to enhance our neighborhood and contribute to its growth. We believe that our track record of success in opening and operating Commercial cannabis Businesses will continue, making Cannabis 21+ a true asset to the City of Wildomar.

### **A. Ownership**

Cannabis 21+ is jointly owned by Sean St. Peter, and Tara St. Peter. These two dedicated individuals envisioned a commercial cannabis business that would revolutionize consumer interactions within the cannabis industry, and they delivered. Cannabis 21+ is the top producing commercial cannabis retail business in San Diego and follows a line of successful commercial cannabis operations that the St. Peter's have opened and run over the past eight years.

#### **1. Sean St. Peter –Co- Owner and CEO**

Mr. St. Peter is a born-leader and driven entrepreneur with twelve years of cannabis industry experience. Mr. St. Peter is a United States Navy Combat Veteran who served in Iraq

and Kuwait in 2003. After leaving the armed forces, Mr. St. Peter turned his sights to the business world. He has successfully built and managed companies from the ground up through strategic partnerships, incredible attention to detail, and a keen eye for market opportunities.

Mr. St. Peter has been instrumental in opening and running four licensed commercial cannabis businesses since 2007. His oversight and development have resulted in multi-million-dollar growth in the cannabis industry from California to Washington.

At Cannabis 21+, Mr. St. Peter will serve as the company's Chief Executive Officer. He will manage the company, provide strategic oversight, develop sales and productivity goals, help to manage the business's budget, handle all decision making functions, maintain social responsibility practices, and act as Cannabis 21+'s public face of its operations. Mr. St. Peter believes in principled leadership and will always stand firmly behind all company policies and practices during Cannabis 21+'s operations.

## **B. Managers**

### **1. Tara St. Peter– Co-Owner and Operations Manager**

Ms. St. Peter has been heavily involved in the cannabis industry since 2010. Drawing on a background overseeing payroll and data management systems for Cricket Communications, and the University of San Diego; her highly organized managerial experience provides critical structure to every business she has been involved in. Mrs. St. Peter's truly adds value to everything she does. During her time operating three other dispensaries, she has implemented numerous employee training, date management, and record-keeping systems that streamline compliance with State and local laws and regulations. As Cannabis 21+'s Operations Manager, Ms. St. Peter will ensure that our business operates with maximum efficiency and productivity.

Ms. St. Peter will be responsible for overseeing Cannabis 21+'s day-to-day operations. She will design and implement business operations and strategies; establish policies that promote Cannabis 21+'s company culture and vision and oversee the management teams' operations. Ms. St. Peter will also evaluate employee performance, assist the CEO in fundraising and community outreach initiatives, manage relationships with vendors, and develop policies to encourage maximum employee performance and dedication.

### **2. Additional Business Manager Positions of Cannabis 21+**

Although these positions are not yet filled by designated individuals, Cannabis 21+, if selected, intends to create the following manager positions for our team:

#### **a) Security Manager/Consultant**

Cannabis 21+ will hire a Security Manager to oversee our security personnel and regularly review our security measures to determine any room for improvement. Our Security Manager will hold weekly security meetings to review the prior week's performance and institute any proactive measures that management deems necessary to enhance Cannabis 21+'s security. The Security Manager will also provide weekly logs to our General Manager discussing security performance and providing detailed accounts of any incidents that occurred during the prior week.



b) **Shift Manager**

Cannabis 21+ will have a Shift Manager present during the morning and afternoon operational shifts. The Shift Manager will oversee the Floor Managers and will ensure maximum operational efficiency. The Shift Manager is responsible for replacing cash drawers for our budtenders during their shifts, and appropriately recording all cash totals for the vault. The Shift Manager also oversees all security personnel and facilitates rapid response in the event of an emergency.

c) **Floor Manager**

Cannabis 21+ employs two Floor Managers per shift. The Floor Managers are tasked with overseeing the budtenders as they interact with customers. Should any customer be displeased with an aspect of our service, the Floor Manager will serve as the initial point-of-contact to resolve the issue. In addition, Floor Managers communicate directly with the Shift Manager to ensure that budtenders have adequate change in their cash drawers, coordinate cash drops, and ensure that products remain stocked throughout our hours of operations.

**C. Additional Personnel**

1. **Budtenders**

Cannabis 21+ will employ “budtenders” which are akin to the sales associates for commercial cannabis businesses. Our budtenders are responsible for maintaining extensive product knowledge of all our Cannabis and Cannabis Products, and they are the main point-of-contact for all our customer interactions. Budtenders are highly trained in a broad range of customer service skills, security measures, and cash-handling policies. In addition, our budtenders are responsible for the following:

- Cash drawer limits
- Communicating to Floor and Shift Managers about Cannabis Product displays
- Patron identification and information cataloguing
- Cash-handling
- Check-out procedures
- Exit-bagging
- Product uses and specifications
- Notification of daily sales limits
- Patron communication and promotional offerings

2. **Security Personnel**

As detailed more fully in the Safety and Security Measures Plan attached below, Cannabis 21+’s security guards are primarily responsible for the implementation of our security measures. Security personnel monitor the cannabis business premises, verify appropriate age identification, assist in the event of emergency response, and maintain incident reports. Our security personnel receive weekly trainings in compliance and prevention measures throughout our operations.

**D. Corporate Structure**

Cannabis 21+ is a California corporation. Actively registered with the California

**E. Hours of Operation**

Our regular business hours shall be established within the BCC’s permitted hours of operation from 8:00 a.m. to 10:00 p.m.

**F. Business Model**

Cannabis 21+’s business model focuses on the needs of each individual consumer from the moment they set foot in our door, to the moment they leave. We understand that the newly regulated cannabis industry is unfamiliar territory for most consumers; therefore, we emphasize the need for individualized attention to each patron with a premium on education about our product offerings and uses. Our business model allows Cannabis 21+ to guide its patrons through the cannabis industry and our friendly attention creates a welcoming environment.

The second major focus of Cannabis 21+’s business model is how we can become the most profitable business partner for the community we serve, such that we are enabled to give back in meaningful ways. Cannabis 21+ is committed to furthering the City’s sustainability goals and to enhancing the community with support for integral programs and policies. This effort starts with our dedicated ownership and management team leading by example and setting a standard for excellence in the entirety of our operations.

**G. Location**

Our location is ideal for a commercial cannabis retail storefront business because it is located within a vibrant commercial corridor in Riverside County near to other commercial uses and sufficiently distant from residential communities. The proposed retail storefront space is a stand-alone building, centrally located, with adequate public transportation and a pedestrian friendly environment. Our proposed location also provides ample parking for its employees and expected patron traffic, as well as bicycle storage facilities to encourage



alternative transportation methods. This ideal combination will mitigate the risk that our storefront will create a nuisance to any of our surrounding business neighbors.

In addition, our location will benefit our neighboring business owners. Consumers who are drawn to our retail location will also patronize our surrounding businesses and contribute to their growth. Cannabis 21+ will complement the business

neighborhood by maintaining a professional exterior appearance, free from obstructions, and regularly monitored for unlawful activity. Our retail storefront will bring with its additional safety and security to its surrounding businesses, with a tasteful design and environmentally friendly landscaping to improve upon the appearance of the retail space.

### **III. Capital Improvements**

#### **A. Construction**

Our construction plan includes using “green” building practices whenever possible in our customer buildout of the building. As the leaseholder we will make significant capital improvements to the interior space. A high-sales volume cannabis retail storefront must be designed to allow for proper customer flow both within the building and outside of the building. Back office space must be built to allow for a secure inventory room to store and secure cannabis and cash management. A secure reception area is also required. Exterior spaces will require the installation of odor control systems and other items that will need to be added according to building codes.

#### **B. Equipment**

Equipment required includes computers and associated accessories, electronic identification verification systems, air conditioning and heating systems, odor control and ventilation. We will install a secured vault to store cash and cannabis product.

#### **C. Fixtures**

All fixtures in the space will be new including restrooms. Interior display cases and proper lighting suitable for a retail store will be added. Exterior fixtures include lighting and landscaping that will meet the highest standards of energy efficient and reduced water use.

#### **D. Security Systems and Fire Protection**

The proper design and installation of the security systems include commercial-grade locks and doors, alarm system with panic buttons, video surveillance cameras and recording equipment. Security system installation requires significant electrical wiring. Cannabis 21+ selects the highest level of security products available. Fire equipment will be installed to the highest level of building requirements.

### **IV. Alignment with Riverside County Strategic Plan**

Riverside County has worked diligently to ensure the vitality of its community by bringing smart business development to the City. Placing a premium on qualitative objectives and strategic growth will lay the foundation for future success. At Cannabis 21+, we understand the importance of this comprehensive framework, which is why we will ensure that our business operations are aligned with Wildomar’s five core goals, namely: Operational Excellence; Economic Vitality; Health Community; Strong and Secure Neighborhoods; and a Connected

Community. In developing all of our plans, from security to hiring processes, Cannabis 21+ has been mindful of these five critical objectives to assure that, as a business, we will be nothing but a beneficial asset to the City and its community members.

#### **A. Operational Excellence**

A core principle of Cannabis 21+'s business model is to take responsibility for the direction of our company starting from the ground up. We believe that a company's success is inextricably tied to the quality of its team members and our ability to look internally in a constant search for ways in which we can improve.

First, Cannabis 21+ seeks to hire employees of the highest caliber. Cannabis 21+ looks for more than just experience in a team member, we also look for: integrity; evidence of personal development; strong character; and collaborative mindsets. Our business runs smoothly when our employees and managers operate as one cohesive unit to leave a positive impression on everyone we serve. Our highly selective process has earned Cannabis 21+ a reputation for excellence that now attracts premium candidates to join our team.

Second, Cannabis 21+ utilizes new and emerging technologies to provide secure, efficient, information to not only our business, but also to State and local government and regulatory agencies. This technology facilitates business growth and demonstrates compliance with laws, and an inside view on the trajectory of the commercial cannabis industry.

Third, Cannabis 21+ is constantly looking for ways in which it can improve its business and better serve the communities in which we operate. We set quarterly performance objectives and hold monthly meetings to determine areas for improvement. In addition, we aim to recognize exemplary employee and management performance, which in turn adds to job satisfaction and greater employee retention.

Fourth, at Cannabis 21+ we pride ourselves in excellent customer service. We passionately believe that no patron who enters our retail storefront should ever feel like just another number. Our employees create a welcoming environment in which newcomers and returning customers alike are given the time and attention they deserve. We never pressure our budtenders to focus on sales numbers, but instead on quality interactions. As the cannabis industry grows, people will want to return to businesses where they feel valued; and we provide that value with knowledgeable, friendly staff, who tailor each patron's experience to fit their individual needs.

Finally, Cannabis 21+ places a precedent on public trust. With so many unknowns about the cannabis industry, Cannabis 21+ aims to be a guide, capable of demonstrating what a professionally run commercial cannabis business ought to be like. Whether we are standing by the quality of our products, or the transparency of our operations, consumers and public officials alike will soon find that Cannabis 21+ is a name it can trust.

#### **B. Economic Vitality**

The fact that Cannabis 21+ is currently applying for an opportunity to operate a legal commercial cannabis business in the City of Wildomar, is just the first of many steps we will take in contributing to the City's economic vitality. Cannabis 21+ hopes to bring a lucrative business to

the City of Riverside County which will provide significant tax revenue which can be reinvested into the City in a myriad of ways.

Cannabis 21+ will also contribute to a prosperous business environment by providing quality employment opportunities for residents. Not only will our retail location need to be adequately staffed, but we will also contribute to local employment by hiring local contractors, engineers, and service industry professionals throughout construction and implementation of Wildomar's regulatory requirements.

When Cannabis 21+ opens, it will provide a diversity of product offerings new to the Riverside County area. Expansion into the commercial cannabis industry has proved to be incredibly lucrative for cities across California over the last year and Cannabis 21+ looks forward to contributing to Riverside County in the same way. We hope that the success of our business will facilitate the growth of the businesses surrounding ours and provide a conduit through which the community is enhanced by greater diversity and involvement.

### **C. Healthy Community**

Promoting overall community health and wellness is important to Cannabis 21+. We will contribute to a healthy Riverside County with several community outreach programs and internal policies that demonstrate our commitment to both individual and environmental health.

First, we actively encourage our employees to find alternative transportation methods to work. Reducing vehicle traffic and congestion improves air quality, reduces our carbon footprint, and in some cases has added health benefits. One such area with added health benefits, is our employee compensation plan for bicycle services and repairs. Our employees will benefit from biking to work while simultaneously improving their cardiovascular health. In addition, we also provide our employees with discounted trolley and bus passes to encourage ridership.

Second, we facilitate the health of our veteran community through outreach at local veteran's associations and organizations. The veteran community is at high risk for opioid abuse and overdose, and at Cannabis 21+ veterans are near and dear to our heart. We offer discount programs especially for veterans and we pay particular attention to education about healthy lifestyle alternatives for coping with pain and trauma.

Third, Cannabis 21+ is committed to being a CLEAN Business ambassador within the community. Our dedication to Wildomar's environmental well-being can be seen in our waste reduction strategies, clean energy improvements, and support for local conservation efforts. Cannabis 21+ will use sustainable building materials, and environmentally conscious business practices.

Finally, our employees will be encouraged to join us in participating in local organizations that are promoting the health of our community. Whether through participation in a beach clean-up, a Walk Bike Riverside County event, or volunteering time with a local non-profit; Cannabis 21+ will contribute to our City's health in several ways.

#### **D. Strong and Secure Neighborhoods**

Cannabis 21+ understands that many community members have voiced concerns about the safety of their homes and neighborhoods considering impending commercial cannabis activity. However, Cannabis 21+ will position itself as a strategic partner with the City of Wildomar, to improve the community's perception of cannabis businesses and implement safety and security measures that will benefit its surrounding neighborhood.

At Cannabis 21+ we will foster open lines of communication with local law enforcement, fire and emergency response teams, as well as individual community members themselves. We regularly provide open forums for citizens to voice their concerns they may have regarding our business, and our community relations contact is available day and night to address these concerns and provide practical solutions. The community relations contact information will be posted on our website and on the front of the building if allowed by Wildomar's design ordinances.

In addition, we will work closely with the City of Riverside County to make sure our operations comply with all safety and security codes, in addition to providing convenient access for all City inspections and audits. We have also designed extensive security training programs, and operational measures to improve preventative safety precautions as well as foster rapid response times in the event of an emergency.

As a result, Cannabis 21+ is well-prepared to handle any emergency that may arise on, or near, its business premises. Our employees will be well-versed in our safety policies and measures, and our security personnel are aided by state-of-the-art security technology to effectively monitor, isolate, and respond to any situation. Our commitment to state and local compliance, along with our extensive safety and security preparedness measures, are sure to leave our neighborhood in greater safety and security than we found it.

#### **E. Connected Community**

Cannabis 21+ fosters an environment of civic engagement. All Cannabis 21+ employees are encouraged to participate in community outreach programs and are given the opportunity to perform volunteer work for local non-profits, with their wages paid by Cannabis 21+. In addition, Cannabis 21+ regularly fundraises for local non-profits and community organizations to support community initiatives designed to improve the overall quality of life in Wildomar. We honestly believe in supporting local businesses and citizens as they identify ways to improve our community.

We also find ways to connect with our community through our daily operations. Cannabis 21+ will always try to hire locally, promote sustainable business practices, and enhance our civic engagement. At Cannabis 21+, we will lead by example with CLEAN Business alternatives, native landscaping, and clean energy. Finally, Cannabis 21+ will provide an outlet to local veteran's chapters and organizations to find a sense of community, and a business that understands and meet their unique needs. Cannabis 21+ looks forward to becoming a trusted community member that enhances the spirit and diversity of Wildomar.

## V. Cannabis 21+'s Retail Storefront Plan

At Cannabis 21+ we provide a retail experience unlike any other commercial cannabis business. We are focused on meeting consumers' needs by acting as their guide to all things cannabis. Our wide variety of product offerings are complimented by extensive informative material regarding different cannabis uses, benefits, and intended effects. In our experience, we have found that our patrons return to us on a regular basis due to the quality of our customer service, and our easy and efficient retail environment.

Cannabis 21+ is nothing if not thorough. We have taken the time to research and implement industry wide best practices and modified our daily operations to achieve total compliance with Wildomar's regulatory framework. The result is a business that delivers. With Cannabis 21+, Riverside County can expect a professionally run business, with the acumen and drive to become a significant asset to this community

### A. Retail Storefront Operations

#### 1. Initial Experience and Atmosphere for Patrons

Adult-use cannabis is still in its infancy, which means a large portion of our consumer base is unfamiliar about the cannabis and cannabis products we offer. In addition, the general consumer is unaware of the regulatory framework that governs commercial cannabis businesses. From the outset, Cannabis 21+ has been focused on creating an inviting space where patrons will not be intimidated to ask questions and educate themselves about recreational cannabis.

Cannabis 21+ provides informational material, and point-of-sale marketing and advertising for a wide array of cannabis Products. Patrons can educate and familiarize themselves with in-depth product information to inform their choices and explore the various methods of consumption. From there, patrons can then discuss their options with our dedicated budtenders. These employees are passionate about their role in guiding patrons through the numerous options available to them and take pride in building relationships with local community members. Whether patrons are here for their first time, or returning to explore new products, they will always feel welcome and valued at Cannabis 21+.

#### 2. Entry Procedures and Management

Patrons that come to Cannabis 21+'s retail storefront will enjoy entrance to our sales floor display area, unencumbered by burdensome check-in procedures and inefficient waiting rooms. Cannabis 21+'s check-in procedures are fully compliant with all State and local laws and regulations; however, by removing the usual waiting room procedures we shave at least ten minutes off of our transaction times, and allow our patrons the ability to explore our sales floor at their leisure. Our unique business model allows for the maximum number of customers inside the store and prevents lines outside of our facility.

##### a) Electronic Identification Verification System

The check-in process and entrance into the retail area will consist of proper verification procedures conducted by Cannabis 21+. Security personnel will use a

TokenWorks ID Scanner, with instant age, and identification verification. Our TokenWorks scanners, in addition to our Proteus software, allow us to properly identify our twenty-one and over patrons, and store tracking information for audit and inspection purposes.

To enter our retail storefront, a patron will present their government-issued identification card to ensure its authenticity. The identification must include the patron's photograph, date of birth, and physical description. Once verified, the ID scanners will automatically populate the information from the identification and store it in our system. Our technology is fully equipped to detail patron order information and calculate daily sales limits.

### 3. Sales Transaction Experience

Once a patron is properly checked in and their identification has been verified, the patron will enter our retail sales floor. Our retail experience is unique, in that all our product offerings are displayed at individual stations where patrons can interact with our budtenders, and check-out their purchases at the same place. Our budtenders are highly trained with extensive product knowledge and are happy to help our customers navigate the cannabis offerings.

Cannabis 21+ is also concerned with tailoring each patron's experience to meet their needs. Budtenders will educate our patrons on the different strengths, characteristics, and consumption methods of our products. Once a patron has decided on the products they would like to purchase, their budtender will proceed with the transaction and exit-bagging right at their station. All patrons will then be given the opportunity to sign up for a returning patron rewards program if they so desire. This is just one way we show our patrons how much we appreciate their business and encourage their future return.

#### B. Our Best Practices

Cannabis 21+ has years of experience in the cannabis industry, which has allowed us to determine and implement our "best practices." The following are just some of the examples of what sets Cannabis 21+ apart from other commercial cannabis businesses.

##### 1. Educated and Well-Trained Management and Staff

As explained in more detail within our Labor and Employment Plan section below, Cannabis 21+ takes the training of its employees very seriously. We are confident that our labor and employment plan will meet and exceed the requirements and expectations set forth by the City of Wildomar. In addition, our employees receive regular training updates to improve their knowledge base of our products and to keep fresh in their minds our safety and security measures. Our security team also receives weekly training on our security measures, and a full review of our security performance over the past week.

Cannabis 21+ also understands that retaining quality employees is best achieved through team building and recognition of employee's efforts. Our team-oriented environment makes the workplace feel like a second home to our employees, and we foster these relationships through team outings in addition to our philanthropic activities. Finally, our management and staff undergo regular compliance trainings as new cannabis laws and regulations are implemented. We always aim to provide the most up-to-date information to our patrons regarding the cannabis



industry, and our cannabis products. Cannabis 21+'s management team and employees, take pride in setting the standard for excellence in our industry.

## 2. Effective Operating Employment Schedule

Cannabis 21+ has surveyed the peak times of commercial cannabis operations and found that staggering our budtender shifts allows us to provide adequate staffing at peak operational hours. Our managerial shifts will be split into two: a morning shift and an afternoon shift. Each shift will have more than adequate staffing, including several on-site managers to ensure efficient operations. Finally, Cannabis 21+ will always maintain its operations within the hours permitted by law and necessitated by our patrons. During times of elevated commercial activity, Cannabis 21+ accounts for these influxes by staffing additional budtenders and security guards. In this way, Cannabis 21+ provides a consistently high-quality customer experience.

## 3. Enhanced Patron Safety

Our safety and security measures are designed to prevent the occurrence of hazardous situations, and plan for emergencies should they arise. Cannabis 21+ will undergo a variety of measures that will increase patron safety within and around our facility. As described more extensively in our Security Plan and Measures, Cannabis 21+ will work closely with local security professionals to ensure that we have top security personnel and state-of-the-art security equipment.

Cannabis 21+'s security personnel will be primarily responsible for ensuring patron safety within our store. Security personnel monitor points of ingress and egress to ensure only authorized individuals are permitted to enter. Security personnel are also trained to identify suspicious activity and provide rapid response to mollify potentially dangerous situations. In addition to extensive security training, we will also install panic buttons, video surveillance systems, sensors, and alarms to indicate emergency situations.

Cannabis 21+ will also rely on its employees and managers to provide security for our retail location by training all staff about our preventative and emergency measures. Our employees are trained to notify management of any questionable activity without hesitation. Cannabis 21+ also maintains a strict policy of documenting any incidents that should arise and partnering with local law enforcement whenever necessary to ensure the safety and security of our patrons.

## 4. Daily Sales Limits

Compliance with all State and local laws and regulations is of the utmost importance. Cannabis 21+ uses Proteus software to assist us in verifying that we do not sell more than the maximum daily limit imposed on cannabis consumers. Cannabis 21+ will never sell more than 28.5 grams of non-concentrated cannabis; eight grams of cannabis concentrate; and six immature cannabis plants in a single day to a single patron. If a person has reached, or is nearing their daily limit, our system will notify our employee and the employee will kindly inform the patron that they have reached or exceeded their daily limit and we will be unable to complete their transaction at this time. This is yet another area where knowledge of cannabis law, aids our employees to create the best customer experience possible, because they can inform the patron of their daily limit before the patron has decided which purchases, they intend to make. This system also provides peace of

mind to auditors and inspectors because the consumer purchase information can be easily accessed and retrieved upon request.

#### 5. Enhanced Product Safety

Cannabis 21+, as a retail storefront, will receive all its cannabis and cannabis products in child resistant, tamper proof packages. Thus, the quality assurance and product testing will occur prior to receiving it at our storefront. However, Cannabis 21+ is committed to providing the best products to our patrons. Consequently, we will only conduct business and form relationships with other licensed manufacturers and distributors that share our same product and customer values. We will also integrate our own quality assurance review by inspecting the packaging and labeling of all products we receive. If any suspicions should arise during the inspection, the licensee who delivered the product will be notified, and the product will not be offered for sale and handled until any perceived deficiencies have been remedied.

#### 6. Cash Management

##### a) Patron Sales Transaction

Cannabis 21+'s employees are extensively trained on our cash handling procedures. Because the commercial cannabis industry is a primarily cash-based business, Cannabis 21+ has taken steps to ensure diversion prevention and improve the storefront's security.

All cash drawers are regularly monitored throughout our hours of operation. Cash drawers will not be permitted to carry more than \$2000 in cash change at any one time. Floor managers will pull drawers that reach the \$2000 limit and replace the drawer with a drawer containing \$50 in low denomination bills to make change. Each time that a drawer is pulled during a budtenders shift, the cash drop will be counted and held in that employee's name. At the end of each budtenders shift, management will calculate the total sales reflected in our point-of-sale tracking system, against the amount in the cash drawer, to ensure that there are no discrepancies in the cash total amounts. Any discrepancy greater than \$10 dollars will require immediate review and management will take any corrective action necessary.

Prior to accepting payment from a patron, all budtenders will verify that the money is not counterfeit in accordance with Cannabis 21+'s counterfeit money policy described below. Cannabis 21+ employees understand that they are accountable for the totals in their drawers and take all reasonable efforts to ensure honesty in our daily transactions. Should an employee identify or otherwise suspect a counterfeit transaction, they are trained to notify management immediately. Cannabis 21+ has great trust in the responsibility and integrity of our employees.

##### b) Cash Vault Transactions

Cannabis 21+ will have a designated and secured vault for our cash holding purposes. This vault will be within the limited-access secure storage room on Cannabis 21+'s premises that will only be accessible by authorized employees of Cannabis 21+. Access to the vault will be restricted to authorized Cannabis 21+ management only, and only those individuals will have the appropriate keys and access codes to open the vault. Cannabis 21+ keeps meticulous records of all our cash vault transactions, including who has made a cash drop or withdrawal, the date, time, and purpose of the

transaction, and the individual's signature. All transactions will then be reviewed on a bi-weekly basis by an owner of Cannabis 21+.

In addition, all withdrawals from the vault must first be approved by the general manager, or an owner at Cannabis 21+. The withdrawal record must also include a form demonstrating the prior approval for the withdrawal and the signature of the general manager or owner who approved it. During all cash vault transactions, Cannabis 21+ security personnel will monitor the entrance of the limited-access room to increase security and safety during this process.

## 7. Secure Inventory Storage

Inventory management is a critical component of Cannabis 21+'s operations. As a highly regulated industry, a commercial cannabis business should be able to identify at any moment in time, the exact status of its cannabis inventory. Cannabis 21+ has dedicated a large limited-access room labeled as "Secure Product Storage" within its retail facility for the sole purpose of providing secure storage for all sensitive items, including, cannabis and cannabis products, cash, waste and required records. The room's access is limited to authorized staff only. Sensors will be located at the entry way of the room to detect all movement in and out of the room. Cameras will also be placed near the room to ensure constant surveillance of the area. As discussed below, our Proteus software has inventory management capability to closely track and trace our cannabis and cannabis products throughout our operations.

### C. Diversion Prevention

There are several practices Cannabis 21+ utilizes to prevent our products from getting into unauthorized hands. Cannabis 21+'s extensive security and safety plan details the mandatory responsibilities of its security personnel and employees, including: close surveillance of any suspicious activity; mandatory reporting requirements; and plans of action in the event any suspicious or illegal activity is discovered.

First, our state-of-the art security equipment permits us to monitor employee and patron activities throughout the retail premises. This 24-hour surveillance not only allows us to monitor the interior and exterior of the premises, but it also acts as a prophylactic measure by putting patrons and employees on notice that their activities are being monitored. Studies have shown that the mere presence of security systems alone, deters crime, regardless of whether the systems are operable.

Second, Proteus has an exemplary point-of-sale and inventory management system. It traces all products we receive and sell, in addition to those that are returned or destroyed. All cannabis and cannabis products in Cannabis 21+'s possession is strictly required to be input in our system immediately. Cannabis 21+ will also rely on our experienced inventory manager Jameson Miller to implement and oversee smart practices in conducting physical audits and maintaining an organized, efficient inventory management system.

Finally, Cannabis 21+ regularly reinforces to its staff the importance of the integrity of our business and how the prevention of cannabis diversion is a major way in which we can maintain such integrity. Our employees are impressed with the importance that preventing cannabis diversion, both internally, and by members of the public is one of the ways in which Cannabis 21+

maintains compliance with State and local laws and regulations. Our employees will help Cannabis 21+ maintain full compliance with these laws, and work with management to ensure that our retail storefront remains safe and secure.

#### **D. Cannabis Waste Management Plan**

Cannabis 21+ aims to create an efficient, environmentally friendly waste and recycling system that conforms with all waste management guidelines, regulations, and laws set forth by the Department of Public Health, the State of California, and the City of Riverside County and its Climate Action Plan. Training sessions with employees will emphasize the importance of proper management of cannabis waste, and its ability to assist us in non-diversion of our cannabis products. Cannabis 21+ also implement a green recycling program to promote our sustainable business practices, and reduce waste produced on-site.

##### **1. Cannabis Waste Management**

Cannabis 21+, as a storefront retailer, will dispose of cannabis or cannabis products in the following circumstances:

- Damaged packaging or cannabis goods spoilage.
- cannabis goods have reached their “sell by or “best by” date.
- Defective cannabis goods have been returned by a customer.
- cannabis goods have been abandoned on our premises; and
- Other reasons that make the cannabis or cannabis goods unsaleable.

If cannabis or cannabis goods need to be destroyed, the following procedures will be followed:

- Cannabis and/or cannabis goods to be disposed of shall be entered into our Proteus software.
- Cannabis and/or cannabis goods shall be removed from the original packaging and made to be unrecognizable and unusable by smashing vape cartridges, crumbling pre-rolls, crumbling or grinding edibles, and mixing the waste receptacle contents to make them further unrecognizable and unusable.
- Destroyed cannabis or cannabis goods are placed in a waste receptacle labeled cannabis Waste, which will be stored in a secured waste receptacle within our limited-access secure product storage room.

##### **2. Cannabis Waste Transportation**

All cannabis waste will then be disposed of in accordance with State and local law. Cannabis 21+ shall contract with a waste hauler franchised, contracted, or permitted by the City of Riverside County to collect and process all our company’s waste. Cannabis 21+ shall obtain and maintain documentation for all its waste transportation.

## **E. Facility Layout**

Referenced below is Cannabis 21+'s proposed retail storefront premises diagram. All employees and customers will enter Cannabis 21+ dispensary through our secured main entrance. Once a patron's valid identification has been verified, the patron passes through into our retail display area. Patrons are free to walk around the retail sales floor examining cannabis and cannabis products and educating themselves about our products by reading our LED Displays.

The display area will have numerous retail stations. Each of these stations carry the full array of our cannabis Products for retail. Because all our products are available at each of the stations, patrons can enjoy a fast and efficient retail experience without the burdens of waiting in long lines.

Our retail premises also include: two offices, a break room, two restroom facilities, a grow wheel, a product receiving room, a secure inventory room, a secured delivery area, and a vault. On the exterior of our facility, there is ample parking for Cannabis 21+, including: disabled access parking, an EV charging station, and two carpool/rideshare spaces.

## **VI. Point-of-Sale and Inventory Management**

### **A. Point-of-Sale Tracking**

Cannabis 21+ will use the industry-leading commercial cannabis tracking software, Proteus, which will integrate with the State of California's Metric® Track and Trace System when it is available. Proteus encompasses a dispensary point-of-sale solution that was designed specifically for licensed commercial cannabis businesses. Proteus provides many advanced features that assist business owners in staying organized and compliant. The software tracks products, sales, waste and destruction, along with monitoring a patron's purchase limits. The software can scan a patron's government-issued identification and input their information within their own patron profile in a single action. It also has inventory management capability, automatically reports required data to the State's system and implements industry-leading security standards. All employees at Cannabis 21+ will receive thorough training on how to efficiently and appropriately use the software before starting his or her first shift at our dispensary to ensure that our business's compliance is never jeopardized.

### **B. Inventory Management**

Cannabis 21+ will complete an inventory audit and reconciliation every 14 days, in which Proteus and Metric® (when available) are compared and reconciled. Following this initial audit, a physical count of all cannabis and all cannabis products will be completed and overseen by our inventory manager. If at any point our audits reflect a discrepancy, Cannabis 21+ will formally investigate to determine the issue's cause and source. The investigation may include reviewing data input on Proteus, reviewing video surveillance records, security keypad entry/exit times, and other methods. If theft or diversion is found, Cannabis 21+ shall report it to State licensing agencies and the City of Riverside County Police Department as required.

### **C. Tracking to Prevent Diversion**

As discussed in the inventory management section above, there are a variety of measures Cannabis 21+ will implement to ensure none of our cannabis or cannabis products will be subject to theft or diversion. First, Cannabis 21+'s extensive safety and security plan requires our security personnel and employees to constantly monitor for, and identify the sources of, suspicious activity. If any illicit activity is suspected, the incident will be immediately reported to management, and law enforcement if necessary. Our security personnel are trained to respond promptly to any suspicious situations, in order to prevent possible diversion tactics.

Second, Proteus has a great tracking and inventory management system that traces all products we receive, sell, return, and destroy. All products that are in Cannabis 21+'s custody, at all points of our operation, are strictly required to be input in our inventory tracking system in an expeditious manner. Cannabis 21+ relies on its inventory manager to implement and oversee smart practices in conducting physical audits and maintaining an organized, efficient system. Our meticulous recordkeeping system, and inventory management software will mitigate the risk of diversion of any cannabis or cannabis products.

## **VII. Product**

Cannabis 21+'s product philosophy begins with sourcing the highest quality cannabis goods from local licensed cultivators and manufacturers who share our values and produce cannabis products in environmentally-sustainable and health-conscious ways. We aim to help customers optimize their health and enjoyment, by sourcing the finest cannabis products that deliver a tailored experience for each person.

Cannabis 21+ has an advantage in sourcing the highest quality products, because it has cultivated mutually beneficial relationships with manufacturers and distributors throughout California. Cannabis 21+'s ownership and management team take pride in our reputation as a professional organization, with integrity, and a passion for serving our community. Our various suppliers trust our name and help to keep our prices and product offerings competitive.

At Cannabis 21+ our customers' needs come first. We actively solicit feedback from our patrons to determine if we are providing everything, they desire in a commercial cannabis business. Our management team then incorporates customer suggestions so that we continue to involve into the best retail experience for the community we serve. We look forward to bringing this tailored experience to the Riverside County community. Cannabis 21+ will begin operations by offering a wide array of high-quality cannabis products in the following forms:

- Flower – purchased as packed whole cannabis or pre-rolled for customer convenience. The flower can be smoked in papers, pipes, or water-cooled vaporizers.
- Vaporizer Pens – “vape” pens offer numerous benefits to customers who want precise serving sizes so that they can enjoy the benefits of cannabis without feeling “high” or medicated. This is also a popular alternative for those that wish to avoid the caustic effect of traditional smoking methods.
- Topicals – these products are in the form of creams and salves which absorb into the body through the skin providing customers with the ability to target specific areas of the body that may benefit from cannabis.
- Tinctures – these cannabis extracts are well-suited to precise servings, as they are typically measured with a medicine dropper and applied under the tongue or mixed with a tea or other non-alcoholic beverage.
- Edibles – food or non-alcoholic drinks infused with cannabis which provide innumerable opportunities for customers to consume cannabis, rather than smoking it.

## **VIII. Market Analysis**

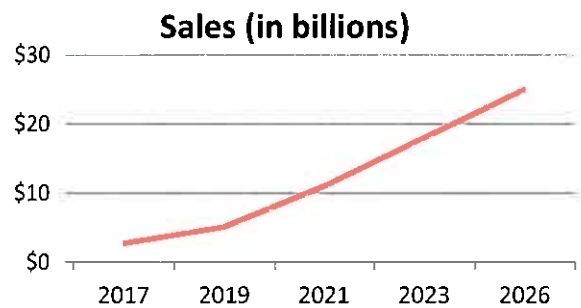
The legal cannabis market is an exciting emerging market with significant new opportunities to supply high-quality cannabis to residents of California. Given the recent legalization of cannabis at the state and local levels and Cannabis 21+'s experience in launching and managing successful businesses, we are poised to be a leader in bringing safe and legal cannabis to the Riverside County market. MJ Biz Daily and the National Organization for the Reform of Marijuana Laws (NORML) collect data from around the country and provide market forecasts, updates about recent trends, and guidance for cannabis compliance. We stay apprised of recent changes in the market by dedicating significant resources to researching trends and fluctuations

in new cannabis products, our competitors' businesses, as well as changing cannabis laws and regulations.

### A. Market Size

ICF International estimates that the 7.7 million Californians, over 19% of the state's population, currently use cannabis on a regular basis. Additionally, a recent Gallup poll found that roughly 43.7 million Americans, or 13.7% of the country's population, have smoked cannabis in the last month. In 2013, Gallup found that only 7% of the population of the United States admitted to using cannabis in the prior month, representing a 95% increase in the number of people who proclaim to consume cannabis on a regular basis in the last five years. As the benefits of cannabis become more widely known, it is projected this number is likely to continue to increase over the next five years.

Specifically, in California, sales of cannabis are expected to grow to \$5.1 billion in 2019, up from roughly \$3.68 billion in 2018 and just \$2.75 billion in 2017. Furthermore, analysts at Cowen & Co. estimate that cannabis sales in California could grow to \$25 billion by 2026.



Commercial cannabis is the fastest growing industry in California.

We expect to take advantage of this expanding market by actively reaching out to newly and local licensed cannabis cultivators and manufacturers to make them aware of our storefront and its operations. Additionally, the connections we have already made with local entrepreneurs in Riverside County will help ensure that we have a base of reliable cannabis businesses to conduct future work with.

### B. Target Market

Cannabis 21+'s target market will be the residents of the surrounding Riverside County community. Although Riverside County residents will be our primary target market, Cannabis 21+ wants to attract other residents in the Southern California region in the hopes to bring additional revenue to the City. We also hope to do business with local business and other commercial cannabis licensees for our required services.

### C. Competitive Advantage

Cannabis 21+ maintains a competitive advantage over all other commercial cannabis businesses because it is the highest grossing retail storefront in all of San Diego. Cannabis 21+ boasts a loyal consumer-base which frequents our store exclusively and have developed lasting relationships with our employees. We have also established critical relationships with local manufacturers and distributors, such that we are always at the forefront of new product offerings, leading to greater consumer satisfaction. In addition, our extensive network of cannabis-industry professionals is constantly discussing ways in which we can improve our operations and stay ahead of the curve, with the latest developments in commercial cannabis.



Our experience in the local cannabis community is unmatched.

1. Loyal Customer Base

Our patrons have come to rely on Cannabis 21+'s consistently high-quality retail storefront. Our consumers recommend us to their friends, relatives, and even to travelers visiting San Diego. We reward our returning patrons with programs and incentives, and establish friendly relationships with one another, so much so, that individual consumers will regularly only make purchases from their favorite budtenders.

We believe that our consumer base is so loyal because our patrons know what they can expect every time they visit our location. Service will always be fast, friendly, and efficient. Our prices will always be competitive, and our product-offerings will always be high quality guaranteed. Our San Diego store has been extremely successful. Our loyal customer base goes to show that Cannabis 21+ is the premiere choice, in commercial cannabis retail.

Finally, at Cannabis 21+ our customers know that if they have any issue with our service or our products that we will find a way to remedy the situation and ensure that the customer leaves with a positive experience. We appreciate our loyal consumers and make them feel valued every time they visit our retail storefront.

2. Premium Relationships

For several years, Cannabis 21+ has cultivated mutually beneficial relationships with local manufacturers and distributors. Our commercial cannabis suppliers know that they can trust the Cannabis 21+ name, and this makes them more willing to work with Cannabis 21+ in the event of product shortages, and supply chain issues. Our established relationships also aid Cannabis 21+ in offering the widest variety of cannabis and cannabis Products from the area. Further, Cannabis 21+'s relationships enhance our ability to offer the highest-quality products because we are offered first selection of new cannabis and cannabis Products, and we also know exactly where products are coming from.

3. Targeted Innovation

Cannabis 21+'s established working relationships provide us with insight into trends in the commercial cannabis industry that other less-experienced businesses are not privy to. Cannabis 21+ benefits from a large network of industry professionals who are all working together to stay at the forefront of commercial cannabis innovation. Whether we are attending conferences, seminars, or meetings, this network of professionals provides valuable information to constantly develop and improve upon our business strategies. Our customers benefit from this insight because it allows Cannabis 21+ to better serve their needs.

## **IX. Marketing and Advertising**

### **A. Marketing and Advertising**

Cannabis 21+'s marketing strategy focuses on growing its loyal consumer base and providing a retail experience tailored to the needs of that base. Cannabis 21+ is unique in that it has incorporated interactive marketing and advertising displays within its retail storefront as well as the use of a variety of advertising campaigns.

At Cannabis 21+, we invest almost \$200,000 per month on marketing and advertising. We utilize a marketing firm and the firm's compliance director also ensures that our marketing and advertising efforts are fully compliant with State and local laws and regulations.

Cannabis 21+ also promotes returning customer loyalty programs in addition to discounts for seniors and veterans. We provide information specifically to veterans to assist them in exploring how cannabis may be able to improve their quality of life. Cannabis 21+ also runs promotions to fundraise for local charities and non-profits.

Returning customers can take advantage of our loyalty programs and can "opt in" to receive message updates about our special deals and loyalty program offers. Patrons can sign up for these programs after their first purchase at our retail location.

Finally, Cannabis 21+ also utilizes social media platforms, including Facebook, Twitter, Snapchat and Instagram to advertise our store and product offerings. All of Cannabis 21+'s marketing targets persons above the age of twenty-one, and for a variety of interests including health and wellness, recreation, social groups, and more.

### **B. Compliance with Cannabis Advertising Laws and Regulations**

As also stated in the Safety and Security Plan below, Cannabis 21+ will not advertise in a way that violates State and local laws and regulations. Cannabis 21+ uses a marketing company which not only generates innovative marketing strategies, but also provides a compliance check for all marketing and advertising strategies utilized by Cannabis 21+. We understand that the following forms of advertising and signage shall be strictly prohibited:

- Advertisements of cannabis or cannabis Products that are not permitted to be sold in the City under State Law or this Chapter.
- Advertising or Marketing on any sign located within 1,000 feet of a Day Care Center; school providing instruction in kindergarten or any grades 1 through 12; Youth Center; Youth-Oriented Facility; or Private or Public Park.
- Advertising or Marketing on any sign within 1,000 feet of a Treatment Center.
- Advertising or Marketing containing a depiction of an individual under 21 years of age consuming cannabis or cannabis Products.
- Advertising that is Attractive to Youth as defined in the Chapter 5.19.

- Advertising or Marketing in a manner that is false or untrue or that, irrespective of falsity, directly, or by ambiguity, omission, or inference, or by the addition of irrelevant, scientific, or technical matter, tends to create a misleading impression, is prohibited.
- Advertisements or Marketing containing any statement concerning a brand or product that is inconsistent with any statement on the labeling thereof.

In addition, Cannabis 21+ will not place outside advertisement within a 15-mile radius of the California border on an Interstate Highway or on a State Highway which crosses the California border, pursuant to BCC regulations.

## **X. Safety and Security Plan**

Cannabis 21+ has designed an extensive safety and security plan to ensure that its operations do not become a nuisance to the City of Wildomar. Cannabis 21+ provides a safe retail environment for employees and patrons alike. To fully review our safety and security measures, see our Security Plan attached hereto as an exhibit.

## **XI. Labor and Employment Plan**

Cannabis 21+ is dedicated to becoming a beneficial asset within the Riverside County community. In doing so, Cannabis 21+ is committed to creating a hiring process and employment plan that focuses on residents and their happiness at Cannabis 21+. We are confident that our labor and employment plan will meet and exceed the requirements and expectations set forth by the City of Wildomar.

Cannabis 21+ endeavors to create a business atmosphere that focuses on premium client attention, and dedication to the community's needs. We passionately believe that to do so, we must hire high-caliber employees and provide a working environment where they feel recognized and appreciated for their efforts. Our selective hiring plan allows us to vet candidates that will not blend seamlessly into our team-oriented environment. As described in more detail below, Cannabis 21+ will seek out individuals who share a similar passion for customer appreciation and the cannabis industry. We will also provide educational training opportunities regarding our goals and the products we have to offer to the City of Wildomar. Cannabis 21+ is an equal opportunity employer that is looking to invest in the local community. Thus, we will look for team members with similar dedication to join our retail storefront.

### **A. Local Hiring Plan**

Cannabis 21+ anticipates hiring approximately 25 employees, including eight full-time employees, twelve part-time employees and five salary employees to meet the needs of our retail operations and goals. Generally, we will have two shifts, an opening shift and a closing shift, to

cover our hours of operation. Our modern, clean, safe, and innovative commercial cannabis retail storefront will offer an excellent opportunity for entry-level and experienced employees.

Cannabis 21+ will always have adequate staffing at our facility to ensure that our customers are always made a priority. In addition, we will always have daily on-site management to oversee all operations and employees, and to be available to answer any questions and resolve any issues that may arise.

1. **Benefits of Local Hiring Practices**

The benefits of bolstering local enterprise include, but are not limited to:

- ✓ ensures that tax dollars are invested back into the local economy
- ✓ reduces the environmental impact of commuting
- ✓ fosters community involvement
- ✓ preserves local employment opportunities

**B. Application Process**

Cannabis 21+ accepts employment inquiries via telephone and email, and such information can be located on our company's website. For security and safety reasons, we will not accept walk-in employment applications.

As part of the application process, all applicants will be required to provide the following information:

- Name, address, and phone number.
- Age and verification documents including driver's license, passport, birth certificate or other proof that the applicant is at least twenty-one (21) years of age.
- Resume and/or previous employment experience including name, address, and contact person for at least three previous employers.
- Character references from three people.
- Form I-9 and/or evidence of eligibility to work in the United States.
- Criminal background disclosure.
- Additional Information required for the City of Riverside County commercial cannabis employee permit application, which includes the employee's past criminal record and fingerprints;<sup>1</sup> and
- A signed statement under penalty of perjury that the information provided is true and correct.

**C. Compliance with Riverside County Cannabis Ordinance**

Once Cannabis 21+ has determined that an individual possesses the perfect qualities to work at our storefront, we will require that potential employee to apply for an Employee Work Permit and Identification Badge to the Riverside County Police Chief that contains all the

required information provided in the Riverside County Cannabis Ordinance and Riverside County Cannabis Regulations. The application will be submitted under oath and will include the employee's name, address, proposed job title, past criminal record and fingerprints. Cannabis 21+ will not permit an employee to begin work, until he or she has been approved and an employee work permit and identification badge have been issued. Failure to apply or obtain approval from the Riverside County Police Chief will result in the delay or ultimate termination of the employment process with Cannabis 21+. Once an identification badge is issued, Cannabis 21+ will require all employees to always wear the badge while working. Employees will not be permitted to enter the premises without the badge.

Cannabis 21+ shall require the employee to submit a copy of the employee work permit application and issuance for our records prior to beginning work at Cannabis 21+. Cannabis 21+ will keep an accurate registry of all officers, managers, employees, and agents, including the expiration dates of the employee work permits. Cannabis 21+ is aware that employee works permits are valid for only one year. As a result, our company shall ensure that employee permits are active and shall remedy any expired permits immediately.

#### **D. Preliminary Training and Education**

Due to Cannabis 21+'s commitment to creating a safe, customer-friendly environment, effective employee training is one of our top priorities. Creating a team that encompasses the same values as Cannabis 21+ will help our employees and customers maintain overall happiness with our operations. Consequently, Cannabis 21+'s training program is thorough in its presentation of knowledge regarding our products and the diversity of needs across our customer base.

Once an individual has been selected by Cannabis 21+ and approved by the Riverside County Police Department, that individual will be required to undergo our mandatory training program prior to independently working a shift at our storefront. This training will include informational sessions regarding the products our dispensary will have to offer, and those products' consumption methods, effects, strengths and characteristics. We will discuss the common reasons customers seek to purchase cannabis and cannabis products and will discuss best product matches for those reasons. Providing this type of education to our employees will greatly increase the value of the customer's experience in visiting our retail storefront. Cannabis 21+ wants our employees to be able to provide the best possible customer service to each new and returning customer during each one of the customers' visits.

Along with product informational sessions, Cannabis 21+ will also ensure that its owners and management team stay current with all update and new changes within the cannabis industry. Compliance trainings will then be provided to our employees, so that this knowledge can also be passed along to our customers when relevant, and so that our "best practices" stay current.

Cannabis 21+ also encourages learning about other commercial cannabis businesses within the industry, so that our staff can be educated on the entire process of commercial cannabis from "seed-to-sale." Our employees will also be provided with software training and in-depth security and safety training. Specific job training will also be conducted for each new employee focusing on that job's responsibilities and corresponding procedures. This will be conducted primarily through one-on-one shadowing with an experienced employee or manager. The ownership team and/or managers will be responsible for overseeing and supervising all employee training. All

training must be completed before an employee can perform any task independently. Any additional shadowing or training that may be deemed necessary for a particular employee will be determined by management on a case-by-case basis.

Upon completion of training, all employees are required to complete the Employee Acknowledgement page affirming that they received training and are comfortable performing their assigned responsibilities. In addition, the employees will agree to maintain exemplary ethical behavior and display good moral character. A copy of the employee's signed acknowledgement will be maintained in each employee's personnel file for accurate and current record keeping. All Cannabis 21+ training is paid at the employee's regular hourly pay rate.

1. Onboarding Training Topics

- Cannabis 21+ Policies and Procedures (including Safety and Security)
- Job Specific Training
- Product Training
- State Compliance
- Customer Service Skills

2. Continuing Education and Training

- Cross Training
- Career Advancement Training
- Industry Trends
- Ongoing Product Updates
- New Company Policy Updates
- Compliance Training Updates
- Refresher Safety and Security Training

E. Exemplary Security and Employee Training

Cannabis 21+ will take a proactive approach to security, fire, and safety measures. The security staff will be led by the Shift Manager and aided by our Security Consultant. Our security personnel are integral to our neighborhood integration and "good neighbor" policies. The security guards will be tasked with surveillance, patrol, and cleanup of the surrounding areas, as well as being a point of contact for local law enforcement.

All Cannabis 21+ employees will receive extensive training prior to the opening of the retail store front. Employees must meet exacting standards for health and safety training, compliance, customer service, as well as detailed position-specific operational training. We expect nothing but the best from our entire staff.

The community can also rest assured, knowing that video surveillance using a state-of-the-art camera system around the building's perimeter is active 24/7 and is monitored both from within the Facility, as well as remotely via internet access (known as TCP - transmission control protocol) to ensure the safety of all people and businesses in the neighborhood. Cannabis 21+ will ensure that there will be immediate response and resolution to all law enforcement or neighborhood concerns.

## 1. Security and Safety Measures

Cannabis 21+'s extensive security and safety measures will ensure that our retail storefront remains safe and secure. Our active video surveillance allows us to monitor proper neighborly etiquette and an alarm system will have 24/7 active central station monitoring. There will be an abundance of lighting of the building perimeter and parking lot. Two security guards will be onsite during business hours and there will be at least one security guard onsite during non-business hours. All our employees receive regular security plan implementation training. See our Safety Plan attached hereto, for greater detail regarding our extensive safety and security measures, as well as the responsibilities of our Security Personnel.

## 2. Security Training

Cannabis 21+'s security personnel training and extensive security plan will ensure that the retail store front remains a safe environment for all staff, patrons, and surrounding community members. Our security personnel will understand the importance of working closely with local law enforcement officials, should the need ever arise, in order to form a strong and united community partnership. Please reference our Security Plan attached hereto, for in-depth detail of our security personnel training and responsibilities.

## 3. Comprehensive Employee Training

Cannabis 21+ has developed an extensive employee training program, complete with compliance training, security and safety training, and job specific training. The Commercial Cannabis industry is a highly regulated industry, and we expect our employees to comply with each regulation, to ensure the safety and viability of our retail storefront. Our commitment to thorough employee training will benefit the City of Riverside County by setting an example of excellence and professionalism in the Cannabis industry.

Our employee training places particular emphasis on safety procedures and compliance training. We believe that a knowledgeable staff is a great asset in this industry and will contribute to building a safe and harmonious environment within the Riverside County business community. In addition to safety and compliance, Cannabis 21+ also focuses on the absolute best in customer service. The following sections discuss some of the ways that Cannabis 21+'s employee training exceeds even the most rigorous standards of professionalism and competence in the Cannabis industry.

### a) Employee Hygiene and Illness Prevention

Employee hygiene is more than just an aesthetic concern. While a cleanly and professional appearance is mandatory for every employee when they report to work, employee hygiene is also a health concern that must be monitored at Cannabis 21+'s retail location.

For that reason, all employees shall comply with the following cleanliness and sanitation procedures: (1) all employees must wash their hands and any exposed part of their arms thoroughly before handling any Cannabis Products, after touching any bare human body parts besides the employee's clean hands or exposed arm, and after using any restroom facilities; (2) all employees must keep their fingernails trimmed and maintained such that the surfaces and edges are easy to clean; (3) all employees shall wear sanitary gloves whenever handling

Cannabis Products that are not individually packaged and sealed; and (4) all employees must practice good personal hygiene habits before reporting for work and always wear clean clothing and footwear on the premises.

Cannabis 21+ also ensures the health and safety of our employees and patrons by adhering to strict illness and exposure procedures. All employees that have, or appear to have, a health condition that may adversely affect the safety or quality of Cannabis Products, are prohibited from having any direct contact with Cannabis Products until the Shift Manager determines that the health condition of the employee will not adversely affect our patrons or products. Managers are trained to be proactive in their approach to handling all health-related concerns that arise on premises.

In addition, Cannabis 21+ trains its employees and managers to report any possible exposure to, or symptoms of, illness or health concerns immediately upon recognition. If an employee exhibits any symptoms of foodborne illness or pathogen, that could potentially contaminate Cannabis Products, that employee shall be excluded from the premises until they are asymptomatic for a period of twenty-four (24) hours.

Finally, no employee shall be permitted to report for work if they are displaying any cold or flu-like symptoms. Cannabis Products, whether ingested, inhaled, or consumed, are highly susceptible to airborne pathogens. Cannabis 21+ adamantly refuses to take any risk of potential contamination of its Cannabis Products, because the health and safety of our patrons is of the utmost importance.

#### b) Strategies for Handling Common Illegal and Sensitive Questions

Cannabis 21+ understands that our patrons may be unaware of the strict laws and regulations that govern adult-use cannabis consumption. That is why we have developed and implemented effective policies to handle any inappropriate inquiries and simultaneously educate our patrons regarding lawful use of cannabis products.

It is imperative that employees maintain a calm and professional demeanor when interacting with a patron who is asking illegal or sensitive questions. Employees will be trained to handle these questions with appropriate responses; however, if a patron persists with inappropriate inquiries, management should be informed immediately to step in and remedy the situation. The following are examples of appropriate responses to common questions:

- “Can I take this on the airplane, or in my vehicle, across state lines?”
  - No. Cannabis is classified as a Federal Schedule I Controlled Substance, and it is absolutely prohibited to take out of State.
- “Do you have any mushrooms, acid, or other illegal substances for purchase?”
  - No. The State of California only permits the sale of adult-use cannabis and cannabis related products. There are no other drug related substances permitted for sale here.
- “Can you mail me seeds, clones, edibles, lotions, or flowers?”
  - No. Cannabis is classified as a Federal Schedule I Controlled Substance, and it is illegal to take it across state lines, or through the US Postal Service.
- “My driver’s license, or other valid form of government issued identification has expired, can you still accept it?”
  - No. You must have a valid driver’s license or other form of government issued identification to purchase cannabis products. Without valid identification you must leave the premises.



- “I’m just going to head to my car and smoke this to try it out.”
  - Please refrain from this behavior. California law prohibits the consumption of cannabis while operating, or before operating a motor vehicle. Also, it is illegal to consume cannabis or cannabis products on any cannabis business property.
- “So, can I just smoke or eat this anywhere?”
  - No. According to California law and Riverside County Ordinance Section 5.19.090, you may only consume cannabis products at home or in an equivalent private location.
- “My spouse/relative/friend would like to try this product; can I purchase it for them?”
  - No. Purchasing cannabis products for adult-use is for private consumption only. You may not purchase cannabis, or cannabis products for anyone but yourself.

#### c) Strategies for Refusing Service to Intoxicated or Unruly Patrons

Cannabis 21+ understands that an event may arise when an intoxicated person attempts to purchase cannabis from its retail storefront. Intoxicated persons may pose a danger to themselves, and a danger to those around them. It is imperative that all employees remain composed and professional when identifying, interacting, and handling an intoxicated person.

There is a zero-tolerance policy for intoxicated persons on the storefront premises. In no circumstance, shall Cannabis 21+ ever serve an intoxicated person. Employees will be trained to recognize the signs of intoxication such as relaxed inhibitions, impaired motor functions, and physical indicators such as slurred speech and red or unfocused eyes. When an employee notices these characteristics, they will inform management immediately, and will be trained to request managerial assistance when refusing service to the identified patron if necessary.

Employees will be trained to take the following approach: (1) notify the Shift Manager, that the employee intends to refuse service to an intoxicated or unruly patron; (2) in a courteous, but firm manner, notify the patron that Cannabis 21+ cannot serve them on this occasion; (3) remain calm, and do not argue or bargain with the patron at any time; (4) if necessary, let the patron know that Cannabis 21+ has a strict policy against serving patrons displaying signs of inebriation, and that it puts our retail license at risk to do so; (5) kindly escort the patron off the property with a security guard’s assistance and ensure that the patron does not intend to operate a motor vehicle; (6) if necessary, offer to call a car service for the patron, to provide safe transportation away from Cannabis 21+’s premises; (7) write a detailed incident report about the particulars of any event which require the refusal of service to a patron, to be filed with management.

#### d) Best Practices for Handling Medical Inquiries

Cannabis 21+ accounts for the possibility that a patron may have an inquiry regarding the medicinal properties of our cannabis products and may inquire as to the potential curative effects of cannabis for certain ailments. While Cannabis 21+’s employees are trained to handle the majority of patron inquiries, we maintain a strict policy of refraining from offering any advice that may be construed as medical advice, or otherwise supplies information regarding a particular medical condition.

Should a patron seek information regarding the medical effect of a particular cannabis product, employees shall inform the patron that Cannabis 21+ does not provide medical recommendations or advice, and that it is unlawful to do so. If a patron is uncertain if a cannabis product may have a conflicting reaction with their already prescribed medications, us

employees are responsible for informing the patron that they will need to consult with their physician. Our employees will never provide any further information other than encouraging the patron to seek the advice of their health care professional.

e) **Assisting Patrons with Disabilities**

At Cannabis 21+ we take pride in our customer service. We will rely on our management team to ensure resources are available to assist patrons with disabilities and to guarantee that all employees are appropriately trained to provide the requisite level of assistance. The same high quality of care and attention will be provided to all our patrons.

Cannabis 21+ adheres to an equal access policy which dictates that every patron be treated equally with the highest quality of care. For that reason, Cannabis 21+ will implement any policy, within reason, that achieves equal access to our services for all possible patrons, and simultaneously complies with the Americans with Disabilities Act.

Should a patron bring a service animal onto the premises, employee's may only ask two questions: (1) is the canine a service animal required due to a disability; and (2) what work or task has the canine been trained to perform? Staff may not inquire about the patron's disability, require medical documentation, or require service animal documentation. Further, the patron shall not be asked to remove his or her animal unless: (1) the canine is out of control and the handler does not take effective action to control it; or (2) the canine is not housebroken.

Cannabis 21+ shall assist hearing impaired patrons through the creation of a standard information sheet. This sheet shall be provided to the hearing impaired and contain information regarding applicable age requirements, product purchase limits, and a current menu of product offerings. Employees will also be trained to facilitate communication with hearing impaired patrons through written explanations and inquiries.

Finally, Cannabis 21+'s employees will be trained to assist visually impaired patrons. The Shift Manager will assist the patron to navigate the retail store by offering polite verbal instructions as needed, as well as provide responses to any product descriptions or inquires the patron may have.

f) **Confidentiality Policy**

All Cannabis 21+'s employees understand that the information held by the retail storefront including the tracking of patrons orders and their identifying information, has been learned in the course of business and is not to be disseminated for any purpose. Should any City or State Agency need to request this information, Cannabis 21+ will provide it in compliance with all State and local laws and regulations. Under no other circumstance, shall any employee of Cannabis 21+ be permitted to disclose patron information learned through their employment.

**F. Adequate Staffing**

Adequate staffing is a must, to ensure that our operations run smoothly, so that we can serve our community in a safety- first and overall efficient environment. To meet the needs of our patrons, Cannabis 21+'s staffing is not just adequate, it is ample.

From the time a patron walks in the door of retail storefront, their premiere customer service experience will begin. Patrons will enjoy a knowledgeable service and tailored one-on-

one experience as they enter the product display area of the storefront. Our experienced budtenders are educated on all our product offerings and will maintain a professional demeanor when answering questions about the benefits and variations between types of cannabis, consumption, and desired patron outcomes.

Finally, the security of our retail storefront is of the utmost importance to ensure the safety of our patrons, neighborhood, and community. Every shift will have two well-trained security officers on staff. One of our security personnel will remain inside the retail facility to monitor the facility's operations while another security officer will stand posted at the entrance to the facility and make regular patrols of the storefront exterior. All our operations will also be overseen by one of our experienced manager's. The Shift Manager and General Manager will ensure compliance with all our day-to-day operating procedures and serve as the point-of- contact for all questions and concerns daily.

#### 1. Key Personnel

At Cannabis 21+ our primary focus on customer satisfaction in a safe and professional environment dictates that we hire employees that internalize these goals and contribute to our dedicated team. The following is a list of our key personnel:

- General Manager
- Inventory Manager
- Operations Manager
- Marketing Director
- Security Consultant
- Floor Manager
- Shift Manager
- Budtenders
- Security Personnel

#### 2. Shift Scheduling

Cannabis 21+ has a great deal of experience in maintaining adequate staffing levels to meet our business needs. Our management team to include: The Marketing Director, Inventory Manager, Operations Manager, and General Manager are salaried full-time employees who report to work five days per week, with some weekends. Cannabis 21+ has two shifts: morning and afternoon. We will hire three Floor Managers and three Shift Managers, with one Floor Manager and one Shift Manager scheduled for each shift.

Cannabis 21+ will also hire at least six security personnel. Cannabis 21+ has at least two security personnel scheduled per shift, with one guard available during the hours when we are not in operation. Occasionally, additional security personnel are scheduled to account for anticipated influx in patrons such as weekends, and prior to holidays.

Budtenders are scheduled in staggered shifts. Cannabis 21+ has found that staggering budtender shifts allows us to maximize employee staffing at peak hours of the day when our retail services are in the greatest demand. Cannabis 21+ will staff anywhere from seven to ten budtenders, per staggered shift, to ensure employee overlap and adequate breaking policies.

### 3. Over-Staffing Procedures

Through years of experience, Cannabis 21+ has come to understand when our Cannabis and Cannabis Products are in highest demand. We have found that weekends, including tend to be busier than weekdays. Also, the days leading up to major holidays and special events in Riverside County, increase foot traffic. For that reason, we intentionally schedule extra management team members to be available during high-traffic areas and we schedule at least one additional security guard, and at least three additional swing-shift budtenders. By thoroughly reviewing our sales figures and past trends, we can accurately identify when additional personnel will be required to meet our business needs.

### 4. On-Call Employees

In order to facilitate our over-staffing procedures, Cannabis 21+ maintains a list of “on-call” employees for positions such as budtenders and security guards. Employees on this list have volunteered to work hours in addition to their regularly scheduled hours and can be called upon if our scheduled staffing appears inefficient.

In addition to the on-call employee list, our salaried management employees are also available to assist with Cannabis 21+’s operations if we are short a staff member due to illness, emergency, or other unforeseen circumstances. Cannabis 21+ prides itself on its team-oriented environment, and its excellent employees who are happy to step in whenever necessary.

### **G. Collective Bargaining Rights**

At Cannabis 21+, we recognize the collective bargaining rights of our employees. To demonstrate our commitment to complying with local and State law we have executed a Declaration and Agreement to Enter into a Labor Peace Agreement.

### **H. Promotion and Career Growth**

Cannabis 21+ believes that providing opportunities for employee promotions and career growth leads to greater employee retention and a healthier work environment. We actively encourage our employees to grow with us, and to explore their passion for the cannabis industry. Cannabis 21+ is happy to provide its dedicated employees with the opportunity to be internally promoted. We also offer our managerial positions performance-based incentives to encourage productivity. At Cannabis 21+, we passionately believe that recognition of our employees’ accomplishments leads to a more cohesive, productive work environment.

### **I. Additional Benefits**

#### 1. Health Insurance Contribution

After a 90-day probationary period, employees who work 20 hours per week or more will receive \$125 a month contribution toward their health insurance premium. The payment is provided to the health insurer as an offset to the employee’s health care costs and the employee receives a pre-tax deduction.

2. Paid Sick Leave

As of July 1, 2015, California law provides for mandatory paid sick leave under Healthy Workplaces/ Healthy Families Act. Eligible employees accrue sick leave at the rate of one hour of sick leave or every 30 hours worked based on a 40-hour workweek unless the employee's regular workweek is less than 40 hours. In such instances, sick leave accrual will be based on their regular workweek. Employees are eligible to use up to the max usage of 40 hours of sick leave per year.

3. Workers Compensation Insurance

In accordance with local and State Law, Cannabis 21+ shall obtain Workers Compensation Insurance.

## **XII. Financials**

### **XIII. Operational Launch Timeline**

Cannabis 21+ shall begin retail operations only once all required permits are obtained. We anticipate that obtaining the required permits will take approximately three to six months. The permits we will obtain include (but not limited to) the following:

- City of Riverside County Commercial Cannabis Business Permit
- City of Riverside County Building Permits
- Bureau of Cannabis Control Retail Storefront License
- Other permits and license as may be required

Cannabis 21+ proposed the following target implementation schedule.

Activity	Proposed Date
Cannabis 21+ Awarded Retail Storefront License	November 1, 2020
State BCC retail storefront license application	November 1, 2020
Building Permit Submittal	November 1, 2020
Begin Community Relations	November 1, 2020
City Review of Building Plans – 30 - 60 days dependent on City turnaround time	
Construction Build Out Begins	December 1, 2020
Begin local recruiting and hiring	December 1, 2020
Construction Build Out - 60 days to complete construction	February 1, 2021
Final Inspection and Occupancy	February 1, 2021
Local team hired	February 1, 2021
Move in and store preparation	February 1, 2021
Open for Business	February 15, 2021

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**Loud, Inc.**  
**dba**  
**Cannabis 21+ Security Plan and**  
**Measures**



## Table of Contents

<b>I.</b>	<b>Security Requirements .....</b>	<b>4</b>
<b>A.</b>	<b>Security Personnel .....</b>	<b>4</b>
1.	Security Personnel Responsibilities .....	5
<b>B.</b>	<b>Firearms on Premises .....</b>	<b>6</b>
<b>C.</b>	<b>Lighting Plan .....</b>	<b>6</b>
1.	Lighting Locations and Angles .....	7
<b>D.</b>	<b>Employee Work Permit and Identification Badges .....</b>	<b>7</b>
1.	Employee Work Permit .....	7
2.	Employee Identification Badges .....	7
<b>E.</b>	<b>Electronic Identification Verification System .....</b>	<b>8</b>
<b>F.</b>	<b>Surveillance Camera System .....</b>	<b>8</b>
1.	Professional Installation .....	8
2.	System Specifications .....	8
3.	Video Storage and Inspections .....	9
4.	Camera Placement including Location and Angle .....	9
5.	Employee Training .....	10
6.	Failure Interruptions .....	10
7.	Access by Riverside County Police Department .....	10
<b>G.</b>	<b>Prevent Unauthorized Entrance and Loitering .....</b>	<b>10</b>
<b>H.</b>	<b>Limited-Access Areas .....</b>	<b>11</b>
<b>I.</b>	<b>Secure Product Storage .....</b>	<b>12</b>
<b>J.</b>	<b>Sensors .....</b>	<b>12</b>
<b>K.</b>	<b>Panic Buttons .....</b>	<b>12</b>
<b>L.</b>	<b>Alarm System .....</b>	<b>12</b>
1.	Activating and Deactivating the Alarm .....	13
2.	Professional Installation and Maintenance .....	13
3.	Security Notification Protocol: .....	13
<b>M.</b>	<b>Power Outage .....</b>	<b>13</b>
<b>N.</b>	<b>Designated Security Representative/Liaison .....</b>	<b>13</b>
<b>O.</b>	<b>Secure Transportation Plan .....</b>	<b>14</b>
<b>P.</b>	<b>Compliance with City’s Request to Inspect Security Plan .....</b>	<b>14</b>
<b>Q.</b>	<b>Reporting Incidents to the Police Chief .....</b>	<b>14</b>
<b>II.</b>	<b>Security Plan Information Section .....</b>	<b>15</b>

<b>A.</b>	Employee Roles and Responsibilities.....	15
<b>B.</b>	Entry/Exit Security and Procedures.....	15
1.	Employee Entry/Exit.....	16
2.	Non-Customer Visitor Entry/Exit.....	16
3.	Customer Entry/Exit .....	16
4.	Emergency Personnel.....	16
<b>C.</b>	Security-Related Signage.....	16
1.	Signage Prohibitions .....	16
2.	Premises Entrance.....	17
3.	Internal Signage .....	17
<b>D.</b>	Cash Handling Process and Procedures.....	18
1.	Customer Sales Transaction.....	18
2.	Cash Vault Transactions .....	18
<b>III.</b>	<b>Security Policies .....</b>	<b>19</b>
1.	Physical Altercation Policy.....	19
2.	Security Exclusion Policy .....	19
3.	Weapon Incident Policy .....	20
4.	Employee Firearm Policy .....	20
5.	Physical Restraint Policy .....	21
6.	Police Notification Policy .....	21
7.	Contraband Policy.....	22
8.	Counterfeit Money Policy.....	22
<b>B.</b>	Employee Security Training .....	23
<b>IV.</b>	<b>Compliance with State and Local Laws, Regulations, and Ordinances .....</b>	<b>24</b>
<b>A.</b>	Strict Compliance with State and Local Laws and Regulations.....	24
1.	Compliance with California State Laws .....	24
2.	Cal-OSHA Training Requirement .....	25
3.	Compliance with Riverside County Local Laws and Regulations .....	25

## SECURITY PLAN and MEASURES

Cannabis 21+ (Cannabis 21+) shall make security a central feature of its business and operating plans to ensure the safety and security of all employees, customers, cannabis and cannabis products, and the surrounding community. Sean St. Peter, the owner of Cannabis 21+, shall be responsible for the overall security plans and security measures, and will work with security professionals to ensure that each feature of its security plan delivers the highest level of security, as well as meets all laws, regulations, and ordinances. Ensuring that each part of the security plan is functioning properly is a daily responsibility of the working store manager. Even with a professional security plan, every employee is responsible for security. Employees are trained to always follow all security protocols and to immediately report security lapses and concerns to management and security personnel.

### I. Security Requirements

Cannabis 21+ is committed to operating a safe and friendly business in the City of Wildomar. By creating and implementing the following security measures, Cannabis 21+ will lower the risk of criminal activity, including unauthorized entrance onto its premises and within limited-access rooms and preventing theft of any cannabis or cannabis products. Cannabis 21+, in its dedication to being a beneficial asset to the local community, will not take the safety and security of its employees and surrounding neighborhood lightly. Cannabis 21+'s extensive experience in commercial cannabis operations makes this company extremely knowledgeable on which safety and security measures are the safest and most practicable while obtaining full local and state compliance.

#### A. Security Personnel

Cannabis 21+ has obtained a will-serve letter from Edwards Executive Security to provide security personnel twenty-four (24) hours a day, seven days a week. All security personnel of Edwards Executive Security will be registered and maintain a valid registration status with the State of California's Department of Consumer Affairs at level equal to or higher than a proprietary private security officer. Proof of such application and registration will be maintained on Cannabis 21+'s premises and will consist of application forms, receipts for application and live scan fees, and actual proof of registration. In addition, all of Cannabis 21+'s security personnel will carry a state-issued guard license certification on their person and will always make the certifications available to inspect when requested by law enforcement. While on duty, whether its during business hours or non-business hours, Cannabis 21+'s security guards will be required to wear the following items: 1) a black shirt with the word "SECURITY" printed on it; and 2) a 2 in. x 4 in. nameplate with the person's first and last name, and the word "SECURITY" printed in bold, capital letters at visible, chest level at 0.75 inches and in a contrasting color.

Edwards Executive Security will provide coverage for security personnel to ensure that Cannabis 21+ has licensed security personnel staffed during all hours and shifts. Cannabis 21+ will have two

(2) armed security guards during all business hours of operation. During non-business hours, Cannabis 21+ will have one (1) armed security guard on the premises. Cannabis 21+ will ensure that all security personnel who provide security services at Cannabis 21+ shall be properly licensed by the State of California Bureau of Security and Investigative Services and have been adequately reviewed and approved by the Riverside County Police Chief. Security personnel shall be referred to as "security guards" throughout this document. Security will work directly with management to ensure that a visible and consistent security presence is established in all areas of the facility.

#### 1. Security Personnel Responsibilities

All security guards will be trained and required to perform the following duties while on duty at Cannabis 21+ including but not limited to:

- Ensuring the safety of all personnel on the premises.
  - Preventing unauthorized individuals from entering and/or remaining on the premises.
  - Preventing any individuals under the age of 21 from entering and/or remaining on the premises.
  - Operating and monitoring the video surveillance camera systems.
  - Operating and monitoring the security system.
  - Activating and deactivating the alarm system.
  - Ensuring that there is no cannabis, tobacco and/or alcohol consumption on the premises or within 100 feet of the facility.
  - Requiring employees present their employee badges prior to entry.
  - Ensuring that all visitors and non-employees sign-in and sign-out on the visitor log.
  - Ensuring that all visitors are wearing a visitor badge.
  - Assisting in security training and weekly reviews of Cannabis 21+'s security measures, plans and policies.
  - Documenting any notable incidents that may occur.
  - Developing a close relationship with management and Riverside County Police Department.
  - Observing employee activities to prevent diversion and theft.
  - Observing the transfer of cash from the premises to vehicles and other cash handling procedures; and
  - Coordinating with other personnel and observing processes when cannabis goods are entering or exiting the premises.
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**B. Firearms on Premises**

As described above, Cannabis 21+'s security personnel will be armed, and such firearms will only be in the possession and control of the security personnel. All other Cannabis 21+ employees and customers will be strictly prohibited from bringing firearms onto the licensed premises. In any event that a firearm of a security personnel on the premises is lost or stolen, Cannabis 21+ will notify the Riverside County Police Department by phone at within twenty-four (24) hours of such discovery.

Although Cannabis 21+ does not plan on changing this policy, if Cannabis 21+ decides to permit firearms on the premises that are not in the sole possession and control of the security personnel, Cannabis 21+ will provide the appropriate information by completing and submitting a Notice of Firearms on Premises to the Special Investigation Supervisor of the Riverside County Police Department prior to permitting the additional firearms and will update such information accordingly.

**C. Lighting Plan**

Statistics demonstrate that crimes are less likely to occur in well-lit areas, because a well-lit property serves as a meaningful deterrent against criminals and criminal activity. Security lighting is one of the most practical and effective ways to prevent and deter crime in or around commercial facilities in the hours from dusk to dawn. Exterior lighting at Cannabis 21+'s premises shall ensure the safety of the public and our employees, while not disturbing surrounding properties.

Lighting shall be strategically placed throughout the exterior of the property, including the parking lot area. The lights shall be placed in locations and areas to complement the security systems we have in place, ensuring all areas of the facility are visible. All access points, parking areas, and other potential areas of access shall be illuminated with exterior lighting. Lighting on the premises will be balanced, except near the main entrance and exit of the facility, lighting will be increased over those areas to deter unauthorized entrance and deter theft. All exterior lighting on the premises and parking area for the location shall not result in glare on adjacent properties.

The main objective of our security lighting system on the premises is to illuminate dark areas and recognize concerning movement in the protected area. The lighting on the premises will be designed with overlapping illumination to avoid unprotected areas in the event of individual light failures. Our exterior lighting plan will include downward directed and shielded

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security lighting that is illuminated from dusk until dawn, supplemented with motion detective lighting.

Cannabis 21+'s closing shift manager along with security personnel will ensure that all lighting is in proper working order prior to the shift manager leaving the premises in the evening. The switch box controlling the light will be always locked and require an access code to open. In the case of a power outage, the on-site generation that is to be installed will have the power to restore all lighting on the premises.

Lighting shall comply with all City of Riverside County cannabis requirements. Cannabis 21+ will work with a licensed contractor to design and install exterior lighting that meets Riverside County building codes in addition to the requirements.

1. Lighting Locations and Angles

Lights will be provided at the following locations:

- At the entrance and exit of Cannabis 21+ premises.
- Perfectly balanced around the outside of Cannabis 21+'s facility; and
- Perfectly balanced throughout Cannabis 21+'s parking lot areas.

**D. Employee Work Permit and Identification Badges**

1. Employee Work Permit

Once Cannabis 21+ has made the decision to hire a potential employee, that individual will be required to apply for and obtain an Employee Work Permit and Identification Badge from the Riverside County Police Department. We will ensure the application submitted includes the individual's name, address, proposed job title, past criminal record, if any, and fingerprints. While the application is under review, the potential employee will not be permitted to work in our facility. The potential employee shall only be permitted to begin work once the application has been approved by the Police Chief. If for any reason the employee work permit is denied, that said individual will not be employed by this company and shall be terminated immediately.

2. Employee Identification Badges

Once employees of Cannabis 21+ are issued an Identification Badge from the Riverside County Police Department, the employees will be required to always display the laminated badge while working for Cannabis 21+. The identification badge issued to Cannabis 21+ employees will include the following information: (1) Cannabis 21+'s "doing business as" name; (2) Cannabis 21+'s state license number.

(3) the employee's first name; (4) the employee's number exclusively assigned to them; and (5) a

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color photograph of the full front of the employee's face that is at least 1 inch in width and 1.5 inches in height.

Any employee who fails to obtain an employee work permit and fails to obtain and wear an identification badge will not be permitted to work or come onto Cannabis 21+'s licensed premises.

**E. Electronic Identification Verification System**

Cannabis 21+ will use Proteus software and TokenWorks for its electronic identification scanner and verification system, which can store identifying information. All Cannabis 21+ customers are required to scan their government-issued identification card which must contain the customer's photograph, date of birth and physical description. This process will be completed by Cannabis 21+'s security personnel prior to entrance of Cannabis 21+'s retail area. If a customer is from a foreign country, Cannabis 21+ will only permit entrance if the customer has an official government passport with a current photograph as valid identification.

Cannabis 21+'s TokenWorks system will ensure that the customer's identification card is valid and that they are at least twenty-one years of age. Cannabis 21+ will limit a customer's visit to once per day, which will assist in complying with daily limit purchase requirements. Proteus will be able to identify whether a customer is attempting to visit a second time within one day as the system will collect the customer's information from the prior visit.

**F. Surveillance Camera System**

1. Professional Installation

Cannabis 21+ shall use ADT Security to install a video surveillance camera and recording system that meets or exceeds both the City of Wildomar's and the State's video surveillance and camera system requirements. Cannabis 21+'s system will act as a deterrent to diversion and theft from both inside and outside the premises. The system will also aid management, law enforcement and licensing agencies in investigating unlawful acts and compliance concerns.

Cannabis 21+'s cameras will be professionally installed. The cameras will be mounted and fixed in a location that allows the camera to record the area being filmed. Cameras designated for the entrances and exits of Cannabis 21+ will be installed in a location that allows the cameras to clearly record activity within 20-feet of all entrance and exit points from both the indoor and outdoor vantage points.

2. System Specifications

Cannabis 21+'s security surveillance cameras will have a minimum camera resolution of 1280 x 720 pixels of HD-quality. The cameras will record continuously twenty-four (24) hours per day at a minimum of 15 frames per second.<sup>17</sup> Cannabis 21+'s surveillance camera system will at all times be

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able to effectively and clearly record images of the areas under surveillance and will be able to provide clear and certain identification of any person and activities in all areas required to be filmed. Cannabis 21+'s recordings will also clearly and accurately maintain a time and date display in accordance with the United States National Institute Standards and Technology Standards.

### 3. Video Storage and Inspections

Cannabis 21+'s surveillance recordings will be stored on a storage device that will be secured within a limited-access room to prevent tampering or theft of the recordings. At least one of Cannabis 21+'s security cameras shall record the access point to the limited-access room in which the recordings are safely stored.

Cannabis 21+ acknowledges that its surveillance recordings and storage devices are subject to inspection by the Riverside County Police Department. Upon request by the Riverside County Police Department, Cannabis 21+'s recordings and/or storage devices shall be provided to the department in an expeditious manner. All Cannabis 21+ video recordings shall be maintained for a minimum of 90 days and shall be made available to the Police Chief upon request. These recordings shall be of sufficient quality for effective prosecution of any crime found to have occurred on Cannabis 21+'s premises.

### 4. Camera Placement including Location and Angle

To ensure the video surveillance cameras provide coverage of the entire facility the cameras shall be mounted in the following areas:

- a) At the entrance/exit of the facility including both indoor and outdoor vantage points.
  - b) An area that allows the camera to record any activity occurring within 20 feet of the entrance and exit points of the facility.
  - c) Two looking in opposite directions on the exterior corners of the entire building.
  - d) All limited-access areas, including the offices, vault room, storage room, electronic room and receiving room.
  - e) Security rooms.
  - f) Within the waiting room prior to retail sales area.
  - g) All interior spaces which are open and accessible to the public.
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- h) All exterior and interior spaces where cannabis, cash, and/or any currency will be stored.
- i) All areas where the sale, distribution, and/or transfer of cannabis takes place, specifically one at each of the nine salesclerk desks.
- j) All areas where cannabis is stored, loaded, and unloaded.
- k) All exterior and interior areas where diversion of any cannabis could reasonably occur; and
- l) All exterior and interior areas where video recordings are to be stored.

5. Employee Training

Cannabis 21+ will train authorized employees on how to operate the surveillance system. At all times, Cannabis 21+ will ensure that at least one trained employee is available to provide timely assistance to law enforcement personnel in the event of an emergency that requires the inspection of the recordings.

6. Failure Interruptions

If there are any interruptions or failures within the video surveillance system or storage device, the failure notification system will immediately notify Cannabis 21+ management and security personnel of the issue. If there is an interruption or complete failure of the system that lasts longer than 15 minutes, the Riverside County police will be immediately notified. In the case of a power outage, all cameras shall be equipped with a backup battery that allows the cameras to continue to record for at least one hour.

7. Access by Riverside County Police Department

All video footage from Cannabis 21+'s premises will be remotely accessible and will provide remote, real-time live access to the footage by the Police Chief and shall be compatible with Wildomar's software and hardware. Once we are certain the surveillance camera system meets the requirements of Wildomar, we will permanently mount the cameras in a fixed location that allows them to continuously record the area that is to be recorded.

**G. Prevent Unauthorized Entrance and Loitering**

Cannabis 21+ shall ensure that no unauthorized individuals will enter the premises. During business hours, Cannabis 21+'s security personnel will regulate the entrances and exits of the premises. Only those individuals that are properly verified and at least 21 years of age will be permitted onto the premises. During non-business hours, Cannabis 21+'s security personnel will monitor the premises to ensure that no individuals aside from authorized employees are within the premises. At all times, Cannabis 21+ surveillance system will be monitored to ensure no suspicious activity is

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occurring. In the unlikely event that an unauthorized individual enters the retail area without permission, security personnel shall immediately contact the on-site manager. The security personnel will then escort the individual outside of the retail area, or if under the age of twenty-one (21), off the premises. If an unauthorized individual is found on the premises during non-business hours, that individual will be escorted off the premises. If any confrontation begins, security personnel shall act in accordance with our company's physical restraint policy.

In addition, Cannabis 21+ has a strict no-loitering policy. To prevent and enforce our no-loitering policy, security guards will be required to constantly walk the perimeter of the facility to ensure no individual remains on the premises. Security will also be trained to use our video surveillance cameras to spot individuals who remain on the premises and/or engage in suspicious activity near the premises. If the individual fails to cooperate, security will be instructed to call law enforcement and shall only handle the situation in accordance with our physical restraint policy. If the individual fails to cooperate, security will be instructed to call law enforcement and not physically handle the situation themselves outside of what is permitted within our physical restraint policy. Any individuals that were initially authorized to be on the premises, but no longer are engaged in any commercial cannabis business activity, shall be escorted off the premises by Cannabis 21+'s security personnel.

#### **H. Limited-Access Areas**

Under no circumstances shall a member of the general public be permitted to enter limited-access areas. Limited-access areas shall include all areas where cash, cannabis and/or cannabis products, and records are stored, staged, and/or held. Limited-access areas shall only be accessed by authorized individuals. Authorized individuals include employees as well as any outside vendors, contractors, or other individuals conducting business that requires access to the limited-access area. Such non-employees shall be always escorted by an employee within the limited-access area.

To control access, doors into to limited-access areas shall remain closed and always locked when not in active use. All limited-access areas will feature commercial-grade locks that require an electronic key card or unique pin number to open. To warrant and prevent any unauthorized access, every six months a new key card and pin number shall be assigned to employees.

All persons entering a limited-access area shall wear appropriate identification as follows: (1) employees shall wear the required Employee Identification Badge; (2) Security Guards shall wear the required nameplate; and (3) visitors, after signing-in, shall wear a visitor badge. All limited-access areas will feature surveillance camera coverage to capture the face of any person entering and exiting the rooms. To safeguard and ensure unauthorized personnel do not attempt to enter limited-access areas, each limited-access area will feature a sign on the door reading, "Do Not Enter – Limited-Access Area – Access Limited to Authorized Personnel Only."

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**I. Secure Product Storage**

All cannabis and cannabis products, including live plants shall be stored in a secure limited-access area within our facility. Only authorized Cannabis 21+ employees will be permitted within this area. Such access will be regulated as described above. Under no circumstances shall our facility store any cannabis, cannabis products, and/or live plants outside the walls of the facility. Furthermore, Cannabis 21+'s products on display for sale will be within a secured glass case that can only be open with a key given to Cannabis 21+ employees only. All cash on Cannabis 21+'s premises will also be securely stored within a locked vault within secure limited-access Vault room.

**J. Sensors**

Cannabis 21+'s alarm system will include motion sensors that will be able trace activity within certain areas of the facility. Cannabis 21+ will have ADT install and place sensors at the main entrance and exit of the facility, at the emergency exit near the receiving and secured delivery area, and at every entry way to a limited-access area.

**K. Panic Buttons**

Cannabis 21+'s alarm system that is to be installed will also include panic buttons, that if triggered activate the system's silent alarm. Panic buttons shall be strategically installed within the facility. One will be placed in the retail sales area at the furthest sales desk from the store's main entrance, and another within the limited-access area room holding the vault storage.

**L. Alarm System**

Cannabis 21+ will have ADT professionally install, maintain and monitor Cannabis 21+'s alarm system. Cannabis 21+'s alarm system shall comply with all City of Wildomar.

Cannabis 21+'s alarm will consist of a noise alarm that is distinct from the fire alarm that can be heard through all interior and exterior areas of the facility. Alarm sensors that can trigger the alarm shall be placed at the main entrance and exits of the store, at all three emergency exit doors and at the entrance/exit between the secured delivery area and receiving room. This placement will help prevent any theft, unauthorized access, and/or diversion. The alarm panel shall be in a designated limited-access area. Cannabis 21+'s selected authorized employees, along with the security personnel will be provided with the activation and deactivation code. To ensure that Cannabis 21+'s alarm system complies with all requirements set forth by the City, we shall seek approval from the City prior to installation.

1. Activating and Deactivating the Alarm

The closing-shift manager will activate the alarm system prior to leaving the premises in the evening. Before activating the alarm system, both the security guard on duty and the shift manager will visibly inspect each room of Cannabis 21+'s premises to ensure no employees, authorized personnel or other individuals are on site, and that all doors are properly locked and secured. Once the closing inspection is complete, the on-site manager will be required to vacate the premises while the security guard activates the alarm. During non-business hours, the on-duty security guard will monitor the premises and the surveillance cameras. Once the beginning of business hours is about to commence, the on-duty security guard will deactivate the alarm.

2. Professional Installation and Maintenance:

Our alarm system shall be installed, maintain, and monitored by ADT Security. The alarm system shall be integrated with our surveillance camera system. Prior to installation, we shall seek approval from the City to ensure the system is sufficient and up to the City's standards.

3. Security Notification Protocol:

If the alarm is triggered for any reason whatsoever, even in the event of a false alarm, personnel shall be required to follow our security notification protocol. This includes the immediate vacation of all present individuals on the premises. Once vacated, either the security guard or on-site manager will contact local law enforcement and the Riverside County Police Chief. Cannabis 21+ personnel will then be required to fill out an incident report form, explaining the situation including when, where, and why the alarm was triggered, identifying who was notified, and what happened after dispatch arrived. Upon request, we shall make our incident report form available to the Riverside County Police Chief and cooperate with all reasonable requests.

**M. Power Outage**

In the case of a power outage, Cannabis 21+'s premises shall have the ability to remain secure and shall ensure that all access doors are not solely controlled by an electronic access panel, but also equipped with commercial grade locks, to ensure that locks are not released during a power outage. Cannabis 21+ will work with ADT to design a comprehensive security system that is effective and maintains the ability for the premises to be locked if power is lost.

**N. Designated Security Representative/Liaison**

Cannabis 21+ shall appoint Sean St. Peter as the designated security representative/liaison. Sean St. Peter's telephone number and email address will be given to both the City of Riverside County and to the Riverside County Police Chief. As our designated representative/liaison, Sean St. Peter shall be

reasonably available to meet with Police Chief regarding any security related measure or operational issue.<sup>35</sup>

While Sean St. Peter will be available to meet with the Police Chief, we recognize that issues may sometimes come up when our security representative is not immediately available. We will provide the City of Riverside County and the Police Chief a list of all owners, their telephone numbers, and email addresses as well, who would be happy to meet to discuss any security related concerns, security measures, or operational issues that may arise.

**O. Secure Transportation Plan**

Cannabis 21+, as a storefront retailer of Wildomar, will not engage in the transporting of any cannabis or cannabis products. However, Cannabis 21+ will only work with properly licensed distributors who safely and securely transport cannabis and cannabis products to our facility within a vehicle that is equipped with the proper, secure storage features and alarm system. When Cannabis 21+ is accepting a shipment that has just been transported, the goods will be brought into the facility through a private entrance and taken directly to a secure, limited-access room for proper storage.

**P. Compliance with City's Request to Inspect Security Plan**

Cannabis 21+ shall always cooperate with the City of Riverside County whenever the City makes a request, upon reasonable notice, to inspect or audit the effectiveness of any security plan or any other requirement.

**Q. Reporting Incidents to the Police Chief**

It shall be the duty of Cannabis 21+'s on-site manager and/or Sean St. Peter to report to the Riverside County Police Chief within twenty-four (24) hours from the occurrence of any of the following:

- A significant discrepancy has been identified during an inventory audit.
- Any diversion, theft, loss, or criminal activity involving Cannabis 21+ or any Owner, Manager, agent, or employee of Cannabis 21+ has occurred.
- Loss or unauthorized alteration of records related to Cannabis, employees or agents of Cannabis 21+ has occurred; or
- Any other breach of security.

All personnel shall be instructed to report any of the events listed above to their immediate manager. Each manager will be instructed to properly document the incident and then immediately pass on the report to a higher-level manager or Sean St. Peter. If an employee does not feel comfortable reporting the incident to their immediate supervisor, the individual may contact security personnel and/or the owner directly at the phone numbers provided in their employee manual.

Once the incident is reported to the Police Chief, an internal investigation shall be conducted as well. Internal investigations shall help our company determine the source of the issue and will allow us to develop measures to prevent such incidents from reoccurring. The incident, the internal report, and any other relevant documentation relating to the incident shall be stored in our records and will be made available to the Police Chief upon request.

## **II. Security Plan Information Section**

### **A. Employee Roles and Responsibilities**

Cannabis 21+ will have approximately twenty (40) employees in total. In addition to store clerk employees, there will be assigned store managers, shift managers and inventory managers. Cannabis 21+ will also have its hired security personnel, in which their roles and responsibilities are laid out in detail in Section I(A) of this plan. While all of Cannabis 21+'s employees will receive thorough safety and security training, security personnel and all managers will have the primary responsibility for implementing and overseeing Cannabis 21+'s security measures, plan and policies.

During employee training, Cannabis 21+ management will meet with all new employees to discuss with them what to do in the case of an emergency and how to react if certain issues arises such as fires, earthquakes, robbery or intrusion, and hostage scenarios. Management will also be responsible in training employees how to spot suspicious activity and what to do if an unauthorized individual is in the facility. This includes suspicious activity of other Cannabis 21+ employees. In addition, it shall be the duty of Cannabis 21+ management to familiarize all personnel with the layout of the premises, including the location of the closest exits, telephones, and panic buttons.

Cannabis 21+ acknowledges that informational sessions alone do not always effectively educate individuals of the security measures in place. Consequently, Cannabis 21+ will conduct emergency practice drills, continuously update staff on all new safety measures and provide periodic informational refresher sessions. By continuously preparing our staff, we are confident that all personnel regardless of their position will be ready in the case of an emergency.

### **B. Entry/Exit Security and Procedures**

Cannabis 21+ is committed to making access security and safety a top priority. Cannabis 21+'s premises will include state-of-the-art security equipment. This includes our professionally installed ADT surveillance and alarm system, as well as their commercial-grade locks. The commercial-grade locks will maintain their functionality during a power outage on all entrances and exits of the facility. All customers will be required to enter and exit the facility through the main entrance. No external doorways shall be propped open except during an active use to load/unload cannabis goods.

1. Employee Entry/Exit

Cannabis 21+ employees will have specialized access codes or keys to enter the premises during non-business hours. Only employees wearing the required identification badge will be permitted to enter the premises. Security personnel will monitor that employees are following these procedures.

2. Non-Customer Visitor Entry/Exit

Only visitors with an appointment and specific reason to visit will be allowed to enter the premises. All visitors must check in with security personnel, document the visit on the sign-in/sign-out form, and wear a visitor badge during the visit. Exceptions will be made for emergency personnel as seen below.

3. Customer Entry/Exit

Only customers whose government-issued identification and age have been verified by Cannabis 21+'s security personnel will be permitted to enter our retail area. Customers are only to use the designated entrance and exit of our store. Security personnel will ensure that customers who are no longer engaging in commercial cannabis business activities exit the premises. The customer entrance and exit will be monitored by security personnel and our surveillance cameras.

4. Emergency Personnel

In the case of an emergency, emergency personnel, including but not limited to, law enforcement officers, fire personnel, and/or paramedics may enter the facility without prior approval. If feasible, Cannabis 21+'s security personnel will be instructed to escort emergency personnel to the location of the emergency.

**C. Security-Related Signage**

To assist in informing employees, customers and outside individuals from complying with our company security measures and practices, Cannabis 21+ will include signage throughout the premises. Furthermore, to encourage consumer safety, Cannabis 21+ will not advertise in a way that violates State and local laws and regulations.

1. Signage Prohibitions

The following forms of advertising and signage shall be strictly prohibited:

- a) Advertisements of Cannabis or Cannabis Products that are not permitted to be sold in the City under State Law or this Chapter.

- b) Advertising or Marketing on any sign located within 1,000 feet of a Day Care Center; school providing instruction in kindergarten or any grades 1 through 12; Youth Center; Youth-Oriented Facility; or Private or Public Park.
- c) Advertising or Marketing on any sign within 1,000 feet of a Treatment Center.
- d) Advertising or Marketing containing a depiction of an individual under 21 years of age consuming Cannabis or Cannabis Products.
- e) Advertising or Marketing that is Attractive to Youth as defined in the Chapter 5.19.
- f) Advertising or Marketing in a manner that is false or untrue or that, irrespective of falsity, directly, or by ambiguity, omission, or inference, or by the addition of irrelevant, scientific, or technical matter, tends to create a misleading impression, is prohibited.
- g) Advertisements or Marketing containing any statement concerning a brand or product that is inconsistent with any statement on the labeling thereof.

2. Premises Entrance

Each entrance shall be visibly posted with the following notices:

- a) “These premises are under 24/7 video surveillance.”
- b) “No smoking, ingesting, or otherwise consuming cannabis or cannabis products on the premises or adjacent areas.”
- c) “Must be 21 years of age or older and have proper identification to enter.”
- d) “No Weapons Allowed.”
- e) “No loitering.”

These notices will also be provided along the outside of the Cannabis 21+ facility, to prevent theft, deter unwanted visitors, and to ensure the safety of our employees and facility.

3. Internal Signage

At all times Cannabis 21+ shall display the following:

- a) Its local permit, seller’s permit, local business license and eventual State license in a highly visible location.



- b) At entrances to limited-access areas, “Restricted Area – Authorized Personnel Only”

If any individual fails to comply with any of the signs posted, security will politely inform the person of the required compliance. If compliance is not adhered to, the security guard will escort the individual off the premises and/or contact local law enforcement to report the incident.

#### **D. Cash Handling Process and Procedures**

1. **Customer Sales Transaction**

In order to ensure honesty, efficiency and safety within our cash handling processes, Cannabis 21+’s employees will be professionally trained on all cash handling procedures. All cash register drawers at Cannabis 21+ will only be permitted to always contain \$5000.00. This is to lower the risk of damage in the case of a robbery. All salesclerk employees will start with their own cash drawer at the beginning of their shift that shall contain \$200.00. Prior to accepting payment from a customer, all salesclerks will verify that the money is not counterfeit in accordance with Cannabis 21+’s counterfeit money policy described below. At the end of salesclerk’s shift, the clerk will take that drawer with them to the on-site manager. The manager will then be responsible for verifying and recording the cash amount in comparison to the point-of-sales information for that clerk’s shift. This will ensure honesty from all Cannabis 21+ employees. If there is a discrepancy greater than \$10.00, the Cannabis 21+ employee will be confronted about the discrepancy. If there is no discrepancy greater than \$10.00, the manager will then store the cash in accordance with the cash vault transaction procedures below.

2. **Cash Vault Transactions**

Cannabis 21+ will have a designated vault storage for all cash holding purposes. This vault will be within the limited-access Vault room on Cannabis 21+’s premises. This room will only be accessible by authorized employees and security personnel of Cannabis 21+. Access to the vault will be restricted to authorized Cannabis 21+ management only, and only those individuals will have the proper keys and access codes to obtain access. Cannabis 21+ will require special record keeping for all cash vault transactions. Management, after the proper verification of the cash amount and authenticity, must input the following information: the manager’s name conducting the transaction; the amount of cash being inserted; the date of the deposit; and the manager’s signature. All transactions will then be reviewed by Cannabis 21+’s owner, Sean St. Peter.

Whenever cash is to be taken out of the cash vault storage, similar procedures are followed. Only management, with prior authorization from Sean St. Peter, shall be authorized to withdrawal cash from the vault for any proper, specified reason. The information recorded for the withdrawal shall include the following: prior authorization information from Sean St. Peter; the manager’s name conducting the transaction; the amount of cash being withdrawn; the date of the withdrawal; and the manager’s signature. All transactions will be reviewed by Sean St. Peter

to ensure that it was conducted in accordance with instruction. During all cash vault transactions, Cannabis 21+ security personnel will monitor the entrance of the Vault room to increase security and safety during this process.

### III. Security Policies

To ensure Cannabis 21+ employees are fully informed of our security policies set forth below and within the Employee Handbook, all employees will be required to attend a Human Resources Training hosted during employee training. The purpose of this training is to familiarize, train, and describe in detail all security policies Cannabis 21+ will have in place. Attendance of this training is mandatory. Failure to attend will result in a delay or in denial of an employee's ability to work for Cannabis 21+. At the conclusion of the training, employees will be required to sign an acknowledgement form confirming that all security policies are fully understood.

Each Cannabis 21+ policy described below will only be implemented upon approval by the Riverside County Police Department prior to the commencement of Cannabis 21+'s operation.

#### 1. Physical Altercation Policy

Cannabis 21+ has a zero-tolerance policy when it comes to physical altercations or any workplace violence. It is company policy to promote a safe environment for our employees, free from any physical altercations, intimidation, and other disruptive behavior. Such behavior has no place in our facility and under no circumstances shall such behavior be tolerated, regardless of the employee's position. This is also true of Cannabis 21+ customers. If any employee or customer shall find themselves in a physical altercation, Cannabis 21+'s security personnel shall escort the individuals off the premises. Depending on the severity of the altercation, the discipline of a Cannabis 21+ employee can range from coaching, suspension, termination, and/or criminal penalties. For Cannabis 21+ customers, individuals may be asked to not return to the premises for future commercial cannabis business.

#### 2. Security Exclusion Policy

Cannabis 21+ takes the safety of its employees and customers very seriously. Consequently, Cannabis 21+ will closely follow and train all its employees and security personnel of the following procedures with regarded to Cannabis 21+ banned individuals.

At Cannabis 21+ the following activities will result in an absolute ban from the premises:

- Gross intoxication.
- Severe physical altercations.
- Inappropriate behavior, including racial and sexual harassment.
- Attempting to use counterfeit money to purchase products.

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<sup>42</sup> CV Cannabis Regulations 0502(E)(2).

<sup>43</sup> CV Cannabis Regulations 0502(E)(2).

- Multiple, consecutive minor inappropriate activities.
- Smoking or ingesting cannabis or cannabis products on the premises; and,
- Attempting to use fraudulent identification.

When an individual is banned from the Cannabis 21+ premises, that individual's information will be documented within Cannabis 21+'s information storing system, Proteus. This information will be linked to our TokenWorks ID verification scanner which is used by Cannabis 21+'s security personnel prior to permitting the entry of customers. If the individual attempts to regain entry at Cannabis 21+, once their identification is scanned, their information will come up as invalid, and their information will show up on Cannabis 21+'s software as a banned, unauthorized individual. At this time, the security personnel will escort the individual off the premises as peaceful as feasibly possible. To prevent those individuals from using another identification to attempt access, all security personnel shall become familiar with the faces of individuals Cannabis 21+ has expressly banned. These individuals shall be reviewed periodically so the memory of the security personnel can remain fresh.

### 3. Weapon Incident Policy

With the exclusion of security personnel and law enforcement, weapons of any kind, will never be permitted on Cannabis 21+ premises. To make this point clear, we shall post a sign on the main entrance that reads, "No Weapons Allowed." If an employee is found to be in possession of a weapon, the employee will be asked to remove the weapon from the premises and his or her employment with Cannabis 21+ will be terminated. Depending on the situation, security personnel and management may choose to notify local law enforcement. Employees will be trained to report knowledge of personnel weapons on the premises to security personnel and management, as well as to not confront the co-worker directly.

All customers visiting Cannabis 21+ shall be subject to a baggage check by security prior to entering the retail area. Security will have the authority to check any bag, regardless of the size, for weapons prior to entering the premises. If any individual refuses to undergo a baggage search, that individual will have the option to leave the bag outside the premises or leave the premises entirely.

### 4. Employee Firearm Policy

Cannabis 21+ has a strict no-weapons policy for all its employees, with the exclusion of its on-duty security personnel. If an employee is found to be in possession of a weapon, the employee will be asked to remove the weapon from the premises and his or her employment with Cannabis 21+ will be terminated. Depending on the situation, security personnel and management may choose to notify local law enforcement. Employees will be trained to report knowledge of personnel weapons on the premises to security personnel and management, as well as to not confront the co-worker directly.

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<sup>45</sup> CV Cannabis Regulations 0502(E)(2).

<sup>46</sup> CV Cannabis Regulations 0502(E)(2).

## 5. Physical Restraint Policy

It is Cannabis 21+'s company policy to provide a safe working environment for all individuals while on the premises. As such, we shall try to avoid physical confrontation as much as feasibly possible. However, if the situation requires an individual to be physically restrained, this shall be done by Cannabis 21+'s security personnel only. All other personnel will be required to avoid taking matters into their own hands unless it will result in immediate danger of public health and safety. Cannabis 21+ employees will be trained on the different circumstances that this exception shall apply to eliminate any potential confusion.

If an individual is to be physically restrained, that individual shall be placed in handcuffs and escorted to a limited-access area, away from retail sales area and other customers. Once inside, security will be required to remain with the individual while waiting for local law enforcement to arrive. Under no circumstances shall security attempt to interrogate, intimidate, and/or escalate the matters themselves. After the individual has been turned over to local law enforcement, security will document the situation and an internal investigation by management will be launched. Upon request, Cannabis 21+ shall turn over all reports and findings from the investigation to the Riverside County Police Department.

## 6. Police Notification Policy

As explained in Section I(Q) of this plan, Cannabis 21+'s management shall report to the Riverside County Police Chief within twenty-four (24) hours of occurrence of any of the following:

- A significant discrepancy has been identified during an inventory audit.
- Any diversion, theft, loss, or criminal activity involving Cannabis 21+ or any Owner, Manager, agent, or employee of Cannabis 21+ has occurred.
- Loss or unauthorized alteration of records related to Cannabis, employees or agents of Cannabis 21+ has occurred; or
- Any other breach of security.

In the case of immediate emergency or attention, Cannabis 21+'s employees will have immediate access to a nearby telephones and panic buttons. Regardless of one's position, employees will be instructed to contact the police immediately if they truly believe there is an immediate threat to the health and safety of the individuals on the premises, or of Cannabis 21+'s facility itself, such as a fire.

If an issue does arise, but does not require immediate attention, all personnel will be required to report the incident to the nearest security guard or on-site manager. Once security or the on-site manager becomes aware of the situation it shall be their responsibility to determine whether the situation calls for notification of the police. Security personnel and management will have had sufficient training in utilizing their discretion in line with Cannabis 21+'s policies. It shall be the duty of security or the on-site manager to document the incident. All documents and reports

<sup>47</sup> CV Cannabis Regulations 0502(E)(2).

<sup>48</sup> CVMC 5.19.0160(E)(1)-(4).



<sup>47</sup> CV Cannabis Regulations 0502(E)(2).

<sup>48</sup> CVMC 5.19.0160(E)(1)-(4).

shall become official company records and shall be made available the police department upon request.

## 7. Contraband Policy

Contraband includes, but is not limited to, any tobacco products, alcohol, smoking devices, weapons, and outside cannabis or cannabis products. If a Cannabis 21+ employee brings contraband onto the premises, depending on the severity of the item, the employee's discipline may result in coaching, suspension, termination, and/or criminal penalties. Such incidences shall be documented in the employee's human resources file and repeated minor incidences may lead to ultimate termination.

Cannabis 21+ expects all employees to arrive at the premises ready to work. We have a no-tolerance for those who show up under the influence of drugs, alcohol, cannabis, or any other substance that may impair that employee's ability to work. We also have a no-tolerance policy for consuming or using any contraband during work hours. Such employee conduct will result in immediate termination of employment with Cannabis 21+.

## 8. Counterfeit Money Policy

### a) Customer Sales Transactions

Verifying the authenticity of the cash received from all customers is a primary transactional responsibility of Cannabis 21+ employees. The cash is first checked for counterfeit issues at the initial sales transaction. Cannabis 21+ salesclerks will all be equipped with counterfeit detector pens that will indicate whether a bill is real or fake depending on the color shift of the mark. In addition, employees will be trained to look for other authentic signs, such as raised printing, watermarks and security threads/ribbons on the bills. If the salesclerk determines that the bill is fake or any suspicion is raised, the clerk will seek the attention of an on-site manager to further determine the authenticity of the bill. If the cash is determined to be counterfeit, the sale transaction will be void, and the Riverside County Police Chief will be notified, and all proper Bureau of Cannabis Control procedures will be followed.

### b) Cash Vault Transactions

All cash that has been verified at the sales transaction level will again be verified by on-site management prior to depositing the cash into the vault storage. On-site management will use counterfeit detector pens to ensure that the cash is indeed authentic. Once verified, the management will deposit the cash in accordance with Cannabis 21+'s cash handling processes and procedures. If the cash's authenticity is questioned, management will notify Sean St. Peter for final determination and decision-making. All cash vault transactions will be securely monitored by our security personnel.

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<sup>49</sup> CV Cannabis Regulations 0502(E)(2).

<sup>50</sup> CV Cannabis Regulations 0502(E)(2).

<sup>51</sup> CV Cannabis Regulations 0502(E)(2).

## **B. Employee Security Training**

Cannabis 21+ will take a proactive approach to security, fire and safety measures. All Cannabis 21+ employees will undergo a mandatory security training prior to starting their employment with Cannabis 21+. The security training will include distributing employee manual handbooks, company meetings, practice drills, quizzes and informational sessions regarding all of Cannabis 21+ security measures, plans and policies, including but not limited to our:

- Physical altercation policy.
- Security exclusion policy.
- Weapon incident policy.
- Employee firearm policy.
- Physical restraint policy.
- Police notification policy.
- Contraband policy.
- Counterfeit money policy.
- Layout of the premises, including all entrances/exits, location of telephones and panic buttons.
- Procedures for emergency situations, such as intrusions, robberies, fires, earthquakes, etc.
- Cash handling.
- Communication with security personnel, management, employees and customers during emergencies.
- Quality assurance; and
- Incident and accident response.

Following initial informational sessions for our security training, Cannabis 21+ employees will have to complete oral or written quizzes regarding the security information provided. All Cannabis 21+ employees will also receive an Employee Handbook that will include all necessary security and safety information that they must read and can later refer to. Cannabis 21+ will ensure that it will keep all employees updated when new security measures or information becomes available. In addition, Cannabis 21+ will conduct periodic review sessions of security and safety measures to ensure that all employees are consistently prepared for any situation that may occur. Cannabis 21+ expects nothing but best for our staff.

Cannabis 21+ employees are required to comply with all security measures, plans and policies. If any employee is found to be violating Cannabis 21+ security and safety requirements, that employee will be confronted. Depending on the severity of the violation, the discipline of the Cannabis 21+ employee can range from coaching, suspension, termination, and/or criminal penalties. Cannabis 21+'s management oversight and video surveillance cameras will be additional measurements to ensure all employees follow Cannabis 21+'s expectations and requirements.

It will be enforced that all employees must report any actual or potential suspicious activities to management, and that employees will not be disciplined for reporting others in good

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<sup>52</sup> CV Cannabis Regulations 0502(E)(2).

faith. We shall make a record of all incidents if any occur. The record will include the individual's name, the date of the incident, a description of the incident and any other relevant information. After all information is gathered, an internal investigation shall be conducted by Cannabis 21+ management. The incident, the internal report, and any other relevant documentation relating to the incident shall be stored in our records and will be made available to the Riverside County Police Chief upon request.

#### **IV. Compliance with State and Local Laws, Regulations, and Ordinances**

##### **A. Strict Compliance with State and Local Laws and Regulations**

Cannabis 21+ understands that the sale of cannabis and cannabis products is heavily regulated, and all participants must strictly comply with all State and Local Laws in order to maintain the safety of its customers, neighborhood, and community. Our organization is qualified to meet these rigorous standards. Cannabis 21+ is fully equipped to follow all relevant laws, regulations, and ordinances. Cannabis 21+ has retained the services of a cannabis and land use attorney to assist our organization in staying current with the fast-paced developments in cannabis law in everything from state licensing requirements to day-to-day operations.

##### **1. Compliance with California State Laws**

The team at Cannabis 21+ has extensive knowledge of how the regulatory framework has evolved and been established in the state of California since 1996, when Proposition 215-CA and Health and Safety Code 11362.5 were approved. Because of our rigid protocols, extensive documentation policies and significant experience within the industry, Cannabis 21+ can ensure that all customers follow the relevant laws and regulations for the consumption of cannabis.

In October of 2015, the California State Legislature passed the Medical Cannabis Regulation and Safety Act (MCRSA), which established a regulatory process for State licensing for medical cannabis businesses. In the 2016 legislative cycle the State Legislature passed three bills intended to regulate Medical Cannabis: AB266, AB243 and SB643. Together, those bills are referred to as the Medical Cannabis Regulations and Safety Act or MCRSA. MCRSA has been codified in the California Business and Professions Code. MCRSA only applies to medicinal use of cannabis with a doctor's recommendation.

After the passage of Prop 64 or AUMA, MCRSA was repealed, and many of its provisions were transferred to a new set of laws. This new law, the Medicinal and Adult-Use Cannabis Regulation and Safety Act (MAUCRSA), went into effect on January 1, 2018, and the State of California began implementing MAUCRSA with the Bureau of Cannabis Control acting as the lead regulatory agency.

We will continue to adapt our programs where necessary to comply with new regulatory requirements as they are developed and implemented. Our organization will ensure that our operations are up to date on all the latest developments in cannabis law by working closely with Riverside County City officials to ensure that our program meets the requirements set forth by the



State, as well as the City. Finally, Cannabis 21+ recognizes the importance of staying abreast of all current laws, regulations, and ordinances, and has retained the services of an attorney to ensure compliance with any future changes to local and state cannabis laws.

2. Cal-OSHA Training Requirement

Stats. 2018, Chapter 971 (AB 2799), which becomes effective on January 1, 2019, amends Section 26051.5 of the Business and Professions Code and requires an applicant for initial licensure and renewal of a state license under the Act to provide a statement that the applicant employs or will employ within one year of receiving a license or renewal, one supervisor and one employee who have successfully completed a CAL-OSHA 30-hour general industry course offered by a training provider that is authorized by an OSHA Training Institute Education Center.

3. Compliance with Riverside County Local Laws and Regulations

In addition to Cannabis 21+'s dedication to running a compliant commercial cannabis business under state laws, Cannabis 21+ has every intention to be at full compliance with all applicable Riverside County laws and regulations to ensure that Cannabis 21+ is a beneficial asset to the local community and does not cause any nuisance or detriment to the City. Cannabis 21+ will consistently follow all requirements laid out in the Riverside County Municipal Code.

**SECURITY**  
***STANDARD OPERATING PROCEDURES***  
***Cannabis 21***

# Contents

Dispensary Facility Access	4
Initial Approach of the building	4
Entering the building	4
Video Retention	5
Release of video footage	5
Hourly Security procedure	7
Exterior Patrol	7
Panic Alarms	7
Emergency Situations	8
In the event of a robbery	8
Security Log Entry	9
Quarterly Security Maintenance	11

## Security Function

To provide effective security and safety coverage of all the facilities and premises operated by Cannabis 21.

1. Notify and report to the management team on any irregularities or occurrences during their patrolling duties.
2. To maintain and record all occurrences in security logs.
3. To conduct regular checks/patrolling duties around the premises as required.
4. Guarding the premises against intrusion or unauthorized entries.
5. Protecting equipment and properties against acts of vandalism, theft or sabotage.
6. Permitting only authorized persons, visitors, and vehicles entry to the premises.
7. Maintain an updated record of those entering and exiting the building.
8. Maintain an updated record of all employee vehicles to verify that they are authorized to be on the premises.
9. Maintain a high standard of discipline and appearance at all times.
10. To ensure that the security post is kept clean at all times.

## Appearance / Requirements of Security Guards

1. Time IN and OUT of the Security guards should be recorded in the payroll system and confirmed by member of the management team.
2. Under no circumstances can a guard leave the security post before the end of their shift unless they have received prior approval.
3. Guards should be courteous, polite, tactful, and at the same time be firm in executing their duties.

## Dispensary Security Duties (entrance)

1. Remain stationed at the main entrance guard post diligently.
2. Look out for illegal and suspicious activities.
3. Inform and report to the management team immediately for all matters pertaining to theft, irregular incidents, or accidents.
4. Give direction or direct visitors in a pleasant manner.
5. When visitors enter the facility log their information in the visitors log and collect their driver's license. Return identification when they are finished for the day. Politely request identification from all visitors, vendors, and contractors.
6. Record in the security log any observations, visitors, and any incidents that may have occurred.
7. Always be alert and vigilant and ensure that no unauthorized person enters the premises.
8. Guards are to report immediately to the Supervisor of any unusual occurrences or refusal by individuals to follow procedures.
9. Guards maybe required to perform additional duties.

## Dispensary Facility Access

All visitors to dispensaries facilities must have a "reasonable need to visit," this includes but is not limited to: deliveries, job interviews, meetings with vendors/partners, repairs or maintenance. When in doubt, please reach out to the Dispensary Manager or Team Leader before letting someone inside.

Members of the media, as well as individuals or groups who are “simply interested in the dispensary’s” (including doctors) are not considered to have a reasonable need to visit. In the event of any representative of such groups showing up unexpectedly, please contact the Dispensary Manager or CEO immediately.

All visitors who **do** have a reasonable need to visit must follow the protocol below:

1. The visitor must surrender their photo identification in the reception or security office. The ID will be held in the reception or security office until the visitor’s visit is complete.
2. The visitor must be signed into the Visitor Access Log book, including the date, name of contractor/visitor, work to be done/purpose of visit, and the time they signed in.
3. All visitors must be in the company of, and be under the supervision of, a dispensary cardholder. Therefore, a Cannabis 21 employee must accompany and oversee the visitor throughout the entirety of their visit, regardless of whether said visitor is on the Approved Visit or List. The Rosebud Collective employee that is responsible for overseeing this specific visitor should put their name in the appropriate section of the Visitor Sign-In Sheet.
4. Once the visitor has completed their work/fulfilled the purpose of their visit, they will go back to the reception office, enter their “time out” and retrieve their ID. This completes their visit.

In no situation should visitors get in an area where cannabis is present unless for an exceptional situation or for tasks that must be performed as an emergency measure. This can only happen with express approval of the Dispensary Manager or CEO. Maintenance or repairs that need to be completed in “cannabis areas” must be scheduled before or after business hours if at all possible, and all medicine must be relocated to a different secure area for the duration of the visitor’s visit.

Please note: the manager, must promptly pass along the visitor Sign-In Sheet to the state on the first business day of every new month.

## Dispensary Security Procedures

### Initial Approach of the building

1. Be vigilant to any suspicious persons or vehicles not known to be at the facility.
2. Upon arriving to the building enter front door and disarm the alarm system (if applicable), punch in on time clock.
3. Dispensary security will check in with the Manager upon arrival.

### Entering the building

1. Turn on lights in sales floor and put away personal items. Proceed throughout the building turning on all appropriate overhead lights and make sure all interior doors are secure. Be sure to check for leaks or facility maintenance issues, i.e. smoke, electrical buzzing, etc. If Applicable.
2. Once initial interior building walkthrough has been completed return to the security desk and log initial walkthrough in the daily security log.
3. Check badges for all employees entering facility.
  - a. Check all badges for Name and expiration dates, any registry cards that are to expire in one months’ time, log this into the Security Log.

- b. Employees not in possession of registry cards must retrieve their card before being able to enter the building. Any personnel not in possession of their employee badge.
4. All employees must leave all personal belongings in the dedicated employee space.
5. Once all employees have entered the facility make an initial outer perimeter check. Record the perimeter check in the Security Log.

## Security Monitoring

1. Monitor of live video will be conducted on and off site. Video that needs to be downloaded will be conducted by a member of the Management team. All investigations will also be conducted by the Management team in regards to discrepancies, theft, reported diversion of medicine etc. All dispensary management will have access to do quick playbacks to review any incidents that may have occurred.

## Video Retention

1. All video is retained for a minimum of 30 days.
2. Any request for video is to be completed as soon as possible to avoid possible loss of footage.
  - a. External hard drives containing extracted video will be stored for an undetermined time.
  - b. The external hard drives are to remain locked and stored in the security office.

## Transferring video from computer to disk

1. Once video has been downloaded there may be occasions when this video needs to be transferred and copied to a disk so that others can have a copy.
2. To select videos for transferring first place a disk in the CDROM.
  - a. Select the files to be copied onto the disk
3. Once the files have been selected click burn disk. The system will complete the rest itself and the CDROM will open automatically once the disk has been created.
4. All downloaded footage is stored in the security office indefinitely.

## Release of video footage

1. Whenever surveillance videos are requested a surveillance video and documentation request form must be completed.
2. A member of the management team or the CEO are the only ones that can authorize video to be reviewed and/or downloaded.
3. Any law enforcement request should be completed once the request form has been completed and reviewed by a member of Management.
  - a. Any request outside of Cannabis 21 or Law Enforcement should be requested to provide a subpoena to protect Cannabis 21 employees and members.

**Note:** If request pertains to an employee(s), this request must be approved by the CEO. No request of this kind can be filled without CEO approval.

4. All bold sections of the request form **MUST** be filled out and complete. Anything that is not filled out will cause a delay in the approval of the video footage being released to the individual requesting it.
  - a. All individuals should be told that we are more than happy to assist them with their needs and that we will gather all the information that they need. However, we need the request for video footage filled out by everyone that is requesting video.

- b. All person's claiming to be Law Enforcement Officers (LEO's) should be asked to provide their credentials.
  - c. Non-Law Enforcement requests will be passed directly to the manager. Dispensary staff may obtain name, agency, and telephone numbers to give to the manager and should tell the individual requesting the information that the manager will be contacting them shortly.
5. Each request for video surveillance form that is completed will be given an incident number assigned by the Manager for tracking purposes and a copy of the request will be filed and kept for an undetermined time frame.
  6. Once the Manager has been notified and has received the completed form it will be reviewed and if approved it will be reviewed for the specific incident that is being requested. If the requested footage is recovered it will be passed back to the Manager for review and further instructions on how the footage will be sent to the agency that is requesting it.
    - a. USPS-Directly sent to requesting agency
    - b. FedEx-Directly sent to requesting agency
    - c. E-mail- Must ensure that footage is being sent over a secure network and to a government email address, usually indicated .gov at the end of the address provided.
    - d. Pick-up- If pick-up is selected it will be sent directly to the location where the agency went to inquire about the video surveillance. The person that comes to pick-up the footage should be the same person that first inquired about it, unless prior arrangements were made and approved by the Manager. The individual should also provide credentials to be verified prior to the release of the footage. The person picking up the footage will be listed on the bottom of the request form.
    - e. Delivered- If delivery is selected the location will be notified prior to receiving the footage (via phone call or e-mail). At the bottom of the request form the name of the individual delivering and picking up will be documented. Again, credentials need to be verified prior to the release of footage.

## Patrolling Duties of a Dispensary

Staff is to patrol the premises and report anyone seen committing an offence or breaking any rules to the Manager, if applicable.

1. Check the premises and perimeter and ensure no breach of security. These checks should be performed every hour inside and outside of the building. The direction and time should be altered each time a patrol is conducted.
2. Ensure that no vehicles are parked in unauthorized area or that no unauthorized vehicle is stationed on the property.
3. During holidays, weekends and after business hours, personnel should ensure that the building & facilities are secured and lights are switched off.

### Hourly Security procedure

1. Conduct an interior and exterior security patrol on a random basis. Security patrols should be conducted once every sixty minutes from the prior patrol. At no time should there be more than sixty minutes between patrols. While conducting routine business in the security office be aware of what is occurring on the security monitors.

### Exterior Patrol

1. Exit facility at random egress points if possible.

2. Walk around entire facility in randomly alternating directions, and re-enter through front door.
3. During the exterior perimeter check look for unauthorized vehicles and persons.
4. Ensure that no cannabis consumption, sale, or distribution is occurring on the premises.
  - a. If this is witnessed it will be reported to the Manager, immediately with as much information as possible.
  - b. The Individual should also be approached and asked not to do it on company property in a calm and polite manner.
  - c. This information should also be passed to the Manager and be logged into the security daily activity log. Video can also be download if applicable.
5. Check to make sure all exterior doors are secure and look for signs of attempted forced entry, look for destruction of company property.
  - a. Also, check all dumpsters for signs of tampering or forced entry. If applicable.

### Unauthorized Vehicles and Persons on Premises

1. Prior to approaching, assess the situation and take a 2<sup>nd</sup> person if needed. Approach the vehicle or individual cautiously, be friendly and kindly ask them to vacate the premises.
2. If compliance is not met, attempt to get a name and physical description. Or get a license plate number and return to the security office. Report the unwanted person or vehicle to local police if they appear suspicious.

### Interior Patrol

1. Walkthrough the entire interior of the facility checking to make sure all doors are secured, and there are no facility maintenance issues that need to be reported. Make sure all personnel are conducting proper daily activities.
2. Constantly read body language for signs of distress or nervousness, and listen to conversations to try and pick up on any plans of theft or attacks on fellow employees, or the company.
3. Check that security equipment is functional such as safety lights etc.

### Panic Alarms

1. Panic alarms are emergency buttons that send silent alarms to the monitoring company. When the monitoring company receives an alarm from a panic button an immediate call to the police department is placed with a heightened urgency than other alarms. This is why it is very important to only activate these alarms during a robbery or when a life is being threatened. These are not to be used if a fight is observed in the parking lot or because theft of merchandise was observed going into someone's pocket, etc.
2. The dispensaries have hardwired panic alarms that have been installed. These have been specified for each location:
  - a. South Portland
    - i. Reception
    - ii. Sales Counters by each point of sale system
    - iii. Office/intake
5. Panic alarms should only be utilized under 3 circumstances:
  - a. In emergency situations when you are unable to dial 9-1-1 for law enforcement assistance
  - b. During a robbery or hold-up in progress
  - c. When you are physically threatened
6. **Never activate a panic alarm for these circumstances:**
  - a. When you need fire or medical assistance



- b. To check to see how long it takes law enforcement officers to respond
- c. When someone has shoplifted merchandise
- d. To report a fight in the parking lot
- e. To report that a vehicle has been stolen
- f. Any other circumstance in which you are not in a life-threatening or emergency situation

## Emergency Situations

### In the event of a robbery

1. Remain calm.
2. Do not verbally or physically confront the individual.
3. Do not attempt to outsmart the robber, and do comply with requests.
4. Do not offer anything additional to the robber(s) other than what is requested.
5. If the staff feels safe to do so they may push the panic button.
  - a. The panic button will notify the alarm companies who will then notify police.
6. When safe to do so, staff will call 911, and then call the CEO, to let them know about the situation.
  - a. During and after a robbery no one should be permitted inside or outside the building. We cannot hold people, but we can advise members that the police are more than likely going to want to briefly speak with them about what occurred.
7. The staff will record all details on the Incident Reporting Form. Do this right away to ensure accuracy of information.

### In the event of a theft

1. Remain calm.
2. Do not physically confront the individual.
3. Call the non-emergency police line
4. Speak with the individual in a calm manner in an attempt to keep them on the premises until police arrive. Again, we cannot hold people so if they are adamant about leaving let them go as we know who they are.
5. Notify the DM
6. Notify the management team with as many details as possible so that they can begin downloading the video. Remember that if police want a copy of the video that the release for video form must be filled out and to the Manager.

### In the event of a fight

1. Remain calm
2. Do not physically confront the individuals
3. Call the non-emergency police line and report the incident
4. Try to write down as many details as you remember to give to the police when they arrive. (Make and model of the vehicle, individuals name if you know it, description, etc.)
5. Notify the DM
6. Notify the management team with as many details as possible so that they can begin downloading the video.

Remember that if police want a copy of the video that the release for video form must be filled out and forwarded to the Logistics Manager.

## Security Log Entry

1. When entering data into the security log the date time and area of activity should be recorded.
2. Anything out of the ordinary should be logged in detail. This includes any security issues, camera malfunctions, maintenance, and safety issues. (Who, What, Where, When, Why)
  - a. Logs are to be completed every hour or more.

## Cash Deposit Pick-Ups conducted by sub-contractor(s)

1. Cash deposit pick-ups will be coordinated by the Manager.
2. Rosebud Collective will use a specially trained sub-contractor to fulfill this duty.
  - a. The contractor will notify the manager once they have arrived at their first destination, and every destination thereafter until all pick-ups are completed for the day.
  - b. This can be done by either text or phone call.
  - c. All info is to be recorded in the security daily log.

## Trash handling procedures

### Day to Day

Day to Day trash maintenance is to be placed in the proper outside receptacles daily. Task includes removing trash out of the bathrooms, break rooms, office areas, dispensary areas, packaging, reception or kitchen on a regular basis.

## Searches of Employees

1. Searches include all employee accessible items. (Purses, backpacks, shopping bags, lunch bags and etc.)
2. This should be conducted randomly.
3. Security should request in a friendly manner that an employee(s) submit to a search of all their accessible items when leaving or arriving to work.
4. When searches are conducted this should be logged into the security daily log. Also, be sure to include how many persons were searched.
5. Searches should be conducted in an open and look search, being vigilant for any marijuana and/or items.
  - a. Searches should not be conducted by tearing or damaging employee items.
6. If items are discovered that do not belong to individuals or if they are in possession of prohibited items, it should be documented and reported right away to the appropriate management staff. Once appropriate notifications are made an incident report is to be written with all details, and times. Video surveillance should be downloaded and referenced in the incident report.
7. Lockers are also subject to searches on a random basis. Look for any items that do not belong in the building or to the individual.
8. Searches of persons (pat-down) are to only be conducted by same gender individuals on a random basis. If there is only one security officer on duty, a random pat-down is NOT to be conducted unless reasonable suspicion exists.
  - a. If same gender is not available and reasonable suspicion exists the security officer should notify management and see if someone of the same gender is available to assist with the pat down.
  - b. Any individual that refuses to be searched when it is requested will be immediately reported to management for further instruction. This is to be documented and an incident report is to be filed.

## End of Day Procedures (exiting)

1. Perform exterior patrol while daily cleanup is being performed, re-enter building and wait at reception desk to verify all employees have left.
2. Once all employees have exited the building make a final interior walkthrough ensuring that all necessary overhead lights are turned off, verify that there is no one left in the building, and that all doors are closed, locked, and secured.
3. Collect all personal items, punch out, arm security system and exit the building. When exiting facility premises be vigilant for any suspicious persons or vehicles not known to be at the facility.

## Security equipment issues

1. Any issues or malfunctions with security equipment, alarms, or cameras needs to be reported to the management team immediately upon discovery.

# Quarterly Security Maintenance

## Panic Alarms

1. Ensure that all panic alarms are tested to make sure they are sending a signal to the Security monitoring Company.
2. Place a call to security monitoring company and follow the prompts. You will be requested to supply your code word before they will put the facility into test mode.
3. Once in test mode go around to all panic alarms and activate them. When all panic alarms have been activated in a manner that would simulate a “real” alarm pull, call the security monitoring company back and verify that they received a signal for the alarms that have been activated.
4. Once confirmed enter information into the daily security log.

**Emergency Action Plan**  
***STANDARD OPERATING PROCEDURES***  
***Cannabis 21***

## ***PROGRAM ELEMENTS***

1. PURPOSE
2. SCOPE AND APPLICATION
3. EMERGENCY DEFINITION
4. POTENTIAL EMERGENCIES COVERED BY THIS PLAN
5. MEANS OF REPORTING FIRES AND OTHER EMERGENCIES
6. EVACUATION PROCEDURES AND EMERGENCY ESCAPE ROUTE ASSIGNMENTS
7. PROCEDURES TO BE FOLLOWED BY THE EMPLOYEES WHO REMAIN TO OPERATE CRITICAL OPERATIONS BEFORE THEY EVACUATE
8. PROCEDURES TO ACCOUNT FOR ALL EMPLOYEES AFTER AN EMERGENCY EVACUATION HAS BEEN COMPLETED
9. RESCUE AND MEDICAL DUITES FOR THOSE EMPLOYEES WHO ARE TO PERFORM THEM
10. NAMES OR JOB TITLES OF PERSONS WHO CAN BE COTACTED FOR FURTHER INFORMATION OR EXPLANATION OF DUTIES UNDER THE PLAN
11. TRAINING

## ***PURPOSE***

The purpose of an Emergency Action Plan is to protect people from serious injury or loss of life, and minimize property loss in the event of an emergency or disaster. This Emergency Action Plan describes the responsibilities and actions to be taken to protect Cannabis 21 employees and property until municipal responders take over. Each section of this plan will give general guidance. Specific responses may be dependent on location, size, and the type of event. Prepare your staff by discussing each type of event and creating an internal plan that works in conjunction with this guide. Listen for announcements and information from management. If an event is obvious or communication is not possible; take the appropriate action based on your plan and this guide. Help each other. Members and other employees will depend on you to help direct them in an emergency. Keep an emergency kit in your area and identify staff members who can help provide assistance. The last page of this document lists Emergency Phone Numbers to use in an emergency situation.

## ***SCOPE AND APPLICATION***

We have reviewed the entire facility, and surrounding community and activities to determine the types of emergencies we may have to face. Because many different types of emergencies could occur at Cannabis 21, planning before an emergency allows us to respond effectively and in ways that minimize employee injuries and property damage.

This Emergency Action Plan covers designated actions that must be taken to ensure employee safety from fire and other emergencies. However, no set of procedures and instructions can cover all the requirements for coping with every emergency. **The application of good judgment and sound management decisions are necessary to implement all procedures.** With this in mind, Cannabis 21 management shall apply the elements of this program and make appropriate decisions specific to particular circumstances and environment.

## ***EMERGENCY DEFINITION***

An emergency or crisis at our facility is defined for our purposes as any situation or event that might be interpreted in any manner harmful to the company or its employees, guests, and contractors. An emergency may also include any situation or event that might draw attention of the public to the company in a potentially negative light.

If evacuation is necessary, the supervisor will either conduct verbal notification of employees, or sound the alarm using the pull-down activated fire alarm, depending on severity. When the evacuation alarm is activated, employees will proceed to the nearest plant exit by taking the fire exit route. If the primary fire exit route is blocked or inaccessible, the secondary escape route will be taken.

Employees, guests, and contractors will follow designated primary emergency evacuation routes in the direction of the exit and then to an "EXIT" leading them to the outside of the building.

#### ***POTENTIAL EMERGENCIES COVERED BY THIS PLAN***

- Building Structural Fire, Equipment Fire
- Structural Failure, Power Loss/Failure
- Explosion, Release of Chemical
- Natural Gas Leak
- Bomb Threat /Terrorist Threat
- Robbery/Theft
- Firearm Assault/Active Shooter
- Workplace Violence/Mental Health
- Medical Emergencies
- Evacuation

#### ***MEANS OF REPORTING FIRES AND OTHER EMERGENCIES***

Employees are to notify the nearest available supervisor of the emergency. The supervisor will make the decision to notify senior management or sound the evacuation alarm. After the supervisor sounding the evacuation alarm notifies senior management, emergency response services will be notified. Emergency response services include the local fire department; police and/or ambulance service (911). The on-site supervisor will then attempt to contact persons listed in the Management Protocol list. If the emergency situation does not allow the on-site supervisor to safely contact each person on the Protocol list, attempts to contact these people will be made after evacuation.

When an emergency occurs at times other than regular business hours, the supervisor first made aware of the emergency will contact the local emergency response services such as the local fire department, police and/or ambulance service (911). The supervisor will then attempt to contact persons listed in the Management Protocol List. If the emergency situation does not allow the supervisor to safely contact each person on the Protocol List, attempts to contact these people will be made after the evacuation or responder actions.

#### ***FIRE EMERGENCY RESPONSE PROCEDURES***

##### ***Building Structural Fire and Equipment Fire.***

Cannabis 21 facilities are equipped with fire alarm systems that include smoke detectors, and alarms to detect if anyone is tampering with the system.

Horn and strobe devices alert people of a possible emergency on the property. The systems notify Cannabis 21 staff on the location of the problem and notifies the fire department. If you hear the Fire

Alarm evacuate immediately. You may be able to identify the location of the fire by the smoke. Smoke from a fire may contain toxic materials, if you must escape through a smoky area stay close to the floor.

It is important that your staff be familiar with the location of fire extinguishers and fire alarms.

Area fires often start as small events and can grow very quickly. An immediate response is necessary. GET HELP. Call, or have someone call, the fire department and Cannabis 21 management staff.

Employees trained to use portable fire extinguishers may be expected to fight fires in the initial stages. If the fire is still small, you may use a fire extinguisher to try to suppress it. Be careful not to position the fire between yourself and the exit. If the fire is growing, do not risk your safety. If the fire is so large that it cannot be contained or extinguished with one fire extinguisher, get out and notify people around your area to evacuate the area.

When a fire emergency is observed or discovered by an employee, that employee will notify the nearest supervisor. The supervisor will determine if plant evacuation is required, and will then notify senior plant management, who will activate the alarm and notify the Fire Department. If the fire is obviously severed, employees will pull the fire alarm immediately.

Fire alarms must be taken seriously. Inform your staff and members; close all doors in the areas, and proceed to the nearest exit that is not affected by the event.

Cannabis 21 management will work quickly to determine the cause of the problem and restore the Cannabis 21 facility to operating status. You will be notified when it is safe to re-enter.

If facility evacuation is necessary, the supervisor or senior management will first give verbal notification to evacuate the building. If verbal notification is not feasible, the alarm will be pulled. When the evacuation is signaled, employees, guests, and contractors will proceed to the nearest facility exit by taking the primary escape route. If the primary escape route is blocked or inaccessible, the secondary escape route will be taken.

If the situation allows, any equipment operators will ensure that their equipment has been turned off and will then proceed to evacuate the facility by taking the primary escape routes. If the primary escape route is blocked or inaccessible, the secondary escape route will be taken.

In the dispensaries, the DM or TL will ensure cash is secured in the fireproof safe if the situation permits.

Employees, guests, and contractors will follow the "EXIT" signs, identified by an arrow pointing in the direction of the exit and then to an "EXIT" leading to the outside of the building. Employees, guests, and contractors exiting the facility will take the shortest route possible to the rally point. The rally point is the area in which employees will congregate to allow each supervisor to conduct a roll call and determine if all employees have safely evacuated the facility.

Employees with medical training and designated as first responders should get the first aid kit and help with any treatable first aid needs until emergency medical and rescue personnel arrive.

## ***EMERGENCIES OTHER THAN FIRE***

### ***Structural Failure or Power Loss***

When structural failure or power loss failure occurs, the nearest supervisor will make the determination to evacuate the facility and either conduct verbal notification or sound the alarm depending on severity.



Cannabis 21 does not control the utility services to the facility. In the event that service is disrupted or you experience a problem: Determine if it is just your area that is affected by checking with neighboring areas, notify security staff for assistance.

If the entire Cannabis 21 facility is affected by a power outage move your staff into a common area. Members inside a facility must be escorted outside and the building must be secured after their exit. Using Emergency lighting and/or skylights, Cannabis 21 personnel will assist the members in the facility through the common areas.

If possible, Cannabis 21 Management will contact the power company and if known, will notify staff and members if the power is anticipated to remain out for an extended period of time, and if the Cannabis 21 facility will be closing.

### **Explosion**

An explosion may have different effects depending on how close your area is to the source of the blast. Damage and injuries will be more severe near the source. An explosion may result in fire creating flames and potentially toxic smoke. Structures that appear safe may not be stable and may contain hazards such as sharp objects, exposed utility lines, and falling debris. Persons may suffer injuries that are not obvious, such as hearing loss, concussions, and internal damage. Help others when and where it is safe to do so.

Do not risk your own safety. Do not enter dangerous areas to get to injured persons. Bring their location to the attention of arriving rescue personnel.

Evacuate the Cannabis 21 facility as soon as possible, moving away from damaged areas. If you are in a damaged area evacuate your staff cautiously. Watch for hazards.

Bring person(s) with minor injuries to the Rally Point. Persons with more serious injuries may require professional help to move them. Bring their location to the attention of rescue personnel.

### **Spill Response and Cleanup**

- Spills and leaks of hazardous materials should be reported immediately to the area supervisor, who will make the initial spill assessment and determine the appropriate response;
- Any Cannabis 21 personnel engaged in cleaning up spilled material must don the appropriate personal protective equipment (PPE).
- Cleanup of spills or leaks involving particularly hazardous materials will be reserved for a waste cleanup contractor.
- Spilled material that has been cleaned up may be regulated as a waste under federal and state rules. Prior to disposing of the material, Cannabis 21 will determine whether waste management rules apply.

### **Hazardous Material Reporting**

Any spill of hazardous matter in any quantity occurring at the facility must be immediately reported to the California DTSC at 1-800-260-3972.

### **Chemical Emergencies**

If you notice multiple people becoming ill for unexplained reasons, do not rush to the area to aid them. The victims may be contaminated and cause you to become ill as well. Assess the danger before giving aid.

If you determine the contamination is coming from inside the Cannabis 21 facility:

- Quickly get to fresh air moving away from areas that appear to be affected
- Once outside move away from the Cannabis 21 facility and stay up hill and up wind of the affected area

If you determine the contamination is coming from outside of the Cannabis 21 facility:

- Go to a room that can be sealed, preferably on an upper level (where applicable)
- Use whatever means are available to seal gaps in doors and ventilation ducts
- If possible, contact the police or a person outside of the Cannabis 21 facility and tell them your location
- Seek instructions from radio or television reports
- Stay sheltered until help arrives; wait for their instructions before leaving shelter

If you feel that you have been contaminated stay clear of other people and seek help from responding authorities. You may need to go through a decontamination procedure before receiving medical assistance.

### **Bomb or Terrorist Threat**

The following instructions should be followed if a bomb/terrorist threat is made over the phone at this facility.

Because of the large number of pranks, we ask that bomb threats be handled in a "low key" manner until authorities determine that a substantial threat exists. If you receive the telephone call announcing the bomb/terrorist threat – DON'T PANIC – You may be the only source of information management will have when trying to respond to this incident. The person who receives the bomb/terrorist threat (if by phone) should keep the caller on the phone as long as possible. Ask the caller to repeat the message and try to get as much information as possible recorded on the bomb threat report. If the caller does not give the location of the bomb, possible time of detonation, bomb appearance and type of bomb, the person receiving the call should ask the caller for this information.

Pay particular attention for strange or peculiar noises such as motors running in the background, music and the type of music, or any other noise that might give a remote clue as to where the call might be coming from.

Try to determine if the caller is male or female.

### **Management Notification**

Immediately after the caller hangs up, the person receiving the call must report this information to the local police department, fire department and ambulance by dialing 911. After calling emergency services, the employee must then be notify Management .

### **Robbery/Theft**

Do not risk your life or safety for merchandise or money. These items can be replaced.

***In the event of a robbery:***

- Remain calm.
- Do not verbally or physically confront the individual.
- Do not attempt to outsmart the robber; comply with requests.
- Do not offer anything additional to the robber(s) other than what is requested.

If the staff feels safe to do so, they may push the panic button.

The panic button will notify the alarm companies who will then notify police. Panic alarms are emergency buttons that send silent alarms to the monitoring company. When the monitoring company receives an alarm from a panic button an immediate call to the police department is placed with a heightened urgency than other alarms. This is why it is very important to only activate these alarms during a robbery or when life is being threatened.

Do not allow yourself to be forced to leave with the subjects. This dramatically increases the chances of serious or fatal injury.

When safe to do so, staff will call 911, the CEO, and the management team to let them know about the situation.

During and after a robbery no one should be permitted inside or outside the building. We cannot hold people, but we can advise members that the police are more than likely going to want to briefly speak with them about what had occurred.

The staff will record all details on the Incident Reporting Form. Do this right away to ensure accuracy of information.

***In the event of a theft (i.e. shoplifting):***

- Remain calm.
- Do not physically confront the individual.
- Call the non-emergency police line
- Speak with the individual in a calm manner in an attempt to keep them on the premises until police arrive.
- We cannot hold people so if they are adamant about leaving, let them go.
- Notify Dispensary Manager with as many details as possible so that they can begin downloading the video.
- If police want a copy of the video, a "Release for Video" form must be filled out and forwarded to the Manager.

***In the event of a burglary (overnight Break-in):***

- Do not enter the space, the subject may still be there.
- Go to a neighboring area and contact the police and Cannabis 21 management staff.
- Avoid touching or disturbing the area's doors and objects inside until the police have indicated it is OK to do so.

### *Firearm Assault/Active Shooter*

Incidents of firearm assaults on innocent people have increased the need to develop a planned response for businesses. People who carry out these types of attacks have little or no regard for the lives that they affect.

It is necessary for YOU to take action to remove yourself from danger should an event occur.

If you see, or are aware, of persons IN OR AROUND the Cannabis 21 facility with concealed weapons, do not let them know that you are aware of them. Memorize a good description of the subject(s), quietly remove yourself from the area, and contact the police immediately.

If you hear gun fire DO NOT go to see what is happening. Make a decision to “Protect in Place” or escape. The shooters may be moving through the Cannabis 21 facility, or through entrances, corridors or out in the parking areas. There is danger from the gunfire of the attackers, and responding police officers. You must choose which action to take:

- Protect In Place – If time allows, bring members that are in the open, common areas into your secure area and close your doors. Lock them in if possible. Stay out of sight and stay quiet. Place your phone on VIBRATE MODE. Call the police (if possible) and let them know your location and how many people are with you. Wait for the police to come and get you or follow the dispatcher’s directions.
- Escape-- If you feel that you have a good, fast escape route through a safe area, get out and evacuate beyond the parking lots, to a location where you feel safe. Listen carefully to any police officers that you encounter. You may be treated like a suspect until they search and clear you.

### *Mental Health/Workplace Violence*

Mental health emergencies can occur at any time with members or staff. If a member or a staff member shows signs of breakdown or episode in which they may cause harm to themselves or to others, you must act immediately.

If the person in distress shows any signs of violence towards themselves or others, contact the police immediately.

If the person in distress does not show any signs of violence, but is having a breakdown, try to bring the person to a quiet area and calm them down. Offer to call an emergency contact for them or provide them with resources (EAP for employees, crisis lines for both employees and members) to call. If the person does not appear to be in imminent danger, but is still visibly distressed, arrange transportation for them to their home or a nearby facility to provide treatment, depending on the severity of the issue.

#### *In the event of a fight:*

- Remain calm
- Do not physically confront the individuals
- Call the non-emergency police line and report the incident
- Try to write down as many details as you remember to give to the police when they arrive. (Make and model of the vehicle, individuals name if you know it, description, etc.)
- Notify the Management team with as many details as possible so that they can begin downloading the video.

## NOTICE OF PUBLIC HEARING

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

**CONDITIONAL USE PERMIT NO. 200015 and DEVELOPMENT AGREEMENT NO. 2000005 – Exempt from the California Environmental Quality Act (CEQA)**, pursuant to State CEQA Guidelines Section 15061(b)(3) (Common Sense), Section 15301 (Existing Facilities), and Section 15303(c) (New Construction or Conversion of Small Structures) – Applicant: Cannabis 21+ – Representative: Sean St. Peter – Fourth Supervisorial District – Bermuda Dunes Zoning District – Western Coachella Valley Area Plan – Community Development: Commercial Retail (CD-CR) (0.25-0.35 FAR) – Zoning: Scenic Highway Commercial (C-P-S) – 1.78 Acres – Location: Northerly of Varner Road, and southerly of Wildcat Drive, specifically located at 39225 Washington Street – **REQUEST:** Development Agreement No. 2000005 would impose a life span on the proposed cannabis project and provide community benefit to the Western Coachella Valley. Conditional Use Permit No. 200015 proposes a commercial cannabis facility to include retail sales and distribution within an existing 13,969 sq. ft. building as a Cannabis Retailer-Storefront in accordance with Zoning Ordinance No. 348-4898. The parcel has been graded and improved with landscaping and parking stalls. The project will include four (4) existing ADA parking spaces and a minimum of 70 existing non-ADA parking spaces. Retail store hours of operation will be 6:00 a.m. to 10:00 p.m., 7-days a week and delivery hours will be 6:00 a.m. to 9:00 p.m., 7-days a week. APN: 748-370-062.

TIME OF HEARING: 9:00 a.m. or as soon as possible thereafter.  
DATE OF HEARING: **JANUARY 20, 2021**  
PLACE OF HEARING: RIVERSIDE COUNTY ADMINISTRATIVE CENTER  
BOARD CHAMBERS, 1ST FLOOR  
4080 LEMON STREET, RIVERSIDE, CA 92501

Pursuant to Executive Order N-25-20, this meeting will be conducted by teleconference and at the place of hearing, as listed above. Public access to the meeting location will be allowed, but limited to comply with the Executive Order. Information on how to participate in the hearing will be available on the Planning Department website at: <https://planning.rctlma.org/>. For further information regarding this project please contact the Project Planner: Jay Olivas at (760) 863-7050 or email at [jolivas@rivco.org](mailto:jolivas@rivco.org), or go to the County Planning Department's Planning Commission agenda web page at <http://planning.rctlma.org/PublicHearings.aspx>.

The Riverside County Planning Department has determined that the above-described application is exempt from the provisions of the California Environmental Quality Act (CEQA). The Planning Commission will consider the proposed application at the public hearing. The case file for the proposed project is available for review via email by contacting the project planner. Please contact the project planner regarding additional viewing methods.

Any person wishing to comment on the proposed project may submit their comments in writing by mail or email, or by phone between the date of this notice and the public hearing; or, you may appear and be heard at the time and place noted above. You may participate remotely by registering with the Planning Department. All comments received prior to the public hearing will be submitted to the Planning Commission for consideration, in addition to any oral testimony, before making a decision on the proposed project. All correspondence received before and during the meeting will be distributed to the Planning Commission and retained for the official record.

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

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

**PROPERTY OWNERS CERTIFICATION FORM**

I, VINNIE NGUYEN certify that on January 6, 2021,

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

APN (s) or case numbers CUP200015 for

Company or Individual's Name RCIT - GIS,

Distance buffered 600'

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

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

TITLE: GIS Analyst

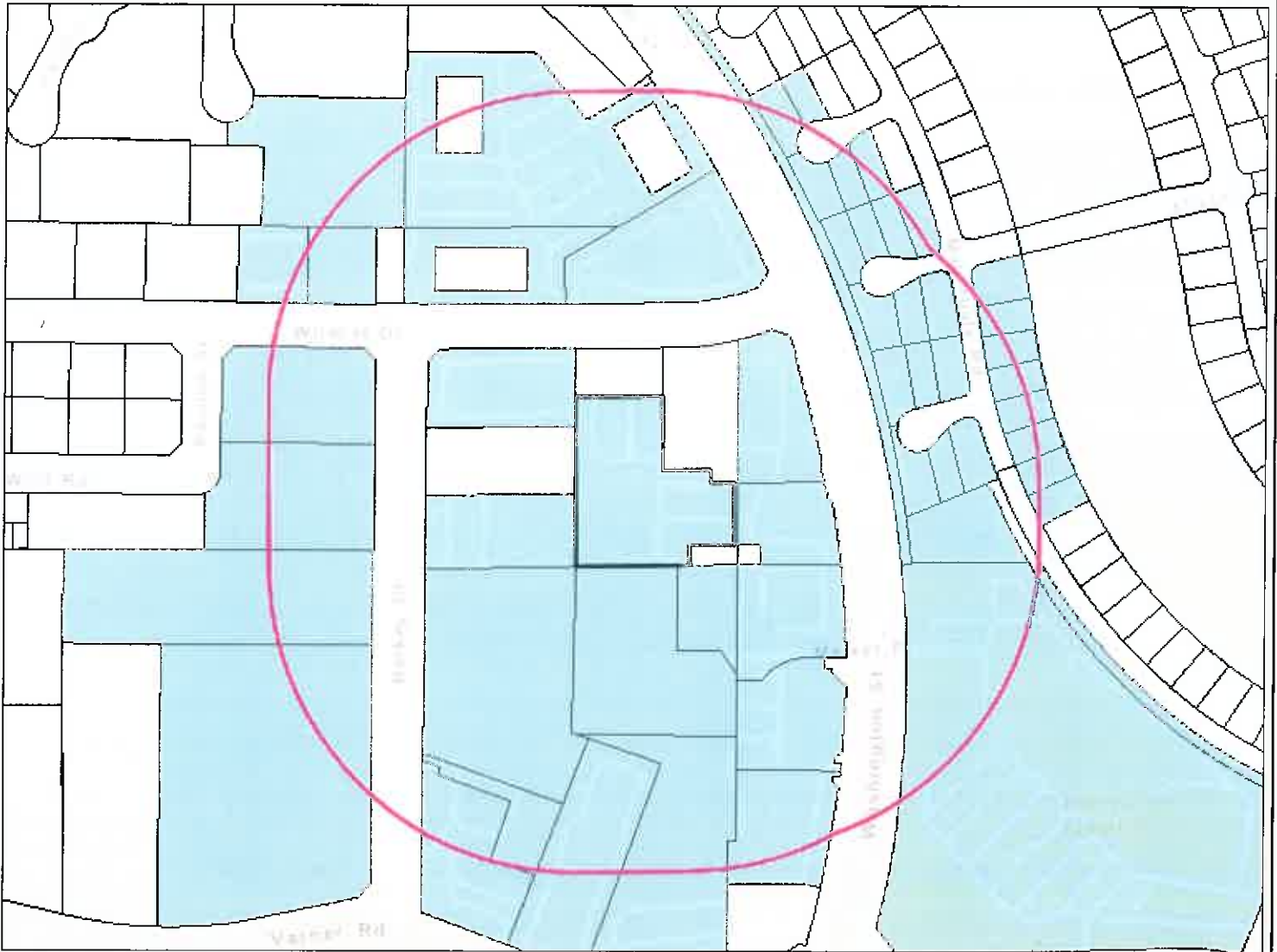
ADDRESS: 4080 Lemon Street 9<sup>TH</sup> Floor

Riverside, Ca. 92502

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

# Riverside County GIS Mailing Labels

CUP200015 ( 600 feet buffer )



## Legend

-  County Boundary
-  Cities
-  Parcels
-  World Street Map

## Notes



0 376 752 Feet

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

REPORT PRINTED ON... 1/6/2021 10:29:08 AM

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748350052  
CHARLES B. RIGGS  
78040 DEERBROOK CIR  
PALM DESERT CA 92211

748350055  
JAN BEYER  
78053 DEERBROOK CIR  
PALM DESERT CA 92211

748370013  
NOELLA ASCH BALLENGER  
PO BOX 457  
LA CANA CA 91012

748370023  
DOUGLAS C. JONES  
899 TAMARISK RD  
PALM SPRINGS CA 92262

748370025  
FORCE WILDCAT  
P O BOX 13164  
PALM DESERT CA 92255

748370040  
CINDY M. TRAN  
PO BOX 5846  
LA QUINTA CA 92248

748350046  
MARK S. SEYLER  
78038 ALLEGRO CT  
PALM DESERT CA 92211

748360022  
KAUFOLD SUSAN ROGERS FAMILY TRUST DTD  
20 ST JOHN  
DANA POINT CA 92629

748370039  
YEA CHANG USA INC  
21520 YORBA LINDA BL G338  
YORBA LINDA CA 92887

748370042  
GRANT ALLEN RICHARD REV TRUST DTD  
72325 MANUFACTURING RD  
THOUSAND PALMS CA 92276

748370012  
DEL GUIDICE INV  
42104 WASHINGTON ST NO 1B  
BERMUDA DUNES CA 92203

748370033  
HLDG  
77900 AVE OF THE STATES  
PALM DESERT CA 92211

626330044  
SECURITY PUBLIC STORAGE BERMUDA DUNES  
51 FEDERAL ST NO 202  
SAN FRANCISCO CA 94107

748350002  
CATHERINE ROMMAL  
P O BOX 132127  
BIG BEAR LAKE CA 92315



748350005  
ALBERTA ADMINISTRATIVE CONSULTANTS  
904 228 26TH AVENUE SW  
CALGARY AB CANADA

748350038  
MARGARET ELLEN ENGEL  
73011 GRAPEVINE ST  
PALM DESERT CA 92260

748350042  
CORINNE DILLARD  
78079 DAMASK ROSE CT  
PALM DESERT CA 92211

748350045  
ETTY SHERMAN  
78068 ALLEGRO CT  
PALM DESERT CA 92211

748370011  
WISHON FRESNO  
2400 E KATELLA AVE STE 655  
ANAHEIM CA 92806

748370053  
PSTB PROPERTIES  
218 E FRONT ST STE 300  
MISSOULA MT 59802

748370066  
BANK OF AMERICA NATL ASSN  
101 N TRYON ST  
CHARLOTTE NC 28255

626330029  
DESERT EQUITY  
P O BOX 13164  
PALM DESERT CA 92255

748430008  
EISENHOWER MEDICAL CENTER  
39000 BOB HOPE DR  
RANCHO MIRAGE CA 92270

748350053  
SMITH STEVEN L & JUDY E SMITH REV LIVING  
16092 JENNER ST  
WESTMINSTER CA 92683

748350006  
RONALD L. WHILES  
22255 VILLAGE WAY DR  
CANYON LAKE CA 92587

748350044  
NANCY DAVIS SINGER  
78098 ALLEGRO CT  
PALM DESERT CA 92211

748350047  
KAREN LYNN TOWERY  
78008 ALLEGRO CT  
PALM DESERT CA 92211

748350048  
KHOSRO AMIRHOSSEINI  
78011 ALLEGRO CT  
PALM DESERT CA 92211

748350051  
DIANA LYNN HAMMONS  
554 BRODERICK ST  
SAN FRANCISCO CA 94117

748370014  
MOTEL 6 OPERATING  
P O BOX 117508  
CARROLLTON TX 75011

748370015  
BIG SKY INV HOSPITALITY INC  
2628 RUDY ST  
ROWLAND HEIGHTS CA 91748

748370062  
DONALD SHELDON BAER  
12404 RIDGE RD  
LOS ANGELES CA 90049

748430001  
WILDCAT DRIVE I  
530 11TH ST  
MODESTO CA 95353

626330030  
SANDDRIFT PROP  
P O BOX 1208  
CARPINTERIA CA 93014

626330055  
B HAMILTON HOWARD  
502 AVENIDA LA COSTA  
SAN CLEMENTE CA 92672

626330042  
SECURITY PACIFIC STORAGE BERMUDA DUNES  
51 FEDERAL ST STE 402  
SAN FRANCISCO CA 94107

748350003  
JOHN CELLI  
39567 MANORGATE RD  
PALM DESERT CA 92211

748350054  
TOCCI EDWARD F & MARIAN L FAMILY LIVING  
11181 ETTRICK ST  
OAKLAND CA 94601

748350057  
SUN CITY PALM DESERT COMMUNITY ASSN  
38180 DEL WEBB BL  
PALM DESERT CA 92211

748360024  
C V W D  
P O BOX 1058  
COACHELLA CA 92236

748360026  
DEL WEB CALIF CORP  
39775 BERKEY DR  
PALM DESERT CA 92211

748370054  
GRADY HANSHAW  
4438 E WICKHAM AVE  
ORANGE CA 92867

748370067  
MICHAEL J. SWEDO  
19431 RANCH LN NO 107  
HUNTINGTON BEACH CA 92648

626330002  
JEFFREY O. LYON  
780 N 4TH ST  
EL CENTRO CA 92243

626420066  
DBP PARTNERS  
1302 PUYALLUP ST  
SUMMER WA 98390

748350049  
LEO J. VANDIJK  
285 MOBILE DR  
ASHLAND OR 97520

748350056  
MEADOR DAVID D & JEANNE M REVOCABLE  
980 NE GRANTIE RIDGE ST  
ROSEBURG OR 97470

748360023  
PARSLEY TRUST DATED 11/26/2018  
39555 MANORGATE RD  
PALM DESERT CA 92211

748370056  
PSTB  
218 E FRONT ST STE 300  
MISSOULA MT 59802

748390024  
WALGREEN CO  
1667 E LINCOLN AVE  
ORANGE CA 92865

748350001  
LINDA J. MCCORMICK  
39559 MANORGATE RD  
PALM DESERT CA 92211

748350039  
CARL A. HENDRICKS  
78006 DAMASK ROSE CT  
PALM DESERT CA 92211

748350050  
BARBARA J. SANTY  
78071 ALLEGRO CT  
PALM DESERT CA 92211

748430005  
WILDCAT DRIVE I  
530 11TH ST  
MODESTO CA 95354

748350004  
JUDITH K. JACKSON  
39571 MANORGATE RD  
PALM DESERT CA 92211

748350040  
KURTH-SPIRES FAMILY TRUST UNDER  
2031 S MYRTLE AVE  
MONROVIA CA 91016

748350041  
DOLORES LORETTA SCHILLING  
76995 OKLAHOMA AVE  
PALM DESERT CA 92211

**INVOICE (INV-00134150)  
FOR RIVERSIDE COUNTY**

County of Riverside  
Transportation & Land Management Agency



**BILLING CONTACT / APPLICANT**

Sean St.Peter

4231 #162 Balboa Ave  
San Diego, Ca 92117

INVOICE NUMBER	INVOICE DATE	INVOICE DUE DATE	INVOICE STATUS
INV-00134150	01/07/2021	01/07/2021	Paid In Full

REFERENCE NUMBER	FEE NAME	TOTAL
CFW210001	0452 - CF&W Trust Record Fees	\$50.00

SITE ADDRESS	SUB TOTAL	TOTAL
39225 Washington St Palm Desert, CA 92211		\$50.00

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

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# RIVERSIDE COUNTY PLANNING DEPARTMENT

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

## NOTICE OF EXEMPTION

TO:  Office of Planning and Research (OPR) FROM: Riverside County Planning Department  
P.O. Box 3044  4080 Lemon Street, 12th Floor  77588 El Duna Ct  
Sacramento, CA 95812-3044  
 County of Riverside County Clerk P. O. Box 1409 Palm Desert, CA 92201  
Riverside, CA 92502-1409

**Project Title/Case No.:** CONDITIONAL USE PERMIT NO. 200015 / DEVELOPMENT AGREEMENT NO. 200005

**Project Location:** North of Varner Road, south of Wildcat Drive, located at 39-225 Washington Street in unincorporated Palm Desert.

**Project Description:** Conditional Use Permit No. 200015 / Development Agreement No. 2000005 would impose a life span on the proposed cannabis project and provide community benefit to the Western Coachella Valley. Conditional Use Permit No. 200015 proposes a commercial cannabis facility to include retail sales and distribution within an existing 13,969 square foot building as a Cannabis Retailer-Storefront in accordance with Zoning Ordinance No. 348-4898.

**Name of Public Agency Approving Project:** Riverside County Planning Department

**Project Applicant & Address:** Sean St. Peter 4231 Balboa Avenue, Ste. 162 San Diego, CA 92117

- Exempt Status: (Check one)**
- Ministerial (Sec. 21080(b)(1); 15268)
  - Declared Emergency (Sec. 21080(b)(3); 15269(a))
  - Emergency Project (Sec. 21080(b)(4); 15269 (b)(c))
  - Categorical Exemption (Sec. 15301, 15303, 15061(b) (3))
  - Statutory Exemption (\_\_\_\_\_)
  - Other: \_\_\_\_\_

The proposed project is exempt from California Environmental Quality Act (CEQA) review pursuant to Article 19 - Categorical Exemptions, Section 15301, Class 1, and Section 15303, Class 3, Section Common Sense 15061. It is exempt under Section 15301 as the cannabis facility will lease space of an approved building, proposes minor modification to the interior of the building, and involves no expansion of the approved building footprint, and it will permit the use of a portion of the building as a cannabis facility. Class 1 consists of the operation, repair, maintenance, permitting, leasing, licensing, or minor alteration of existing public or private structures, facilities, mechanical equipment, or topographical features, involving negligible or no expansion of existing or former use. The key consideration is whether the project involves negligible or no expansion of use. The proposed cannabis facility will operate within leased space of an approved building that has been previously constructed. The project also involves minor alteration of the approved building, as it will remodel 13,969 Cannabis retail area and SF distribution area. The building exterior footprint, total square feet of approved retail area, exterior architecture, parking area, and overall site design (building location, parking, onsite circulation, etc.) as approved for PP22185 will not change with the approval of this project. As described, the project involves no expansion of use, specifically there are no expansion of retail space area and building footprint; therefore, it can fall within the Class I exemption.

This project is also exempt under Section 15303 (New Construction or Conversion of Small Structures) due to the new small equipment and facilities in small structures proposed to be installed within an existing previously permitted commercial building. The existing commercial building was previously permitted under PP22185R1 in 2008 and environmental impacts were previously analyzed under EA41901 and found to be less than significant. The new small equipment and facilities in small structures to be installed as part of the remodel of the existing commercial building within the interior, consist of small office partitions, glass cases for a retail display, secure/check in lobby (no assembly), new hallways, secured inventory and distribution rooms, breakroom, sales floor, interior lighting, electrical wiring and extension cords, an exhaust air-filtration system with odor control that prevents internal odors from being emitted externally, and an exterior wall sign. Additionally, all necessary public services and facilities are available, no hazardous substances are

NOTICE OF EXEMPTION

proposed to be kept on site, and it is not an environmentally sensitive area, the project qualifies under Section 15303 for the Class 3 exemption; therefore, no additional environmental review is required.

Furthermore, none of the exceptions that bar the application of a categorical exemption pursuant to CEQA Guidelines Section 15300.2 applies. Exception 15300.2 (a) prevents Categorical Exemptions Classes 3, 4, 5, 6, and 11 from applying in a particularly sensitive environment. The project is not within a particularly sensitive environment, and it also falls within Class I exemption; therefore, this exception does not apply. Exception 15300.2 (b) applies to all classes and would make the exemption inapplicable when the cumulative impact of successive projects of the same type in the same place, over time is significant. The project would not lead to cumulative impacts that overtime is significant, as the project would not create a greater level of potential impacts beyond what was considered for the approved retail center at this location. All future projects that are similar to and are located in the same area will be evaluated pursuant to CEQA; therefore, this exception does not apply. Exception 15300.2 (c) states that an exemption shall not be used where there is a reasonable possibility that the activity will have a significant effect on the environment due to unusual circumstances. There are no unusual circumstances associated with the cannabis facility. The building that will be leased to operate the project was approved to be utilized for retail uses. The building is a part of a retail center that is consistent with the site's commercial land use designation and zoning classification; as well as all applicable sections of Ordinance No. 348. The project is considered a retail use that is also consistent with the site's commercial land use designation, zoning classification and all applicable sections of Ordinance No. 348. Also, similar to other development that requires a land use permit, the project is conditioned to comply with all applicable General Plan policies, County Ordinances and State law. Therefore, there are no reasonable possibility the project would not have a significant effect. Exception 15300.2 (d) states that an exemption shall not be used for project that may result in damage to scenic resources. The project is located northerly of Interstate 10. This segment of I-10 is not designated as a Scenic Highway. The project does not change the exterior architecture of the approved building and the on-site signage that will be affixed to building's easterly elevation meets the development standards of Ordinance No. 348 Section 19.4. The project is in area that is being built out with commercial and industrial uses, and residential areas further to the east within the Del Webb Specific Plan. The building and project signage is consistent with the existing characteristics of the area and would not damage scenic resources; therefore, this exception does not apply. Exception 15300.2 (e) states that an exemption shall not be used for a project located on a site which is included on any list compiled pursuant to Section 65962.5 of Government Code. The project site is not a hazardous waste site and is not on any list compiled pursuant to Section 65962.5; therefore, this exception does not apply. Exception 15300.2 (f) states that an exemption shall not be used for a project which may cause substantial adverse change in the significance of a historical resource. There were no historic resources on the project site; therefore, this exception does not apply. For the reasons described above none of the exceptions outlined in CEQA Guidelines Section 15300.2 applies to the project; and the therefore, Article 19- Categorical Exemptions, Section 15301 and Section 15303 Exemptions may be used to exempt the project from CEQA.

Also, the existing 13,969 commercial building proposed for commercial cannabis land use within the interior of the building is covered by the general rule (Section 15061(b)(3)), which states that CEQA applies only to projects which have the potential for causing a significant effect on the environment. It can be seen with certainty that there is no possibility that the existing commercial building may have a significant effect on the environment, because the proposed project on 1.78 acres contains existing building with associated improvements such as parking and landscaping with drainage improvements, originally constructed in 2008, and will not result in any significant effect on the environment. Absent such information or evidence of any potential significant environmental affects, the Project is therefore exempt from CEQA under the commonsense exemption.

Jay Olivas \_\_\_\_\_ (760) 863-8271 \_\_\_\_\_  
County Contact Person Phone Number

\_\_\_\_\_  
Signature Urban Regional Planner Title February 3, 2021 Date

Date Received for Filing and Posting at OPR: \_\_\_\_\_

**INVOICE (INV-00134150)  
FOR RIVERSIDE COUNTY**

**County of Riverside  
Transportation & Land Management Agency**



**BILLING CONTACT / APPLICANT**

Sean St.Peter

4231 #162 Balboa Ave  
San Diego, Ca 92117

INVOICE NUMBER	INVOICE DATE	INVOICE DUE DATE	INVOICE STATUS
INV-00134150	01/07/2021	01/07/2021	Paid In Full

REFERENCE NUMBER	FEE NAME	TOTAL
CFW210001	0452 - CF&W Trust Record Fees	\$50.00

SITE ADDRESS	SUB TOTAL	TOTAL
39225 Washington St Palm Desert, CA 92211		\$50.00

<b>TOTAL DUE</b>	<b>\$50.00</b>
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PAYMENT OPTIONS		Note: A 2.28% transaction service fee will be applied to Credit Card payments
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**COUNTY OF RIVERSIDE  
PLANNING DEPARTMENT  
STAFF REPORT**

**Agenda Item No.**

**3 . 2**

**Planning Commission Hearing: February 3, 2021**

**PROPOSED PROJECT**

**Case Number(s):** DA1900009, CZ1900029, and CUP190016

**CEQA Exempt** Section 15061(b)(3), Section 15301 and Section 15303

**Area Plan:** Highgrove

**Zoning Area/District:** North Riverside District

**Supervisory District:** Second District

**Project Planner:** Mina Morgan


**Project APN(s):** 246-110-003

**Applicant(s):**

People's Riverside

**Representative(s):**

EPD Solutions

  
 John Hildebrand  
 Interim Planning Director

**PROJECT DESCRIPTION AND LOCATION**

**Change of Zone No. 1900029** is a proposal to change the existing zoning classification for the subject site from General Commercial (C-1/C-P) to Manufacturing – Service Commercial (M-SC).

**Conditional Use Permit No. 190016** is a proposal for a retail cannabis business with delivery within an existing 4,400-square-foot, two-story building on a 0.37-acre lot with parking and landscaping.

**Development Agreement No. 1900009 (DA No. 1900009)** sets forth the terms and conditions under which the Commercial Cannabis Activity of CUP190016 will operate in addition to the requirements established under Ordinance No. 348, and all other local ordinances and regulations, state law and such other terms and conditions.

The project site is located north of Kluk Lane and west of La Cadena Drive. The project address is 125 W La Cadena Drive, Riverside CA.

The above is hereinafter referred to as “the project” or “Project.”

**PROJECT RECOMMENDATION**

**STAFF RECOMMENDATIONS:**

**THAT THE PLANNING COMMISSION RECOMMEND THAT THE BOARD OF SUPERVISORS TAKE THE FOLLOWING ACTIONS:**

**FIND** that the project is **EXEMPT** from the California Environmental Quality Act (CEQA), pursuant to State CEQA Guidelines Section 15061 (b) (3) (Common Sense), Section 15301 (Existing Facilities), and Section

15303 (New Construction or Conversion of Small Structures) based on the findings and conclusions in the staff report;

**TENTATIVELY APPROVE CHANGE OF ZONE NO. 1900029** that changes the project site's zoning classification from General Commercial (C-1/C-P) to Manufacturing – Service Commercial (M-SC), based upon the findings and conclusions incorporated in the staff report, subject to final adoption of the zoning ordinance by the Board of Supervisors;

**TENTATIVELY APPROVE Development Agreement No. 1900009**, based upon the findings in this staff report, pending final adoption of the Development Agreement ordinance by the Board of Supervisors; and,

**APPROVE Conditional Use Permit No. 190016**, subject to the attached Advisory Notification Document and Conditions of Approval and based upon the findings and conclusions provided in this staff report, subject to final approval of the Development Agreement ordinance by the Board of Supervisors.

**PROJECT DATA**

**Land Use and Zoning:**

Specific Plan:	N/A
Specific Plan Land Use:	N/A
Existing General Plan Foundation Component:	Community Development (CD)
Proposed General Plan Foundation Component:	N/A
Existing General Plan Land Use Designation:	Light Industrial (LI)
Proposed General Plan Land Use Designation:	N/A
Policy / Overlay Area:	Highgrove Community Policy Area
Surrounding General Plan Land Uses	
North:	Light Industrial (LI)
East:	Commercial Retail (CR)
South:	Light Industrial (LI)
West:	Light Industrial (LI)
Existing Zoning Classification:	General Commercial (C-1/C-P)
Proposed Zoning Classification:	Manufacturing-Service Commercial (M-SC)
Surrounding Zoning Classifications	
North:	Industrial Park (I-P)
East:	Scenic Highway Commercial (C-P-S)
South:	Manufacturing-Service Commercial (M-SC)
West:	General Commercial (C-1/C-P)
Existing Use:	Vacant Building
Surrounding Uses	
North:	Exercise Equipment Store

South:	New building being constructed
East:	Interstate 215
West:	Automobile Repair Shop

**Project Details:**

<i>Item</i>	<i>Value</i>	<i>Min./Max. Development Standard</i>
Project Site (Acres):	0.37	N/A
Existing Building Area (SQFT):	4,400	N/A
Building Height (FT):	30'-4"	Maximum 50'

**Parking:**

<i>Type of Use</i>	<i>Building Area (in SF)</i>	<i>Parking Ratio</i>	<i>Spaces Required</i>	<i>Spaces Provided</i>
Commercial Cannabis Activities – Retail and Office	4,400	1 spaces / 200 sq. ft. of gross floor area	22	22
<b>TOTAL:</b>			<b>22</b>	<b>22</b>

**Located Within:**

City's Sphere of Influence:	Yes – Riverside
Community Service Area ("CSA"):	Yes – CSA 126
Special Flood Hazard Zone:	No – Outside Floodplain
Agricultural Preserve:	No – Not In An Agricultural Preserve
Liquefaction Area:	Yes – Low
Subsidence Area:	Yes – Susceptible
Fault Zone:	No – Not In A Fault Zone
Fire Zone:	No – Not In A Fire Hazard Zone
Mount Palomar Observatory Lighting Zone:	No – Not in a Mt. Palomar Observatory Zone.
WRCMSHCP Criteria Cell:	No
CVMSHCP Conservation Boundary:	No
Stephens Kangaroo Rat ("SKR") Fee Area:	Yes
Airport Influence Area ("AIA"):	No

## PROJECT LOCATION MAP



Figure 1: Project Location Map

## PROJECT BACKGROUND AND ANALYSIS

### Background:

### Cannabis Background:

On October 23, 2018, the Board of Supervisors adopted Ordinance No. 348.4898 that established the permitting process and regulations for commercial cannabis activities.

Applicants requesting to establish commercial cannabis retail, microbusiness, and/or cultivation uses were required to submit a request for proposal "RFP" cannabis package. Applicants who ranked highest were allowed to proceed with the Conditional Use Permit process. On July 2, 2019, the Board of Supervisors accepted the Cannabis RFP response package rankings list, which allowed the highest-ranking applicants to begin the land use review process for their proposed project. In the first year of implementation, 50 cannabis cultivation applications and 19 cannabis retail applications began the land use review process.

The project was assigned an RFP Cannabis File No. CAN190109. Pursuant to the Board of Supervisors approved ranking list, this application was ranked number 11 and as a result, the applicant may proceed forward to the Conditional Use Permit ("CUP") process at that time.

On November 17, 2020 The Board of Supervisors approved Ordinance No. 348.4933 associated with Change of Zone No. 2000013 which amended Section 19.519.A.2. of Ordinance No. 348 related to Commercial Cannabis Activities and establishes a 1,000 feet separation requirement between cannabis retailers unless they are located with one-half mile of certain freeways. In those circumstances, the 1,000 foot separation requirement would not apply to the cannabis retailers. The subject project is located within the required one-half mile buffer of interstate 215, thus, the project in questions meets the requirements and no further actions are required.

**Project Details:**

The proposed project will occupy an approximately 4,400-square-foot, two-story building to be used as a storefront for a retail cannabis business on a 0.39-acre lot with parking and landscaping. The project includes twenty-two (22) off-street parking spaces which consists of twenty (20) standard parking spaces, one (1) accessible parking space, and one (1) space allocated for a delivery vehicle, meeting the off-street requirement for retail cannabis at 1 stall per 200 square feet that requires a minimum of twenty-two (22) parking spaces. Furthermore, two (2) of the standard parking spaces will be dedicated for employee parking. The site also includes a trash enclosure located on the northwest corner of the property. Furthermore, landscaping and internal walkways are proposed throughout the site. The property is accessed from Kluk Road via a single driveway.

The existing building in question is a legally permitted office building. The two-story office building has a flat roof with stucco finish and glass windows. The applicant proposes to install a new standing seam metal parapet around all four elevations of the existing roof. In addition, the building will be repainted and a new wood style canopy eyebrow above the 1st floor entry/window as well as the South & West elevation will be installed to enhance the overall look of the building. Lastly, the existing storefront stairwell will be enclosed with storefront glazing and painted to match with new parapet.

The proposed interior of the building area consists of spaces for retail sales, restroom, elevators, check in/out counters, express order space and a storage room.

The business will operate between the hours of 6am to 10pm daily in accordance with the County of Riverside Ordinance No. 348 Section 19.505 (I). Deliveries will operate daily during normal business hours, seven days per week.

**General Plan Consistency:**

The project site has a General Plan Foundation Component and Land Use Designation of Community Development (CD): Light Industrial (LI). The Community Development General Plan Foundation Component depicts areas where urban and suburban development is appropriate. This Foundation Component intends to provide a breadth of land uses that foster variety and choice, accommodate a range of lifestyles, living and working conditions, and accommodate diverse community settings.

The Light Industrial (LI) land use designation provides for a wide variety of industrial and related uses, including other service facilities, and supporting retail uses. The project is consistent with the Community Development General Plan Foundation Component and Light Industrial (LI) Land Use Designation as it would provide other service facilities and a supporting retail use.

**Zoning Consistency:**

The project site is currently zoned C-1/C-P (General Commercial). Pursuant to Ordinance No. 348, Article XIXh, Section 19.518, Cannabis Retailers are allowed in the C-1/C-P Zone with an approved conditional use permit and Development Agreement. Although Cannabis Retailers are allowed within the C-1/C-P Zone, this zone is not fully consistent with the current General Plan land use designation of Light Industrial (LI). As a result, a Change of Zone Application was submitted to the County of Riverside to change the zoning from General Commercial (C-1/C-P) to Manufacturing – Service Commercial (M-SC) to ensure full consistency with the General Plan. Pursuant to Ordinance No. 348, Article XIXh, Section 19.518, Cannabis Retailers are allowed in the M-SC Zone with an approved conditional use permit. The applicant has submitted this CUP application to ensure compliance with all applicable development standards and regulations. As further described in the findings section, the project meets all the applicable development standards for the M-SC Zone and those set forth in Section 19.519 of Ordinance No. 348, including design, height, setbacks, and parking requirements.

The project site includes a proposed landscape plan in accordance with the County of Riverside Ordinance No. 348 and Ordinance No. 859.

**ENVIRONMENTAL REVIEW / ENVIRONMENTAL FINDINGS**

This project is exempt from California Environmental Quality Act (CEQA) review pursuant to Article 19 - Categorical Exemptions, Section 15301 (Existing Facilities), which provides: Class I consists of the operation, repair, maintenance, permitting, leasing, licensing, or minor alteration of existing public or private structures, facilities, mechanical equipment, or topographical features, involving negligible or no expansion of existing or former use. The key consideration is whether the project involves negligible or no expansion of an existing use. The existing site has already been utilized for ongoing retail and commercial uses at the site. Interior or exterior alterations involving such things as interior partitions, plumbing, and electrical conveyance would be required, which would not significantly expand the capability of the site or substantively increase the proposed use of the site beyond what already occurs. In this case, the proposed project would not expand the existing structures and has not proposed any significant construction or improvements for the project site. Therefore, the project as proposed, would not expand upon the existing permitted buildings, would not expand the use of the site beyond those uses that already occur, and therefore the Project complies with the guidelines of the California Environmental Quality Act (CEQA), (Article 19, Section 15301 Class 1, Existing Facilities).

Furthermore, this project is exempt from California Environmental Quality Act (CEQA) review pursuant to Article 19 - Categorical Exemptions, Section 15303 (New Construction or Conversion of Small Structures). This section specifically exempts construction and location of new, small facilities or structures; and the conversion of existing small structures for one use or another where only minor modifications are made in the exterior of the structure. The Project does not include the construction of any new structures, would only propose minor modifications to the exterior and interior of the structure, such as paint and signage, minor façade improvements, and would only re-entitle the existing commercial building. Therefore, the project as proposed, complies with the guidelines of the California Environmental Quality Act (CEQA), (Article 19, Section 15303 (New Construction or Conversion of Small Structures)).

This proposed project is also exempt from California Environmental Quality Act (CEQA) review pursuant to Article 5 - Preliminary Review of Projects and Conduct of Initial Study, Section 15061(b)(3), which states: Once a lead agency has determined that an activity is a project subject to CEQA, a lead agency

shall determine whether the project is exempt from CEQA. The Project is deemed to be a “project” pursuant to CEQA. The Project is a retail business (cannabis retail) and includes a change of zone. No cultivation, testing, microbusiness, distribution, or manufacturing is involved with the Project or project site. The Project is EXEMPT under State CEQA Guidelines Section 15061 because Section (b) (3) states: The activity is covered by the general rule that CEQA applies only to projects, which have the potential for causing a significant effect on the environment. Where it can be seen with certainty that there is no possibility that the activity in question may have a significant effect on the environment, the activity is not subject to CEQA. The proposed Project will continue to utilize the site as a commercial land use and will not result in any additional impacts related to traffic, air quality, or public safety, beyond what would occur at the commercial retail establishment for which the subject building was originally constructed and entitled. As the land is already developed, there are no potential impacts related to aesthetics, biological and cultural resources, hydrology, or other similar potential impacts that would occur via the Change of Zone that would alter the potentially permitted uses on the site since the change in permitted uses would still have to fit within the current physical context of the site and building on it. In addition, as the State has created various rules and regulations as they relate to cannabis waste, particularly for cannabis cultivators, there are no impacts related to cannabis as a hazardous waste as it relates to the commercial selling of cannabis (the State actually treats cannabis as an organic waste, versus a hazardous waste). Therefore, the project meets the requirements for CEQA exemption per Section 15061(b)(3) as there is no potential that the Project as proposed would have a significant physical impact on the environment.

The project meets these criteria since it is a stand-alone Change of Zone application requesting zoning consistency with the underlying land use designation. The subject property is improved with an existing commercial building historically used as a commercial office building and it is likely that the project will continue operating as a commercial retail use. Currently, the applicant is proposing minor exterior façade improvements to enhance the overall design of the building. Some of those improvements include, enclosing the outdoor staircase to the second floor, to make it accessible primarily from inside the building. Not only does this upgrade allow for the building to be aesthetically pleasing, but it provides additional security considering the type of use in question. Also, a new standing seam metal parapet will be installed around all four elevations of the existing roof, as well as, a new wood style canopy eyebrow above the 1st floor entry/window as well as the South & West elevation. The Project does not approve any development of the site, nor does it disturb the existing physical environment. Therefore, there is no possibility that the activity in question may have a significant effect on the environment. Any future development requiring a discretionary review will be subject to further CEQA review.

In addition, the project will not result in any specific or general exceptions to the use of the categorical exemptions as detailed under State CEQA Guidelines Section 15300.2. The Project would not have a significant effect on the environment due to unusual circumstances; would not result in a cumulative impact; would not impact any historic resources; and is not located on a hazardous site or location, thus, no potentially significant environmental impacts are anticipated to occur. The County of Riverside regulates the effects of soils and geological constraints primarily through the enforcement of the California Building Code (CBC), which requires the implementation of engineering solutions for constraints to development posed by subsidence. Moreover, the project’s proposed cannabis use does not qualify as an unusual circumstance as the State of California does not consider waste generated by a retail use to be hazardous. Additionally, the project is required to maintain any applicable permits from the Riverside County Fire Department, the Riverside County Department of Environmental Health, the Riverside County Department of Waste Resources and the Agricultural Commissioner. Although the site is within an area identified to be potentially susceptible to subsidence, the existing building was constructed through applicable building code provisions that would have analyzed and addressed any site specific conditions.

Similarly, any future permitting for the building will continue to address any site specific conditions that would be addressed through standard building code measures.

Based upon the identified exemptions above, the County of Riverside TLMA hereby concludes that the Project would not have a significant effect on the environment and the Project as proposed is exempt under CEQA. No further environmental analysis is warranted.

## **FINDINGS AND CONCLUSIONS**

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

### **Land Use Findings:**

1. The project has a General Plan Land Use Designation of Light Industrial (LI). The Light Industrial land use designation provides for other service facilities and supporting retail uses. The proposed project is consistent with this land use designation because the project will provide a supporting retail use. Additionally, the Community Development General Plan Foundation Component depicts areas where urban and suburban development is appropriate. It is the intent of this Foundation Component to provide a breadth of land uses that foster variety and choice, accommodate a range of lifestyles, living and working conditions, and accommodate diverse community settings. The goal is to accommodate a balance of jobs, housing, and services within communities to help achieve other aspects of the RCIP Vision, such as mobility, open space, and air quality goals.

The project is consistent with the Community Development General Plan Foundation Component and Light Industrial Land Use Designation as it would provide retail, services, and job opportunities within the surrounding community.

2. The site currently has a Zoning Classification of C-1/C-P (General Commercial), which is not fully consistent with the Riverside County General Plan land use designation of Light Industrial (LI). A Change of Zone application has been submitted to the County of Riverside to change the zone from General Commercial (C-1/C-P) to Manufacturing-Service Commercial (M-SC) to ensure full consistency between Zoning and the General Plan Land Use designation.
3. The proposed use, a commercial cannabis retail store, is allowed in the proposed M-SC Zoning Classification with an approved Conditional Use Permit and Development Agreement.
4. The uses surrounding the properties to the north and west are predominantly commercial businesses, vacant land to the south and Interstate 215 to the east, leading to no likelihood of incompatibility of uses.

### **Change of Zone Findings:**

1. The proposed Change of Zone to Manufacturing-Service Commercial (M-SC) allows for a variety of light manufacturing and commercial uses. This proposed Manufacturing-Service Commercial (M-SC) zone is therefore consistent with the existing General Plan Land Use Designation of Community Development: Light Industrial (CD:LI), which allows for these types of uses.



**Conditional Use Permit Findings:**

1. The proposed use will not be detrimental to the health, safety or general welfare of the community. As discussed below, the proposed project's use is consistent with the present and future uses in the surrounding area. Additionally, the project has received departmental approvals and has been designed and conditioned to protect the health, safety, and general welfare of the community. Furthermore, with the advisory notification document and conditions of approval, the proposed project will not be detrimental to the health, safety or general welfare of the community, and is subject to those conditions necessary to protect the health, safety and general welfare of the community.
2. The proposed project conforms to the logical development of the land and is compatible with the present and future logical development of the surrounding property, as the project site is surrounded by properties which are designated Community Development: Light Industrial (CD:LI) that would be similar light manufacturing/industrial and commercial and service uses as the proposed project. The proposed use, a cannabis retail business would provide community services and job opportunities within the surrounding community.
3. All use permits which permit the construction of more than one structure on a single legally divided parcel shall, in addition to all other requirements, be subject to a condition which prohibits the sale of any existing or subsequently constructed structures on the parcel until the parcel is divided and a final map recorded in accordance with Ordinance No. 460 in such a manner that each building is located on a separate legally divided parcel. The project includes an existing single building on a single parcel, so this situation does not exist for this project.

**Permit Requirements for All Commercial Cannabis Activities:**

1. Section 19.505 of Ordinance No. 348 sets forth requirements that all Commercial Cannabis Activities, including commercial cannabis retailers, must comply with, including, among others, submitting an appropriate application, obtaining and maintaining a state license, being sited and operated in such a way that controls odors, being limited in hours of operation, and implementing sufficient security measures. All of these requirements have either already been met or are required in the attached project's Conditions of Approval or Advisory Notification Document which are incorporated herein by this reference. Specifically, Planning. 6, Planning. 9, Planning 14 and 15 and other sections of the Advisory Notification Document address odor, hours of operation, security, and other requirements of Section 19.505.
2. While security has been raised as a concern relating to cannabis-related activities, a standard requirement of the advisory notification document (Planning. 14 and 15) requires sufficient security measures to deter and prevent the unauthorized entrance into areas containing Cannabis or Cannabis Products, to deter and prevent theft of Cannabis or Cannabis Produces, and to ensure emergency access per applicable Fire Code standards. These requirements include the following:
  - a) A plan to prevent individuals from loitering on the lot if they are not engaging in activity expressly related to the Commercial Cannabis Activity.
  - b) 24-hour emergency contact information for the owner or an on-site employee which shall be provided to the County.
  - c) A professionally installed, maintained and monitored alarm system.

- d) Except for Live Cannabis Plants being cultivated at a cultivation facility and limited amounts of Cannabis for display purposes, all Cannabis and Cannabis Products shall be stored in a secured and locked structure and in a secured and locked safe room, safe, or vault, and in a manner as to prevent diversion, theft, and loss.
- e) 24-hour security surveillance cameras to monitor all entrances and exits to a Commercial Cannabis Activity, all interior spaces within the Commercial Cannabis Activity that are open and accessible to the public, and all interior spaces where Cannabis, cash or currency is being stored for any period of time on a regular basis. The permittee for a Commercial Cannabis Activity shall be responsible for ensuring that the security surveillance camera's footage is accessible. Video recordings shall be maintained for a minimum of 90 days and shall be made available to the County upon request. With implementation of these required measures, security concerns relating to the Commercial Cannabis Activity have been fully addressed.

With the implementation of these required measures, security concerns relating to the Commercial Cannabis Activity have been fully addressed.

**Cannabis Retailer Minimum Standards:**

- 1. The project is not located within 1,000 feet from any Child Day Care Center, K-12 school, public park, or Youth Center or variance has been approved allowing a shorter distance but not less than allowed by State law. This is met because a radius map buffering 1,000 feet from the subject site was prepared by Riverside County Geographic Information Systems and has not identified any Child Day Care Center, K-12 school, public park, or Youth Centers within 1,000 feet of the site.
- 2. The project is located within 1,000 feet of another existing or approved Cannabis Retailer. However, on November 17, 2020, the Board of Supervisors approved Ordinance No. 348.4933 associated with Change of Zone No. 2000013 which amended Section 19.519.A.2. of Ordinance No. 348 related to Commercial Cannabis Activities and establishes a 1,000 feet separation requirement between cannabis retailers unless they are located with one-half mile of certain freeways, including Interstate 215. In those circumstances, the 1,000 foot separation requirement would not apply to the cannabis retailers. Since this subject project is located within one-half mile of Interstate 215, the 1,000 foot separation does not apply.
- 3. The project is not located within 500 feet of a smoke shop or similar facility because a radius map buffering 1,000 feet from the subject site was prepared by Riverside County Geographic Information Systems and has not identified any smoke shop or similar facility within 500 feet of the site.
- 4. The project is not located on a lot containing a residential dwelling unit because a property characteristic report as prepared by the Planning Department has not identified any residential dwelling units located at the subject site.
- 5. The development standards of the M-SC Zoning Classification are as follows:
  - A. There is a minimum lot requirement of 10,000 square feet with a minimum average width of 75 feet, except that a lot size not less than 7,000 square feet and an average width of not less than 65 feet may be permitted when sewers are available and will be utilized for the development. No subdivision is proposed at this time for this standard to apply to, but regardless the project site meets lot size requirements.

**B. Setbacks.**

- i. Where the front, side, or rear yard adjoins a lot zoned R-R, R-1, R-A, R-2, R-3, R-4, R-6, R-T, R-T-R, or W-2-M, the minimum setback shall be 25 feet from the property line. No residential zones adjoins any side of the project, therefore this setback does not apply.
  - ii. Where the front, side, or rear yard adjoins a lot with zoning classification other than those specified in the prior section, there is no minimum setback. This condition applies on the north and west sides where no street frontage exists. The project is compliant with this provision.
  - iii. A 25-foot setback is required from property lines that adjoin a front, side, or rear yard adjoins a street. The existing building does not meet these provisions, although it does meet the setback provisions of the current C-1/C-P zone. The structure in question is a legally permitted office building. The rezoning of the site to M-SC would make the building relative to this setback an existing nonconforming condition. So although the building does not meet the setback of the proposed zone, the state of the building as existing and consistent with the current zone standards makes it acceptable as existing nonconforming.
  - iv. Within the exception of those portions of the setback area for which landscaping is required by Subsection E. below, the setback area may only be used for driveways, automobile parking, or landscaping. A Landscaping plan was submitted to the County of Riverside to address this provision.
- C. The M-SC zone classification establishes a height limit of 50 feet for buildings. The project is compliant with this provision as the height of the existing building is 31'-4" feet. The other provisions related to building or structure height do not apply to the project.
- D. The M-SC zone establishes a masonry wall requirement for any industrial use permitted in this article on each property line that adjoins a parcel specifically zoned for residential use unless otherwise approved by the hearing officer or body. Since the cannabis retail feature is not considered an industrial use and there are no residential zones that adjoin the project site, this provision does not apply. In addition, The existing site has perimeter 6-foot black wrought iron fencing
- E. The M-SC zone establishes landscaping requirements. These requirements include a minimum of ten percent of the site shall be landscaped, a minimum ten foot strip of landscaping adjacent to street right-of-way, and a minimum 20 foot strip adjacent to certain residential zones. The existing building does not meet these provisions, although it does meet the setback provisions of the current C-1/C-P zone. The structure in question is a legally permitted office building. The rezoning of the site to M-SC would make the building relative to this setback an existing nonconforming condition. So although the building does not meet the setback of the proposed zone, the state of the building as existing and consistent with the current zone standards makes it acceptable as existing nonconforming
- F. Automobile storage space shall be provided as required by Ordinance No. 348, Section 18.12. The project meets these requirements because the project requires 22 parking spaces and has proposed 22 parking spaces.

- G. Trash collection areas are required to be screened by landscaping or architectural features in such a manner as not to be visible from a public street or from any adjacent residential area. The proposed project includes a trash enclosure to ensure that the site is aesthetically appealing.
  - H. The M-SC zone establishes screening requirements for outside storage and service areas. No outside storage and service areas are proposed for this project, therefore this requirement does not apply. Utilities shall be installed underground except electrical lines rated at 33kV or greater.”
  - I. All mechanical equipment used in this project included roof-mounted equipment, is screened.
  - J. Lighting is to be focused, directed and arranged to prevent glare or direct illumination on streets or adjoining property. The applicant has provided a photometric plan demonstrating compliance with this provision.
6. The project complies with the operational requirements set forth in Ordinance No. 348 Section 19.519.C. because of the following:
- A. *Entrances into the retail location of the Cannabis Retailer shall be separate from the reception area and locked at all times with entry strictly controlled. An electronic or mechanical entry system shall be utilized to limit access and entry to the retail location. As provided by the floor plan, Exhibit C, all retail, reception, employee offices, and inventory areas shall have electronic or mechanical secured access. The project has been conditioned to meet this standard. (Advisory Notification Document Planning Cannabis Retail Operations - 1)*
  - B. *Cannabis Retailers may include the sale of Medical Cannabis, requiring an M-License from the State. Cannabis Retailers selling only Medical Cannabis shall verify consumers who enter the Premises are at least 18 years of age and that they hold a valid Physician’s Recommendation. The project owner and management shall provide adequate training and education at the location as to these matters and require all customers to provide proper Identification to very consumers are of appropriate age. The project has been conditioned to meet this standard. (Advisory Notification Planning Cannabis Retail Operations – 2)*
  - C. *Cannabis Retailers may include the sale of Adult Use Cannabis, requiring an A-license from the State. Cannabis Retailers selling only Adult Use Cannabis shall verify that consumers who enter the Premises are at least 21 years of age. The project owner and management shall provide adequate training and education at the location as to these matters and require all customers to provide proper Identification to very consumers are at least 21 years of age. The project has been conditioned to meet this standard. (Advisory Notification Document Planning Cannabis Retail Operations – 3)*
  - D. *A Cannabis Retailers may include the sale of both Medical and Adult use Cannabis requiring both an A-License and an M-License from the State. All Cannabis Retailers selling both Medical and Adult Use Cannabis shall verify that consumers who enter the premises are at least 18 years of age and that they hold a valid Physician’s Recommendation or are at least 21 years of age. The project owner and management shall provide adequate training and education at the location as to these matters and require all customers to provide proper Identification to very consumers are of appropriate age. The project has been conditioned to*

- meet this standard. (Advisory Notification Document Planning Cannabis Retail Operations – 4)
- E. *Display areas shall include the smallest amount of Cannabis and Cannabis Products reasonably anticipated to meet sales during operating hours.* The project has been conditioned to meet this standard. (Advisory Notification Document Planning Cannabis Retail Operations – 5)
- F. *Cannabis and Cannabis Products not in the display area shall be maintained in a locked secure area.* As provided by the project floor plan, Exhibit C, all retail, reception, employee offices, and inventory areas shall have electronic or mechanical secured access. The project has been conditioned to meet this standard. (Advisory Notification Document Planning Cannabis Retail Operations – 6)
- G. *Not more than 10% of the Cannabis Retailer floor area, up to a maximum of 50 square feet, shall be used for the sale of incidental goods such as, but not limited to, clothing, posters, or non-cannabis goods.* The project meets this standard because the provide floor plan, Exhibit C shows the sales area to only contain cannabis products (Flower Display). It has been conditioned that not more than 10% of the Cannabis Retailer floor area, up to a maximum of 50 square feet, shall be used for the sale of incidental goods such as, but not limited to, clothing, posters, or non-cannabis goods. The project has been conditioned to meet this standard. (Advisory Notification Document Planning Cannabis Retail Operations – 7)
- H. *Restroom facilities shall be locked and under the control of the Cannabis Retailer.* The project has been conditioned to meet this standard. (Advisory Notification Document Planning Cannabis Retail Operations – 8)
- I. *Cannabis Retailers shall ensure that all Cannabis and Cannabis Products held for sale by the Cannabis Retailer are cultivated, manufactured, transported, distributed, and tested by California licensed and permitted facilities that are in full conformance with State and local laws and regulations.* The project has been conditioned to meet this standard. (Advisory Notification Document Planning Cannabis Retail Operations – 9)
- J. *Cannabis Retailers shall not distribute any Cannabis or Cannabis Product unless such products are labeled and in a tamper-evident package in compliance with the California Business and Professions Code and any additional rules promulgated by a licensing authority.* The project has been conditioned to meet this standard. (Advisory Notification Document Planning Cannabis Retail Operations – 10)
- K. *Cannabis Retailers shall not provide free samples of any type, including Cannabis Products, to any person and shall not allow any person to provide free samples on the Cannabis Retailer's lot.* It has been conditioned the Cannabis Retailer shall not provide free samples of any type, including Cannabis Products, to any person and shall not allow any person to provide free samples on the Cannabis Retailer's lot. The project has been conditioned to meet this standard. (Advisory Notification Document Planning Cannabis Retail Operations – 11)
- L. *Deliveries shall be conducted in accordance with California Business and Professions Code Section 26090 or as may be amended and all state regulations pertaining to delivery of*

*Cannabis Products.* The project has been conditioned to meet this standard. (Advisory Notification Document Planning Cannabis Retail Operations – 12)

- M. *Cannabis or Cannabis Products shall not be sold or delivered by any means or method to any person within a motor vehicle.* The project has been conditioned to meet this standard. (Advisory Notification Document Planning Cannabis Retail Operations – 13)
- N. *Cannabis Retailers shall not include a drive-in, drive-through or walk up window where retail sales of Cannabis or Cannabis Products are sold to persons or persons within or about a motor vehicle.* The project has been conditioned to meet this standard. (Advisory Notification Document Cannabis Retail Operations – 14)

### **Cannabis Retail Findings:**

1. The project complies with all the requirements of the State and County for the selling of Cannabis. This is met because the project has been conditioned to meet these requirements.
2. The project is not located within 1,000 feet from any Child Day Care Center, K-12 school, public park, or Youth Center or a variance has been approved allowing a shorter distance but not less than allowed by State law. This is met because a radius map buffering 1,000 feet from the subject site was prepared by Riverside County Geographic Information Systems and has not identified any Child Day Care Center, K-12 school, public park, or Youth Centers within 1,000 feet of the site. Therefore, the project meets this standard.
3. The project includes adequate measures that address enforcement priorities for Commercial Cannabis Activities including restricting access to minors, and ensuring that Cannabis and Cannabis Products are obtained from and supplied only to other permitted licensed sources within the State and not distributed out of State. This is met because the project has been conditioned to meet this requirement. (Advisory Notification Document No. 16 Planning - General - O. Permit and License Posting, Advisory Notification Document No. 11 Planning – General – K Monitoring Program)
4. For Cannabis Retailer lots with verified cannabis-related violations within the last 12 months prior to the adoption date of Ordinance No. 348.4898, the use will not contribute to repeat violation on the lot and all applicable fees have been paid. This is met because no record of any cannabis-related violations within the last 12 months exist at the project site.

### **Other Findings:**

1. The project site is not located within a Criteria Cell of the Western Riverside County Multiple Species Habitat Conservation Plan.
2. The project site is located within the City of Riverside Sphere of Influence. The project was transmitted to the City and no comments were received. Pursuant to a Memorandum of Understanding between the City of Riverside and County of Riverside, the County will not approve a new development project requiring rezoning that is inconsistent with the City's adopted General Plan if the project is within the city's sphere of influence until county staff and appropriate city staff and the project applicant have met to review the subject development proposal. The City of Riverside designates the project site as Business/Office Park, which the proposed change of zone to Manufacturing – Service Commercial would be generally consistent with as the proposed zone

would allow for “research/development and related flexible space; laboratories, offices; support commercial and light industrial uses” as the Business/Office Park is described in the City’s General Plan. The City of Riverside does not have any zoning applied to the project site to further compare for consistency.

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

**Fire Findings:**

1. The project site is not located within Fire Hazard Severity Zone or a Cal Fire State Responsibility Area (“SRA”). Advisory Notification Document were placed on CUP No. 190016 requiring compliance with Ordinance No. 348.

**Development Agreement:**

The applicant has proposed entering into the attached draft development agreement (DA) with the County for the Project. The DA is consistent with the General Plan and Board Policy B-9. Additionally, the advisory notification document, conditions of approval, and entitlement approvals are incorporated in the exhibits of the DA and will ensure that the project is developed in a way that would not conflict with the public’s health, safety, or general welfare. The DA has a term of 10 years and will grant the applicant vesting rights to develop the Project in accordance with the terms of the DA. In exchange, the DA provides certain public benefits that go beyond the basic requirements of the County including annual public benefit payments, which will be used for additional public safety services, infrastructure improvements, or community enhancement programs.

**Approval Requirements and Conclusion:**

Based on the findings provided in this staff report and conditions of approval, the project is consistent with the General Plan and any applicable specific plan, complies with the development standards of the M-SC zoning classification, complies with the permit requirements for all Commercial Cannabis Activities, complies with the minimum standard requirements and will not be detrimental to the public health, safety or general welfare. Additionally, the project complies with all applicable requirements of State law and ordinances of Riverside County.

**PUBLIC HEARING NOTIFICATION AND COMMUNITY OUTREACH**

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



DEVELOPMENT AGREEMENT NO. 190009

This Development Agreement (hereinafter “Agreement”) is entered into effective on the date it is recorded with the Riverside County Recorder (hereinafter the “Effective Date”) by and among the COUNTY OF RIVERSIDE (hereinafter “COUNTY”), and the persons and entities listed below (collectively hereinafter “OWNER”):

RECITALS

WHEREAS, COUNTY is authorized to enter into binding development agreements with persons having legal or equitable interests in real property for the development of such property, pursuant to Article 11, Section 7 of the California Constitution and Section 65864, et seq. of the Government Code; and,

WHEREAS, COUNTY has adopted Procedures and Requirements of the County of Riverside for the Consideration of Development Agreements (hereinafter “Procedures and Requirements”), pursuant to Section 65865 of the Government Code; and,

WHEREAS, OWNER has requested COUNTY to enter into a development agreement and proceedings have been taken in accordance with the Procedures and Requirements of COUNTY; and,

WHEREAS, by electing to enter into this Agreement, COUNTY shall bind future

Boards of Supervisors of COUNTY by the obligations specified herein and limit the future exercise of certain governmental and proprietary powers of COUNTY; and,

WHEREAS, the terms and conditions of this Agreement have undergone extensive review by COUNTY and the Board of Supervisors and have been found to be fair, just and reasonable; and,

WHEREAS, the best interests of the citizens of Riverside County and the public health, safety and welfare will be served by entering into this Agreement; and,

WHEREAS, all of the procedures of the California Environmental Quality Act (Public Resources Code, Section 21000 et seq.) have been met with respect to the Project and the Agreement; and,

WHEREAS, this Agreement and the Project are consistent with the Riverside County General Plan and any specific plan applicable thereto; and,

WHEREAS, all actions taken and approvals given by COUNTY have been duly taken or approved in accordance with all applicable legal requirements for notice, public hearings, findings, votes, and other procedural matters; and,

WHEREAS, this Agreement will confer substantial private benefits on OWNER by granting vested rights to develop the Property in accordance with the provisions of this Agreement;

and,

WHEREAS, OWNER proposes to develop the Property to be used for the Commercial Cannabis Activity described in Exhibit E (“the Development Plan”); and,

WHEREAS, Riverside County Ordinance 348.4898 (hereafter “Ordinance 348.4898”) establishes a regulatory permitting process for Commercial Cannabis Activities and prohibits all Commercial Cannabis Activities in all land use zones without the benefit of a land use permit issued by the COUNTY; and,

WHEREAS, Board of Supervisors Policy No. B-9 further sets forth provisions to be included in development agreements in order to implement applicable General Plan provisions, to ensure that the County does not disproportionately bear the burden of commercial cannabis activities throughout the County, to ensure the County receives public benefits for the commercial cannabis activities, to ensure there are adequate resources available for enforcement of permitted and unpermitted commercial cannabis activities, and to give cannabis owners and property owners certainty as to the County’s requirements; and,

WHEREAS, this Agreement complies with the provisions of both Ordinance No. 348.4898 and Board Policy B-9; and,

WHEREAS, this Agreement will eliminate uncertainty in planning and provide for the orderly development of the Property, ensure progressive installation of necessary

improvements, provide for public services appropriate to the development of the Project, and generally serve the purposes for which development agreements under Sections 65864, et seq. of the Government Code are intended; and,

WHEREAS, OWNER has incurred and will in the future incur substantial costs in order to assure development of the Property in accordance with this Agreement; and,

WHEREAS, OWNER has incurred and will in the future incur substantial costs in excess of the generally applicable requirements in order to assure vesting of legal rights to develop the Property in accordance with this Agreement.

#### COVENANTS

NOW, THEREFORE, in consideration of the above recitals and of the mutual covenants hereinafter contained and for other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the parties agree as follows:

1. DEFINITIONS AND EXHIBITS.

1.1 Definitions. The following terms when used in this Agreement shall be defined as follows:

1.1.1 “Agreement” means this Development Agreement.

1.1.2 “Base Rate” means an amount equal to \$18.00 multiplied by the entire Cannabis Area, as shown on Exhibit “G”, and which is payable to COUNTY annually pursuant to Subsections 4.2.1 and 4.2.2 of this Agreement and increased annually by 2% from and after the date of this agreement.

1.1.3 “Commercial Cannabis Activity” means the cultivation, possession, manufacture, distribution, processing, storing, laboratory testing, packaging, labeling, transportation, delivery or sale of Cannabis and cannabis products as provided for in Ordinance No. 348, as amended through Ordinance No. 348.4898, and any other subsequently adopted zoning ordinance amendment or subsequently adopted zoning ordinance.

1.1.4 “Conditional Use Permit” means the land use permit required by COUNTY to conduct Commercial Cannabis Activities, and more specifically Conditional Use Permit No. 190016.

1.1.5 “COUNTY” means the County of Riverside, a political subdivision of the State of California.

1.1.6 “Development” means the improvement of the Property for the purposes of completing the structures, improvements and facilities comprising the Project including, but not limited to: grading; the construction of infrastructure and

public facilities related to the Project whether located within or outside the Property; the construction or re-construction of buildings and structures; the tenant improvements of structures, and the installation of landscaping. When authorized by a Subsequent Development Approval as provided by this Agreement, “development” includes the maintenance, repair, reconstruction or redevelopment of any building, structure, improvement or facility after the construction and completion thereof.

1.1.7 “Development Approvals” means all permits and other entitlements for use subject to approval or issuance by COUNTY in connection with use of the Property and for development of the Property for Commercial Cannabis Activities including, but not limited to:

- (a) Conditional use permits, and site plans;
- (b) Zoning Amendments;
- (c) General Plan Amendments
- (d) Tentative and final subdivision and parcel maps;
- (e) Grading and building permits;
- (f) Any permits or entitlements necessary from the COUNTY;
- (g) Any easements necessary from COUNTY or any other land owner;
- (h) Specific plans and specific plan amendments;
- (i) Right of Entry agreements

1.1.8 “Development Exaction” means any requirement of the COUNTY in connection with or pursuant to any Land Use Regulation or Development Approval for the dedication of land, the construction of improvements or public facilities, or the payment of fees in order to lessen, offset, mitigate or compensate for the impacts of development on the environment or other public interests.

1.1.9 “Development Plan” means the Existing or Subsequent Development Approvals and the Existing Land Use Regulations applicable to development of the Property.

1.1.10 “Effective Date” means the date this Agreement is recorded with the County Recorder.

1.1.11 “Existing Development Approvals” means all Development Approvals approved or issued prior to the Effective Date. Existing Development Approvals includes the Development Approvals incorporated herein as Exhibit “C” and all other Development Approvals which are a matter of public record on the Effective Date.

1.1.12 “Existing Land Use Regulations” means all Land Use Regulations in effect on the Effective Date. Existing Land Use Regulations includes the Land Use Regulations incorporated herein as Exhibit “D” and all other Land Use Regulations which are a matter of public record on the Effective Date.

1.1.13 “Land Use Regulations” means all ordinances, resolutions, codes, rules, regulations and official policies of COUNTY governing the development and use of land, including, without limitation, the permitted use of land, the density or intensity of use, subdivision requirements, the maximum height and size of proposed buildings and structures, the provisions for reservation or dedication of land for public purposes, and the design, improvement and construction standards and specifications applicable to the development of the property. “Land Use Regulations” does not include any COUNTY ordinance, resolution, code, rule, regulation or official policy, governing:

- (a) The conduct of businesses, professions, and occupations;
- (b) Taxes and assessments;
- (c) The control and abatement of nuisances;
- (d) The granting of encroachment permits and the conveyance of rights and interests which provide for the use of or the entry upon public property;
- (e) The exercise of the power of eminent domain.

1.1.14 “Mortgagee” means a mortgagee of a mortgage, a beneficiary under a deed of trust or any other security-device lender, and their successors and assigns.

1.1.15 “OWNER” means the owner of the PROPERTY and the persons and



entities listed as OWNER on the first page of this Agreement. OWNER shall also include any of the following:

1. A person with an aggregate ownership interest of 20 percent or more in the Commercial Cannabis Activity for which a license or permit is being sought, unless the interest is solely a security, lien, or encumbrance.
2. The chief executive officer of a nonprofit or other entity for the Commercial Cannabis Activity.
3. A member of the board of directors of a nonprofit for the Commercial Cannabis Activity.
4. An individual who will be participating in the direction, control, or management of the person applying for a Commercial Cannabis Activity Conditional Use Permit or State license.”

1.1.16 “Project” means the development of the Property contemplated by the Development Plan as such Plan may be further defined, enhanced or modified pursuant to the provisions of this Agreement.

1.1.17 “Property” means the real property described on Exhibit “A” and shown on Exhibit “B” to this Agreement.

1.1.18 “Reservations of Authority” means the rights and authority excepted from the assurances and rights provided to OWNER under this Agreement and

reserved to COUNTY under Section 3.5 of this Agreement.

1.1.19 “Subsequent Development Approvals” means all Development Approvals approved subsequent to the Effective Date in connection with development of the Property.

1.1.20 “Subsequent Land Use Regulations” means any Land Use Regulations adopted and effective after the Effective Date of this Agreement.

1.1.21 “Transfer” means sale, assignment, lease, sublease or any other transfer of a legal or equitable interest in the Property.

1.2 Exhibits. The following documents are attached to, and by this reference made a part of, this Agreement:

- Exhibit “A” - Legal Description of the Property
- Exhibit “B” - Map Showing Property and Its Location
- Exhibit “C” - Existing Development Approvals
- Exhibit “D” - Existing Land Use Regulations
- Exhibit “E” - Commercial Cannabis Activity Site Plan & Description
- Exhibit “F” - Applicable Annual Public Benefits Base Payments
- Exhibit “G” - Commercial Cannabis Area calculation exhibit.
- Exhibit “H” - Additional Public Benefits Exhibit

## 2. GENERAL PROVISIONS.

2.1 Binding Effect of Agreement. The Property is hereby made subject to this Agreement. Development of the Property is hereby authorized and shall be carried out only in accordance with the terms of this Agreement.

2.2 Ownership of Property. OWNER represents and covenants that it is the owner of a legal or equitable interest in the Property or a portion thereof.

2.3 Term. This Agreement shall commence on the Effective Date and shall continue for a period of ten years thereafter, unless this term is modified or extended for one additional five year term pursuant to the provisions of this Agreement and so long as the Project is in compliance with all applicable conditions of approval and County ordinances.

### 2.4 Transfer.

2.4.1 Right to Transfer. OWNER shall have the right to transfer the Property in whole or in part (provided that no such partial transfer shall violate the Subdivision Map Act, Government Code Section 66410, et seq., or Riverside County Ordinance No. 460) to any person, partnership, joint venture, firm or corporation at any time during the term of this Agreement; provided, however, that any such transfer shall include the assignment and assumption of the rights, duties and obligations arising under or from this Agreement and be made in strict compliance with the following conditions precedent:

- (a) No transfer of any right or interest under this Agreement shall be

made unless made together with the sale, transfer or assignment of all or a part of the Property.

(b) Concurrent with any such transfer or within fifteen (15) business days thereafter, OWNER shall notify COUNTY, in writing, of such transfer and shall provide COUNTY with an executed agreement by the transferee, in a form reasonably acceptable to COUNTY, providing therein that the transferee expressly and unconditionally assumes all the duties and obligations of OWNER under this Agreement.

Any transfer not made in strict compliance with the foregoing conditions shall constitute a default by OWNER under this Agreement. Notwithstanding the failure of any transferee to execute the agreement required by Paragraph (b) of this Subsection 2.4.1, the burdens of this Agreement shall be binding upon such transferee, but the benefits of this Agreement shall not inure to such transferee until and unless such agreement is executed.

2.4.2 Release of Transferring Owner. Notwithstanding any transfer, a transferring OWNER shall continue to be obligated under this Agreement unless such transferring OWNER is given a release in writing by COUNTY, which release shall be provided by COUNTY upon the full satisfaction by such transferring OWNER of the following conditions:

(a) OWNER no longer has a legal or equitable interest in all or any part

of the Property.

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(b) OWNER is not then in default under this Agreement.

(c) OWNER has provided COUNTY with the notice and executed agreement required under Paragraph (b) of Subsection 2.4.1 above.

(d) The transferee provides COUNTY with security equivalent to any security previously provided by OWNER to secure performance of its obligations hereunder.

2.4.3 Subsequent Transfer. Any subsequent transfer after an initial transfer shall be made only in accordance with and subject to the terms and conditions of this Section.

2.5 Amendment or Cancellation of Agreement. This Agreement may be amended or cancelled in whole or in part only by written consent of all parties in the manner provided for in Government Code Section 65868. This provision shall not limit any remedy of COUNTY or OWNER as provided by this Agreement.

2.6 Termination. This Agreement shall be deemed terminated and of no further effect upon the occurrence of any of the following events:

(a) Expiration of the stated term of this Agreement as set forth in Section 2.3.

(b) Entry of a final judgment by a court of competent jurisdiction setting aside, voiding or annulling the adoption of the ordinance approving this Agreement. For purposes of clarity this termination section excludes entry of a final judgment by a court of competent jurisdiction setting aside, voiding or annulling the adoption of Board of Supervisors' Policy No. B-9.

(c) The adoption of a referendum measure overriding or repealing the ordinance approving this Agreement.

(d) OWNER's election to terminate this Agreement. If OWNER elects not to develop all or a portion of the Property as a Commercial Cannabis Activity, OWNER shall provide notice of such election to the COUNTY, such notice by OWNER shall (i) seek to terminate this Agreement as to the portion of the Property that is the subject of such notice of termination; and (ii) shall acknowledge that the Conditional Use Permit (CUP No. 190016) shall be null and void as to the Property that is the subject of such notice of termination. Following receipt of OWNER's notice of election to terminate this Agreement, OWNER and COUNTY shall execute an appropriate instrument in recordable form evidencing such termination, and shall cause such instrument to be an amendment to this Agreement to be processed in accordance with COUNTY's "Procedures and Requirements for the Consideration of Development Agreements (Commercial Cannabis Activities)" set forth in Resolution No. 2019-037.

(e) When OWNER no longer has a legal or equitable interest in the Property or has ceased operations on the Property for a period of ninety (90) consecutive days and no evidence demonstrating continuing and ongoing use of the Property consistent with the approved Conditional Use Permit No. 190016.

(f) Federal Enforcement of the Federal Controlled Substances Act against OWNER or the COUNTY. The parties understand that cannabis is still classified as a Schedule I Drug under the Federal Controlled Substances Act, 21 U.S.C. §§ 801 et seq. In the event there is federal enforcement of the Federal Controlled Substances Act against the COUNTY for the COUNTY's enactment of a comprehensive, regulatory framework for commercial cannabis activities or against OWNER for OWNER's own commercial cannabis activities, this Agreement shall be deemed terminated and of no further effect.

(g) Revocation of a Commercial Cannabis Activity Conditional Use Permit or State License.

Upon the termination of this Agreement, no party shall have any further right or obligation hereunder except with respect to any obligation to have been performed prior to such termination or with respect to any default in the performance of the provisions of this Agreement which has occurred prior to such termination or with respect to any obligations which are specifically set forth as surviving this Agreement.

## 2.7 Notices.



(a) As used in this Agreement, “notice” includes, but is not limited to, the communication of notice, request, demand, approval, statement, report, acceptance, consent, waiver, appointment or other communication required or permitted hereunder.

(b) All notices shall be in writing and shall be considered given either:

(i) when delivered in person to the recipient named below; (ii) on the date of delivery shown on the return receipt, after deposit in the United States mail in a sealed envelope as either registered or certified mail with return receipt requested, and postage and postal charges prepaid, and addressed to the recipient named below; (iii) on the next business day when delivered by overnight United States mail or courier service; or (iv) on the date of delivery shown in the facsimile records of the party sending the facsimile after transmission by facsimile to the recipient named below. All notices shall be addressed as follows:

If to COUNTY:

Clerk of the Board of Supervisors  
Riverside County Administrative Center  
4080 Lemon Street, First Floor  
Riverside, CA 92502  
Fax No. (951) 955-1071

with copies to:

County Executive Officer

Riverside County Administrative Center

4080 Lemon Street, 4th Floor

Riverside, CA 92501

Fax No. (951) 955-1105

and

Assistant TLMA Director — Planning and Land Use

Transportation and Land Management Agency

Riverside County Administrative Center,

4080 Lemon Street, 12th Floor

Riverside, CA 92501

Fax No. (951) 955-1817

and

County Counsel

County of Riverside

3960 Orange Street, Suite 500

Riverside, CA 92501

Fax No. (951) 955-6363

If to OWNER:

Bernard Steimann

People's Properties, LLC

9 MacArthur Place, #707

Santa Ana, CA 92707

and John C. Condas, Esq.

Allen Matkins Lexk Gamble Mallory & Natsis LLP

1900 Main Street, Fifth Floor

Irvine, CA 92614

Fax No. (949) 553-8354

(c) Either party may, by notice given at any time, require subsequent notices to be given to another person or entity, whether a party or an officer or representative of a party, or to a different address, or both. Notices given before actual receipt of notice of change shall not be invalidated by any such change.

3. DEVELOPMENT OF THE PROPERTY.

3.1 Rights to Develop. Subject to the terms of this Agreement including the Reservations of Authority, OWNER shall have a vested right to develop the Property in accordance with, and to the extent of, the Development Plan. The Existing Development Approvals shall not expire and shall remain valid for the Term of this Agreement so long as the Project remains in compliance with all conditions of approval for the Existing Development Approvals and in compliance with this Agreement. The Project shall remain subject to all Subsequent Development Approvals required to complete the Project as contemplated by the Development Plan. Except as otherwise provided in this Agreement, the permitted uses of the Property, the density and intensity of use, the maximum height and size of proposed buildings and structures, and provisions for reservation and dedication of land for public purposes shall be those set forth in the Development Plan.

3.2 Effect of Agreement on Land Use Regulations. Except as otherwise provided under the terms of this Agreement including the Reservations of Authority, the rules, regulations and official policies governing permitted uses of the Property, the density and intensity of use of the Property, the maximum height and size of proposed buildings and structures, and the design, improvement and construction standards and specifications applicable to development of the Property shall be the Existing Land Use Regulations. In connection with any Subsequent Development Approval, COUNTY shall exercise its discretion in accordance with the Development Plan, and as provided by this Agreement including, but not limited to, the Reservations of Authority. COUNTY shall accept for processing, review and action all applications for Subsequent Development Approvals, and such applications shall be processed in

the normal manner for processing such matters.

3.3 Timing of Development. The parties acknowledge that OWNER cannot at this time predict when or the rate at which phases of the Property will be developed. Such decisions depend upon numerous factors which are not within the control of OWNER, such as market orientation and demand, interest rates, absorption, completion and other similar factors. Since the California Supreme Court held in Pardee Construction Co. v. City of Camarillo (1984) 37 Cal.3d 465, that the failure of the parties therein to provide for the timing of development resulted in a later adopted initiative restricting the timing of development to prevail over such parties' agreement, it is the parties' intent to cure that deficiency by acknowledging and providing that OWNER shall have the right to develop the Property in such order and at such rate and at such times as OWNER deems appropriate within the exercise of its subjective business judgment.

3.4 Changes and Amendments. The parties acknowledge that refinement and further development of the Project will require Subsequent Development Approvals and may demonstrate that changes are appropriate and mutually desirable in the Existing Development Approvals. In the event OWNER finds that a change in the Existing Development Approvals is necessary or appropriate, OWNER shall apply for a Subsequent Development Approval to effectuate such change and COUNTY shall process and act on such application in accordance with the Existing Land Use Regulations, except as otherwise provided by this Agreement including the Reservations of Authority. If approved, any such change in the Existing Development Approvals shall be incorporated herein as an addendum to Exhibit "C", and may be further changed from time to time as provided in this Section. Unless otherwise required by law, as determined in COUNTY's

reasonable discretion, a change to the Existing Development Approvals shall be deemed “minor” and not require an amendment to this Agreement provided such change does not:

- (a) Alter the permitted uses of the Property as a whole; or,
- (b) Increase the density or intensity of use of the Property as a whole;

or,

- (c) Increase the maximum height and size of permitted buildings or structures;

or,

- (d) Delete a requirement for the reservation or dedication of land for public purposes within the Property as a whole; or,

- (e) Constitute a project requiring a subsequent or supplemental environmental impact report pursuant to Section 21166 of the Public Resources Code.

### 3.5 Reservations of Authority.

3.5.1 Limitations. Reservations and Exceptions. Notwithstanding any other provision of this Agreement, the following Subsequent Land Use Regulations shall apply to the development of the Property.

(a) Processing fees and charges of every kind and nature imposed by COUNTY to cover the estimated actual costs to COUNTY of processing applications for Development Approvals or for monitoring compliance with any Development Approvals granted or issued.

(b) Procedural regulations relating to hearing bodies, petitions, applications, notices, findings, records, hearings, reports, recommendations, appeals and any other matter of procedure.

(c) Regulations governing construction standards and specifications including, without limitation, the Building Code, Plumbing Code, Mechanical Code, Electrical Code, Fire Code and Grading Code applicable in the County.

(d) Regulations imposing Development Exactions. Development Exactions shall be applicable to development of the Property if such Development Exaction is applied uniformly to development, either throughout the COUNTY or within a defined area of benefit which includes the Property. No such subsequently adopted Development Exaction shall apply if its application to the Property would physically prevent development of the Property for the uses and to the density or intensity of development set forth in the Development Plan.

(e) Regulations which may be in conflict with the Development Plan but

which are reasonably necessary to protect the public health and safety. To the extent possible, any such regulations shall be applied and construed so as to provide OWNER with the rights and assurances provided under this Agreement.

(f) Regulations which are not in conflict with the Development Plan. Any regulation, whether adopted by initiative or otherwise, limiting the rate or timing of development of the Property shall be deemed to conflict with the Development Plan and shall therefore not be applicable to the development of the Property.

(g) Regulations which are in conflict with the Development Plan provided OWNER has given written consent to the application of such regulations to development of the Property.

3.5.2 Subsequent Development Approvals. This Agreement shall not prevent COUNTY, in acting on Subsequent Development Approvals, from applying Subsequent Land Use Regulations which do not conflict with the Development Plan, nor shall this Agreement prevent COUNTY from denying or conditionally approving any Subsequent Development Approval on the basis of the Existing Land Use Regulations or any Subsequent Land Use Regulation not in conflict with the Development Plan.

3.5.3 Modification or Suspension by State or Federal Law. In the event that State or Federal laws or regulations, enacted after the Effective Date of this Agreement, prevent



or preclude compliance with one or more of the provisions of this Agreement or require changes in plans, maps or permits approved by the COUNTY, such provisions of this Agreement shall be modified or suspended as may be necessary to comply with such State or Federal laws or regulations, provided, however, that this Agreement shall remain in full force and effect to the extent it is not inconsistent with such laws or regulations and to the extent such laws or regulations do not render such remaining provisions impractical to enforce.

3.5.4 Intent. The parties acknowledge and agree that COUNTY is restricted in its authority to limit its police power by contract and that the foregoing limitations, reservations and exceptions are intended to reserve to COUNTY all of its police power which cannot be so limited. This Agreement shall be construed, contrary to its stated terms if necessary, to reserve to COUNTY all such power and authority which cannot be restricted by contract.

3.5.5. Application of State and Local Regulatory Laws Governing Commercial Cannabis Activities. The operation of Commercial Cannabis Activities is a highly regulated business activity, and it is subject to various state and local laws and regulations. This Agreement does not, and the County cannot and does not intend to, give OWNER the right to continue its operations without complying with applicable state and local laws governing its operations. OWNER shall be responsible for obtaining, and maintaining throughout the entire term of this Agreement, all applicable state licenses, permits, approvals, and consents, even if the applicable state laws and regulations are altered

following the Effective Date.

3.6. Public Works. If OWNER is required by this Agreement to construct any public works facilities which will be dedicated to COUNTY or any other public agency upon completion, and if required by applicable laws to do so, OWNER shall perform such work in the same manner and subject to the same requirements as would be applicable to COUNTY or such other public agency if it would have undertaken such construction.

3.7 Provision of Real Property Interests by COUNTY. In any instance where OWNER is required to construct any public improvement on land not owned by OWNER, OWNER shall at its sole cost and expense provide or cause to be provided, the real property interests necessary for the construction of such public improvements. In the event OWNER is unable, after exercising reasonable efforts to acquire the real property interests necessary for the construction of such public improvements, and if so instructed by OWNER and upon OWNER'S provision of adequate security for costs COUNTY may reasonably incur, COUNTY shall negotiate the purchase of the necessary real property interests to allow OWNER to construct the public improvements as required by this Agreement and, if necessary, in accordance with the procedures established by law, use its power of eminent domain to acquire such required real property interests. OWNER shall pay all costs associated with such acquisition or condemnation proceedings. This Section 3.7 is not intended by the parties to impose upon the OWNER an enforceable duty to acquire land or construct any public improvements on land not owned by OWNER, except to the extent that the OWNER elects to proceed with the development of the Project, and then only in accordance with valid conditions imposed by the COUNTY upon the

development of the Project under the Subdivision Map Act, Government Code Section 66410 et seq., or other legal authority.

3.8 Regulation by Other Public Agencies. It is acknowledged by the parties that other public agencies not within the control of COUNTY possess authority to regulate aspects of the development of the Property separately from or jointly with COUNTY and this Agreement does not limit the authority of such other public agencies. For example, pursuant to Government Code Section 66477 and Section 10.35 of Riverside County Ordinance No. 460, another local public agency may provide local park and recreation services and facilities and in that event, it is permitted, and therefore shall be permitted by the parties, to participate jointly with COUNTY to determine the location of land to be dedicated or in lieu fees to be paid for local park purposes, provided that COUNTY shall exercise its authority subject to the terms of this Agreement.

3.9 Tentative Tract Map Extension. Notwithstanding the provisions of Section 66452.6(a)(1) of the Government Code, regarding extensions of time for approved tentative maps subject to a development agreement, no tentative subdivision map or tentative parcel map, heretofore or hereafter approved in connection with development of the Property, shall be granted an extension of time except in accordance with the Subdivision Map Act and Existing Land Use Regulations.

3.10 Vesting Tentative Maps. If any tentative or final subdivision map, or tentative or final parcel map, heretofore or hereafter approved in connection with development of the Property, is a vesting map under the Subdivision Map Act (Government Code Section 66410, et seq.) and

Riverside County Ordinance No. 460 and if this Agreement is determined by a final judgment to be invalid or unenforceable insofar as it grants a vested right to develop to OWNER, then and to that extent the rights and protections afforded OWNER under the laws and ordinances applicable to vesting maps shall supersede the provisions of this Agreement. Except as set forth immediately above, development of the Property shall occur only as provided in this Agreement, and the provisions in this Agreement shall be controlling over any conflicting provision of law or ordinance concerning vesting maps.

3.11 Request for Proposal Responses. Unless superseded by the terms of this Agreement, development of the Property shall be consistent with the Request for Proposal Responses submitted to the COUNTY and associated with CAN 190109 , incorporated herein by this reference.

4. PUBLIC BENEFITS.

4.1 Intent. The parties acknowledge and agree that development of the Property will detrimentally affect public interests which will not be fully addressed by the Development Plan and further acknowledge and agree that this Agreement confers substantial private benefits on OWNER which should be balanced by commensurate public benefits. Accordingly, the parties intend to provide consideration to the public to balance the private benefits conferred on OWNER by providing more fully for the satisfaction of public interests.

4.2 Public Benefits for Commercial Cannabis Activities.

4.2.1 Annual Public Benefit Base Payments. Prior to the issuance of the first building permit for any part of the Commercial Cannabis Activity, OWNER shall pay to COUNTY an amount equal to the base payment calculated per Section 1.1.2 of this Agreement (“Base Payment”); provided, however, that such initial annual base payment shall be prorated based on the number of whole months remaining between the date of payment and the first following June 30th.

4.2.2 Subsequent Annual Base Payments. The Annual Base Payment shall be subject to annual increases in an amount of 2%. Prior to the first July 1<sup>st</sup> following the initial Base Payment and each July 1<sup>st</sup> thereafter during the term of the Agreement, OWNER shall pay to COUNTY an amount equal to the Base Payment plus the 2% annual increase.

4.3 Annual Additional Public Benefits. OWNER shall perform Additional Public Benefits identified in Exhibit “H” that will benefit the community in which the Commercial Cannabis Activity is located. Prior to the issuance of the first building permit for any part of the Commercial Cannabis Activity, OWNER shall pay to COUNTY an amount equal to the additional annual public benefit set forth in Exhibit “H” of this Agreement (“Additional Public Benefit”); provided, however, that such initial annual payment shall be prorated based on the number of whole months remaining between the date of payment and the first following June 30th.

4.3.1 Subsequent Annual Additional Public Benefits. The Additional Public Benefit provided in Exhibit “H” shall be subject to annual increases of 4% for the initial 5 years of this Agreement and then annual increases of 5% for the remaining term of this Agreement. Prior to the first July 1<sup>st</sup> following the initial Additional Public Benefit payment and each July 1<sup>st</sup> thereafter during the term of the Agreement, OWNER shall pay to COUNTY an amount equal to the Additional Public Benefit plus the applicable annual increase.

4.4 Taxes. Subject to Section 4.6 herein, nothing herein shall be construed to relieve OWNER from paying and remitting all applicable federal, state and local taxes applicable to the Project, including but not limited to, income taxes, property taxes, local sales and use taxes, and any taxes imposed on cannabis activities and cannabis products pursuant to the Medicinal and Adult-Use Cannabis Regulation and Safety Act.

4.5 Assessments. Nothing herein shall be construed to relieve the Property from assessments levied against it by the County pursuant to any statutory procedure for the assessment of property to pay for infrastructure and/or services which benefit the Property.

4.6 New Taxes. Any subsequently enacted County taxes, including but not limited to any taxes on commercial cannabis activities, shall apply to the Project. In the event that County taxes are enacted specifically for commercial cannabis activities and cannabis products, the parties agree that this Agreement may be modified in accordance with Section 2.5 to reduce the OWNER’s total public benefit payment (the sum total of the Base Rate plus the Additional Public Benefit)

by an amount equal to the amount of the tax imposed on the OWNER for commercial cannabis activities and cannabis products. The parties acknowledge that the intent of being able to modify the Agreement in the event County taxes are enacted on commercial cannabis activities and cannabis products is to enable the authority to adjust the total public benefit amount due and payable under this Agreement by the OWNER.

4.7 Vote on Future Assessments and Fees. In the event that any assessment, fee or charge which is applicable to the Property is subject to Article XIID of the California Constitution and OWNER does not return its ballot, OWNER agrees, on behalf of itself and its successors that the County may count OWNER's ballot as affirmatively voting in favor of such assessment, fee or charge.

5. FINANCING OF PUBLIC IMPROVEMENTS. If deemed appropriate, COUNTY and OWNER will cooperate in the formation of any special assessment district, community facilities district or alternate financing mechanism to pay for the construction and/or maintenance and operation of public infrastructure facilities required as part of the Development Plan. OWNER also agrees that it will not initiate and/or cooperate in the formation of any such special assessment district, community facilities district or alternate financing mechanism involving any other public agency without the prior written consent of the COUNTY.

Should the Property be included within such a special assessment district, community facilities district or other financing entity, the following provisions shall be applicable:

(a) In the event OWNER conveys any portion of the Property and/or public facilities constructed on any portion of the Property to COUNTY or any other public entity and said Property is subject to payment of taxes and/or assessments, such taxes and/or assessments shall be paid in full by OWNER prior to completion of any such conveyance.

(b) If OWNER is in default in the payment of any taxes and/or assessments, OWNER shall be considered to be in default of this Agreement and COUNTY may, in its sole discretion, initiate proceedings pursuant to Section 8.4 of this Agreement.

Notwithstanding the foregoing, it is acknowledged and agreed by the parties that nothing contained in this Agreement shall be construed as requiring COUNTY or the COUNTY Board of Supervisors to form any such district or to issue and sell bonds.

## 6. REVIEW FOR COMPLIANCE.

6.1 Annual Review. The TLMA Director, in consultation with the County Executive Officer and County Counsel, shall review this Agreement annually, on or before the Effective Date, in order to ascertain the good faith compliance by OWNER with the terms of the Agreement. In order to facilitate this review, OWNER shall submit an annual monitoring report, in a form specified by the TLMA Director providing all information necessary to evaluate such good faith compliance as determined by the TLMA Director. OWNER shall pay the annual review and administration fee set forth in Ordinance No. 671 prior to submission of each annual monitoring report. Prior to the issuance of any grading permit or building permit for any part of the Project,



OWNER shall prepay a fee deposit and administration fee as set forth in Ordinance No. 671 (the “Monitoring Fee Prepayment”). The Monitoring Fee Prepayment shall be retained by the COUNTY until termination of this Agreement, may be used by the COUNTY at any time if there is a failure to pay any part of the annual monitoring and administration fees required under Ordinance No. 671, and shall be promptly replenished by OWNER up to the original required amount after notice by COUNTY to OWNER. Failure by OWNER to submit an annual monitoring report, on or before the Effective Date of each year in the form specified by the TLMA Director, to pay any part of the annual monitoring and administration fee required under Ordinance No. 671, to make the Monitoring Fee Prepayment or to replenish the Monitoring Fee Prepayment shall constitute a default by OWNER under this Agreement.

6.2 Special Review. The Board of Supervisors may order a special review of compliance with this Agreement at any time. The TLMA Director, in consultation with the County Executive Officer and County Counsel, shall conduct such special reviews.

6.3 Property Inspection. In accordance with applicable regulations set forth in the Medicinal and Adult Use Cannabis Regulation and Safety Act and upon twenty-four (24) hour written notice, OWNER shall allow COUNTY representatives access to the Property and all buildings and structures located on the Property to determine compliance with CUP No. 190016 and this

Agreement.

6.4. Records Inspection. Upon written request by the COUNTY, OWNER shall provide records to the COUNTY demonstrating compliance with this Agreement, CUP No. 190016 and consistency with the Request for Proposal Responses associated with CAN 190109 including, but not limited to, ownership of Property, local hiring and local ownership programs.

6.5 Procedure.

(a) During either an annual review or a special review, OWNER shall be required to demonstrate good faith compliance with the terms of the Agreement. The burden of proof on this issue shall be on OWNER.

(b) Upon completion of an annual review or a special review, the TLMA Director shall submit a report to the Board of Supervisors setting forth the evidence concerning good faith compliance by OWNER with the terms of this Agreement and his recommended finding on that issue.

(c) If the Board finds on the basis of substantial evidence that OWNER has complied in good faith with the terms and conditions of this Agreement, the review shall be concluded.

(d) If the Board makes a preliminary finding that OWNER has not complied in good faith with the terms and conditions of this Agreement, the Board may modify or

terminate this Agreement as provided in Section 6.4 and Section 6.5. Notice of default as provided under Section 8.4 of this Agreement shall be given to OWNER prior to or concurrent with, proceedings under Section 6.4 and Section 6.5.

6.6 Proceedings Upon Modification or Termination. If, upon a preliminary finding under Section 6.3, COUNTY determines to proceed with modification or termination of this Agreement, COUNTY shall give written notice to OWNER of its intention so to do. The notice shall be given at least ten calendar days prior to the scheduled hearing and shall contain:

- (a) The time and place of the hearing;
- (b) A statement as to whether or not COUNTY proposes to terminate or to modify the Agreement; and,
- (c) Such other information as is reasonably necessary to inform OWNER of the nature of the proceeding.

6.7 Hearing on Modification or Termination. At the time and place set for the hearing on modification or termination, OWNER shall be given an opportunity to be heard and shall be entitled to present written and oral evidence. OWNER shall be required to demonstrate good faith compliance with the terms and conditions of this Agreement. The burden of proof on this issue shall be on OWNER. If the Board of Supervisors finds, based upon substantial evidence, that OWNER has not complied in good faith with the terms or conditions of the Agreement, the Board

may terminate this Agreement or modify this Agreement and impose such conditions as are reasonably necessary to protect the interests of the County. The decision of the Board of Supervisors shall be final, subject only to judicial review pursuant to Section 1094.5 of the Code of Civil Procedure.

6.8 Certificate of Agreement Compliance. If, at the conclusion of an annual or special review, OWNER is found to be in compliance with this Agreement, COUNTY shall, upon request by OWNER, issue a Certificate of Agreement Compliance (“Certificate”) to OWNER stating that after the most recent annual or special review and based upon the information known or made known to the TLMA Director and Board of Supervisors that (1) this Agreement remains in effect and (2) OWNER is not in default. The Certificate shall be in recordable form, shall contain information necessary to communicate constructive record notice of the finding of compliance, shall state whether the Certificate is issued after an annual or a special review and shall state the anticipated date of commencement of the next annual review. OWNER may record the Certificate with the County Recorder. Whether or not the Certificate is relied upon by transferees or OWNER, COUNTY shall not be bound by a Certificate if a default existed at the time of the Periodic or Special Review, but was concealed from or otherwise not known to the TLMA Director or Board of Supervisors.

## 7. INCORPORATION AND ANNEXATION.

7.1 Intent. If all or any portion of the Property is annexed to or otherwise becomes a part of a city or another county, it is the intent of the parties that this Agreement shall survive and be binding

upon such other jurisdiction.

7.2 Incorporation. If at any time during the term of this Agreement, a city is incorporated comprising all or any portion of the Property, the validity and effect of this Agreement shall be governed by Section 65865.3 of the Government Code.

7.3 Annexation. OWNER and COUNTY shall oppose, in accordance with the procedures provided by law, the annexation to any city of all or any portion of the Property unless both OWNER and COUNTY give written consent to such annexation.

8. DEFAULT AND REMEDIES.

8.1 Remedies in General. It is acknowledged by the parties that COUNTY would not have entered into this Agreement if it were to be liable in damages under this Agreement, or with respect to this Agreement or the application thereof.

In general, each of the parties hereto may pursue any remedy at law or equity available for the breach of any provision of this Agreement, except that COUNTY shall not be liable in damages to OWNER, or to any successor in interest of OWNER, or to any other person, and OWNER covenants not to sue for damages or claim any damages:

- (a) For any breach of this Agreement or for any cause of action which arises out of this Agreement; or

(b) For the taking, impairment or restriction of any right or interest conveyed or provided under or pursuant to this Agreement; or

(c) Arising out of or connected with any dispute, controversy or issue regarding the application, validity, interpretation or effect of the provisions of this Agreement.

Notwithstanding anything in this Article 8 to the contrary, OWNER's liability to COUNTY in connection with this Agreement shall be limited to direct damages and shall exclude any other liability, including without limitation liability for special, indirect, punitive or consequential damages in contract, tort, warranty, strict liability or otherwise.

8.2 Specific Performance. The parties acknowledge that money damages and remedies at law generally are inadequate and specific performance and other non-monetary relief are particularly appropriate remedies for the enforcement of this Agreement and should be available to all parties for the following reasons:

(a) Money damages are unavailable against COUNTY as provided in Section 8.1 above.

(b) Due to the size, nature and scope of the project, it may not be practical or possible to restore the Property to its natural condition once implementation of this Agreement has begun. After such implementation, OWNER may be foreclosed from other

choices it may have had to utilize the Property or portions thereof. OWNER has invested significant time and resources and performed extensive planning and processing of the Project in agreeing to the terms of this Agreement and will be investing even more significant time and resources in implementing the Project in reliance upon the terms of this Agreement, and it is not possible to determine the sum of money which would adequately compensate OWNER for such efforts.

8.3 General Release. Except for non-damage remedies, including the remedy of specific performance and judicial review as provided for in Section 8, OWNER, for itself, its successors and assignees, hereby releases the COUNTY, its officers, agents, employees, and independent contractors from any and all claims, demands, actions, or suits of any kind or nature whatsoever arising out of any liability, known or unknown, present or future, including, but not limited to, any claim or liability, based or asserted, pursuant to Article I, Section 19 of the California Constitution, the Fifth Amendment of the United States Constitution, or any other law or ordinance which seeks to impose any other monetary liability or damages, whatsoever, upon the COUNTY because it entered into this Agreement or because of the terms of this Agreement. OWNER hereby waives the provisions of Section 1542 of the Civil Code which provides:

A GENERAL RELEASE DOES NOT EXTEND TO CLAIMS THAT THE CREDITOR OR RELEASING PARTY DOES NOT KNOW OR SUSPECT TO EXIST IN HIS OR HER FAVOR AT THE TIME OF EXECUTING THE RELEASE AND THAT, IF KNOWN BY HIM OR HER WOULD HAVE MATERIALLY AFFECTED HIS OR HER SETTLEMENT WITH THE DEBTOR OR RELEASED PARTY.

OWNER Initials

OWNER Initials

8.4 Termination or Modification of Agreement for Default of OWNER. Subject to the provisions contained in Subsection 2.5 herein, COUNTY may terminate or modify this Agreement for any failure of OWNER to perform any material duty or obligation of OWNER under this Agreement, or to comply in good faith with the terms of this Agreement (hereinafter referred to as “default”); provided, however, COUNTY may terminate or modify this Agreement pursuant to this Section only after providing written notice to OWNER of default setting forth the nature of the default and the actions, if any, required by OWNER to cure such default and, where the default can be cured, OWNER has failed to take such actions and cure such default within 60 days after the effective date of such notice or, in the event that such default cannot be cured within such 60 day period but can be cured within a longer time, has failed to commence the actions necessary to cure such default within such 60 day period and to diligently proceed to complete such actions and cure such default.

8.5 Termination of Agreement for Default of COUNTY. OWNER may terminate this Agreement only in the event of a default by COUNTY in the performance of a material term of this Agreement and only after providing written notice to COUNTY of default setting forth the nature of the default and the actions, if any, required by COUNTY to cure such default and, where the default can be cured, COUNTY has failed to take such actions and cure such default within 60 days after the effective date of such notice or, in the event that such default cannot be cured within such 60 day period but can be cured within a longer time, has failed to commence the actions necessary to cure such default within such 60 day period and to diligently proceed to complete



such actions and cure such default.

8.6 Attorneys' Fees. In any action at law or in equity to enforce or interpret this Agreement, or otherwise arising out of this Agreement, including without limitation any action for declaratory relief or petition for writ of mandate, the parties shall bear their own attorneys' fees.

9. THIRD PARTY LITIGATION.

9.1 General Plan Litigation. COUNTY has determined that this Agreement is consistent with its General Plan, and that the General Plan meets all requirements of law. OWNER has reviewed the General Plan and concurs with COUNTY's determination. The parties acknowledge that:

- (a) Litigation may be filed challenging the legality, validity and adequacy of the General Plan; and,
- (b) If successful, such challenges could delay or prevent the performance of this Agreement and the development of the Property.

COUNTY shall have no liability in damages under this Agreement for any failure of COUNTY to perform under this Agreement or the inability of OWNER to develop the Property as contemplated by the Development Plan of this Agreement as the result of a judicial determination that on the Effective Date, or at any time thereafter, the General Plan, or portions thereof, are

invalid or inadequate or not in compliance with law.

9.2 Third Party Litigation Concerning Agreement. OWNER shall defend, at its expense, including attorneys' fees, indemnify, and hold harmless COUNTY, its officers, agents, employees and independent contractors from any claim, action or proceeding against COUNTY, its officers, agents, employees or independent contractors to attack, set aside, void, or annul the approval of this Agreement or the approval of any permit granted pursuant to this Agreement. COUNTY shall promptly notify OWNER of any such claim, action or proceeding, and COUNTY shall cooperate in the defense. If COUNTY fails to promptly notify OWNER of any such claim, action or proceeding, or if COUNTY fails to cooperate in the defense, OWNER shall not thereafter be responsible to defend, indemnify, or hold harmless COUNTY. COUNTY may in its discretion participate in the defense of any such claim, action or proceeding.

9.3 Indemnity. In addition to the provisions of 9.2 above, OWNER shall indemnify and hold COUNTY, its officers, agents, employees and independent contractors free and harmless from any liability whatsoever, based or asserted upon any act or omission of OWNER, its officers, agents, employees, subcontractors and independent contractors, for property damage, bodily injury, or death (OWNER's employees included) or any other element of damage of any kind or nature, relating to or in any way connected with or arising from the activities contemplated hereunder, including, but not limited to, the study, design, engineering, construction, completion, failure and conveyance of the public improvements, save and except claims for damages arising through the sole active negligence or sole willful misconduct of COUNTY. OWNER shall defend, at its expense, including attorneys' fees, COUNTY, its officers, agents, employees and

independent contractors in any legal action based upon such alleged acts or omissions. COUNTY may in its discretion participate in the defense of any such legal action.

9.4 Environment Assurances. OWNER shall indemnify and hold COUNTY, its officers, agents, employees and independent contractors free and harmless from any liability, based or asserted, upon any act or omission of OWNER, its officers, agents, employees, subcontractors, predecessors in interest, successors, assigns and independent contractors for any violation of any federal, state or local law, ordinance or regulation relating to industrial hygiene or to environmental conditions on, under or about the Property, including, but not limited to, soil and groundwater conditions, and OWNER shall defend, at its expense, including attorneys' fees, COUNTY, its officers, agents, employees and independent contractors in any action based or asserted upon any such alleged act or omission. COUNTY may in its discretion participate in the defense of any such action.

9.5 Reservation of Rights. With respect to Sections 9.2, 9.3 and 9.4 herein, COUNTY reserves the right to either (1) approve the attorney(s) which OWNER selects, hires or otherwise engages to defend COUNTY hereunder, which approval shall not be unreasonably withheld, or (2) conduct its own defense, provided, however, that OWNER shall reimburse COUNTY forthwith for any and all reasonable expenses incurred for such defense, including attorneys' fees, upon billing and accounting therefor.

9.6 Survival. The provisions of Sections 8.1 through 8.3, inclusive, Section 8.6 and Sections 9.1 through 9.6, inclusive, shall survive the termination of this Agreement.

10. MORTGAGEE PROTECTION.

The parties hereto agree that this Agreement shall not prevent or limit OWNER, in any manner, at OWNER's sole discretion, from encumbering the Property or any portion thereof or any improvement thereon by any mortgage, deed of trust or other security device securing financing with respect to the Property. COUNTY acknowledges that the lenders providing such financing may require certain Agreement interpretations and modifications and agrees upon request, from time to time, to meet with OWNER and representatives of such lenders to negotiate in good faith any such request for interpretation or modification. COUNTY will not unreasonably withhold its consent to any such requested interpretation or modification provided such interpretation or modification is consistent with the intent and purposes of this Agreement. Any Mortgagee of the Property shall be entitled to the following rights and privileges:

(a) Neither entering into this Agreement nor a breach of this Agreement shall defeat, render invalid, diminish or impair the lien of any mortgage on the Property made in good faith and for value, unless otherwise required by law.

(b) The Mortgagee of any mortgage or deed of trust encumbering the Property, or any part thereof, which Mortgagee, has submitted a request in writing to the COUNTY in the manner specified herein for giving notices, shall be entitled to receive written notification from COUNTY of any default by OWNER in the performance of OWNER's obligations under this Agreement.

(c) If COUNTY timely receives a request from a Mortgagee requesting a copy of any notice of default given to OWNER under the terms of this Agreement, COUNTY shall provide a copy of that notice to the Mortgagee within ten (10) days of sending the notice of default to OWNER. The Mortgagee shall have the right, but not the obligation, to cure the default during the remaining cure period allowed such party under this Agreement.

(d) Any Mortgagee who comes into possession of the Property, or any part thereof, pursuant to foreclosure of the mortgage or deed of trust, or deed in lieu of such foreclosure, shall take the Property, or part thereof, subject to the terms of this Agreement. No Mortgagee (including one who acquires title or possession to the Property, or any portion thereof, by foreclosure, trustee's sale, deed in lieu of foreclosure, lease termination, eviction or otherwise) shall have any obligation to construct or complete construction of improvements, or to guarantee such construction or completion; provided, however, that a Mortgagee shall not be entitled to devote the Property to solar power plant use except in full compliance with this Agreement. A Mortgagee in possession shall not have an obligation or duty under this Agreement to perform any of OWNER's obligations or other affirmative covenants of OWNER hereunder, or to guarantee such performance; provided, however, that to the extent that any covenant to be performed by OWNER is a condition precedent to the performance of a covenant by COUNTY, the performance thereof shall continue to be a condition precedent to COUNTY's performance hereunder. All payments called for under Section 4 of this Agreement shall be a condition precedent to COUNTY's performance under this Agreement. Any transfer by any Mortgagee in possession shall be subject to the provisions of Section 2.4 of this Agreement.

11. MISCELLANEOUS PROVISIONS.

11.1 Recordation of Agreement. This Agreement and any amendment, modification, termination or cancellation thereof shall be recorded with the County Recorder by the Clerk of the Board of Supervisors within the period required by Section 65868.5 of the Government Code.

11.2 Entire Agreement. This Agreement sets forth and contains the entire understanding and agreement of the parties, and there are no oral or written representations, understandings or ancillary covenants, undertakings or agreements which are not contained or expressly referred to herein. No testimony or evidence of any such representations, understandings or covenants shall be admissible in any proceeding of any kind or nature to interpret or determine the terms or conditions of this Agreement.

11.3 Severability. If any term, provision, covenant or condition of this Agreement shall be determined invalid, void or unenforceable, the remainder of this Agreement shall not be affected thereby to the extent such remaining provisions are not rendered impractical to perform taking into consideration the purposes of this Agreement. Notwithstanding the foregoing, the provision of the Public Benefits set forth in Sections 4.2 and 4.3 of this Agreement, including the payments set forth therein, are essential elements of this Agreement and COUNTY would not have entered into this Agreement but for such provisions, and therefore in the event such provisions are determined to be invalid, void or unenforceable, this entire Agreement shall be null and void and of no force and effect whatsoever.

11.4 Interpretation and Governing Law. This Agreement and any dispute arising hereunder shall be governed and interpreted in accordance with the laws of the State of California. This Agreement shall be construed as a whole according to its fair language and common meaning to achieve the objectives and purposes of the parties hereto, and the rule of construction to the effect that ambiguities are to be resolved against the drafting party shall not be employed in interpreting this Agreement, all parties having been represented by counsel in the negotiation and preparation hereof.

11.5 Section Headings. All section headings and subheadings are inserted for convenience only and shall not affect any construction or interpretation of this Agreement.

11.6 Gender and Number. As used herein, the neuter gender includes the masculine and feminine, the feminine gender includes the masculine, and the masculine gender includes the feminine. As used herein, the singular of any word includes the plural.

11.7 Joint and Several Obligations. If this Agreement is signed by more than one OWNER, all obligations of such OWNERS under this Agreement shall be joint and several, and the default of any such OWNER shall be the default of all such OWNERS.

11.8 Time of Essence. Time is of the essence in the performance of the provisions of this Agreement as to which time is an element.

11.9 Waiver. Failure by a party to insist upon the strict performance of any of the

provisions of this Agreement by the other party, or the failure by a party to exercise its rights upon the default of the other party; shall not constitute a waiver of such party's right to insist and demand strict compliance by the other party with the terms of this Agreement thereafter.

11.10 No Third Party Beneficiaries. Unless expressly stated herein, this Agreement is made and entered into for the sole protection and benefit of the parties and their successors and assigns. No other person shall have any right of action based upon any provision of this Agreement.

11.11 Force Majeure. Neither party shall be deemed to be in default where failure or delay in performance of any of its obligations under this Agreement is caused by floods, earthquakes, other Acts of God, fires, wars, riots or similar hostilities, strikes and other labor difficulties beyond the party's control, (including the party's employment force). If any such events shall occur, the term of this Agreement and the time for performance by either party of any of its obligations hereunder may be extended by the written agreement of the parties for the period of time that such events prevented such performance, provided that the term of this Agreement shall not be extended under any circumstances for more than five (5) years.

11.12 Mutual Covenants. The covenants contained herein are mutual covenants and also constitute conditions to the concurrent or subsequent performance by the party benefited thereby of the covenants to be performed hereunder by such benefited party.

11.13 Successors in Interest. The burdens of this Agreement shall be binding upon, and the benefits of this Agreement shall inure to, all successors in interest to the parties to this



Agreement. All provisions of this Agreement shall be enforceable as equitable servitudes and constitute covenants running with the land. Each covenant to do or refrain from doing some act hereunder with regard to development of the Property: (a) is for the benefit of and is a burden upon every portion of the Property; (b) runs with the Property and each portion thereof; and, (c) is binding upon each party and each successor in interest during ownership of the Property or any portion thereof.

11.14 Counterparts. This Agreement may be executed by the parties in counterparts, which counterparts shall be construed together and have the same effect as if all of the parties had executed the same instrument.

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

11.16 Project as a Private Undertaking. It is specifically understood and agreed by and between the parties hereto that the development of the Project is a private development, that neither party is acting as the agent of the other in any respect hereunder, and that each party is an independent contracting entity with respect to the terms, covenants and conditions contained in this Agreement. No partnership, joint venture or other association of any kind is formed by this Agreement. The only relationship between COUNTY and OWNER is that of a government entity

regulating the development of private property and the owner of such property.

11.17 Further Actions and Instruments. Each of the parties shall cooperate with and provide reasonable assistance to the other to the extent contemplated hereunder in the performance of all obligations under this Agreement and the satisfaction of the conditions of this Agreement. Upon the request of either party at any time, the other party shall promptly execute, with acknowledgement or affidavit if reasonably required, and file or record such required instruments and writings and take any actions as may be reasonably necessary under the terms of this Agreement to carry out the intent and to fulfill the provisions of this Agreement or to evidence or consummate the transactions contemplated by this Agreement.

11.18 Eminent Domain. No provision of this Agreement shall be construed to limit or restrict the exercise by COUNTY of its power of eminent domain. As used herein, "Material Condemnation" means a condemnation of all or a portion of the Property that will have the effect of preventing development of the Project in accordance with this Agreement. In the event of a Material Condemnation, OWNER may (i) request the COUNTY to amend this Agreement and/or to amend the Development Plan, which amendment shall not be unreasonably withheld, (ii) decide, in its sole discretion, to challenge the condemnation, or (iii) request that COUNTY agree to terminate this Agreement by mutual agreement, which agreement shall not be unreasonably withheld, by giving a written request for termination to the COUNTY.

11.19 Agent for Service of Process. In the event OWNER is not a resident of the State of California or it is an association, partnership or joint venture without a member, partner or joint

venturer resident of the State of California, or it is a foreign corporation, then in any such event, OWNER shall file with the TLMA Director, upon its execution of this Agreement, a designation of a natural person residing in the State of California, giving his or her name, residence and business addresses, as its agent for the purpose of service of process in any court action arising out of or based upon this Agreement, and the delivery to such agent of a copy of any process in any such action shall constitute valid service upon OWNER. If for any reason service of such process upon such agent is not feasible, then in such event OWNER may be personally served with such process out of this County and such service shall constitute valid service upon OWNER. OWNER is amenable to the process so served, submits to the jurisdiction of the Court so obtained and waives any and all objections and protests thereto. OWNER for itself, assigns and successors hereby waives the provisions of the Hague Convention (Convention on the Service Abroad of Judicial and Extra Judicial Documents in Civil or Commercial Matters, 20 U.S.T. 361, T.I.A.S. No. 6638).

11.20 Designation of COUNTY Officials. Except for functions to be performed by the Board of Supervisors, COUNTY may, at any time and in its sole discretion, substitute any COUNTY official to perform any function identified in this Agreement as the designated responsibility of any other official. COUNTY shall provide notice of such substitution pursuant to Section 2.7; provided, however, the failure to give such notice shall not affect the authority of the substitute official in any way.

11.21 Authority to Execute. The person executing this Agreement on behalf of OWNER warrants and represents that he has the authority to execute this Agreement on behalf of his corporation, partnership or business entity and warrants and represents that he has the authority to

bind OWNER to the performance of its obligations hereunder.

DRAFT

IN WITNESS WHEREOF, the parties hereto have executed this Agreement on the day and year set forth below.

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

Dated: \_\_\_\_\_

By \_\_\_\_\_  
[Insert Chairman's Name]  
Chairman, Board of Supervisors

ATTEST:

KECIA HARPER  
Clerk of the Board

By \_\_\_\_\_  
Deputy  
(SEAL)

DRAFT

Dated:

OWNER:

By: \_\_\_\_\_

Dated:

OWNER:

By: \_\_\_\_\_

(ALL SIGNATURES SHALL BE ACKNOWLEDGED BEFORE A NOTARY PUBLIC.  
EXECUTION ON BEHALF OF ANY CORPORATION SHALL BE BY TWO  
CORPORATE OFFICERS.)

EXHIBIT "A"

Development Agreement No. 1900009

LEGAL DESCRIPTION OF PROPERTY

DRAFT

EXHIBIT "B"

Development Agreement No. 1900009

MAP OF PROPERTY AND ITS LOCATION

DRAFT



EXHIBIT "C"

Development Agreement No. 1900009

EXISTING DEVELOPMENT APPROVALS

ZONING:

Change of Zone No. 1900029

OTHER DEVELOPMENT APPROVALS:

Plot Plan No. 26359

Conditional Use Permit No. 190016

COPIES OF THE EXISTING DEVELOPMENT APPROVALS LISTED ABOVE ARE ON  
FILE IN THE RIVERSIDE COUNTY PLANNING DEPARTMENT AND ARE  
INCORPORATED HEREIN BY REFERENCE.

EXHIBIT "D"

Development Agreement No. 1900009

EXISTING LAND USE REGULATIONS

1. Riverside County Comprehensive General Plan as amended through Resolution No. 2019-050
2. Ordinance No. 348 as amended through Ordinance No. 348.4896
3. Ordinance No. 448 as amended through Ordinance No. 448.A
4. Ordinance No. 457 as amended through Ordinance No. 457.104
5. Ordinance No. 458 as amended through Ordinance No. 458.16
6. Ordinance No. 460 as amended through Ordinance No. 460.154
7. Ordinance No. 461 as amended through Ordinance No. 461.10
8. Ordinance No. 509 as amended through Ordinance No. 509.2
9. Ordinance No. 547 as amended through Ordinance No. 547.7
10. Ordinance No. 555 as amended through Ordinance No. 555.19
11. Ordinance No. 617 as amended through Ordinance No. 617.4
12. Ordinance No. 650 as amended through Ordinance No. 650.6
13. Ordinance No. 659 as amended through Ordinance No. 659.13
14. Ordinance No. 663 as amended through Ordinance No. 663.10
15. Ordinance No. 671 as amended through Ordinance No. 671.21
16. Ordinance No. 673 as amended through Ordinance No. 673.3
17. Ordinance No. 679 as amended through Ordinance No. 679.4
18. Ordinance No. 682 as amended through Ordinance No. 682.4
19. Ordinance No. 726 as amended through Ordinance No. 726
20. Ordinance No. 743 as amended through Ordinance No. 743.3

21. Ordinance No. 748 as amended through Ordinance No. 748.1
22. Ordinance No. 749 as amended through Ordinance No. 749.1
23. Ordinance No. 752 as amended through Ordinance No. 752.2
24. Ordinance No. 754 as amended through Ordinance No. 754.2
25. Ordinance No. 787 as amended through Ordinance No. 787.8
26. Ordinance No. 806 as amended through Ordinance No. 806
27. Ordinance No. 810 as amended through Ordinance No. 810.2
28. Ordinance No. 817 as amended through Ordinance No. 817.1
29. Ordinance No. 824 as amended through Ordinance No. 824.15
30. Ordinance No. 847 as amended through Ordinance No. 847.1
31. Ordinance No. 859 as amended through Ordinance No. 859.3
32. Ordinance No. 875 as amended through Ordinance No. 875.1
33. Ordinance No. 915 as amended through Ordinance No. 915
34. Ordinance No. 925 as amended through Ordinance No. 925.1
35. Ordinance No. 926 as amended through Ordinance No. 926
36. Ordinance No. 927 as amended through Ordinance No. 927
37. Ordinance No. 931 as amended through Ordinance No. 931
38. Resolution No. 2019-037 Establishing Procedures and Requirements of the County of Riverside for the Consideration of Development Agreements (Commercial Cannabis Activities)
39. Board of Supervisors Policy No. B-9 Commercial Cannabis Activities

COPIES OF THE EXISTING LAND USE REGULATIONS LISTED ABOVE ARE ON FILE IN THE RIVERSIDE COUNTY PLANNING DEPARTMENT AND ARE INCORPORATED HEREIN BY REFERENCE.

EXHIBIT "E"

Development Agreement No. 1900009

COMMERCIAL CANNABIS ACTIVITY SITE PLAN & DESCRIPTION

As shown on the attached site plan, CUP No. 190016 permits a storefront retail cannabis business within the existing 4,400 square foot building on a 0.37 acre lot.

DRAFT

EXHIBIT "F"

Development Agreement No. 1900009

APPLICABLE PUBLIC BASE BENEFITS PAYMENTS

The Cannabis Retailer operating at the Property pursuant to CUP No. 190016 includes an existing building totaling 4,400 square feet as shown on Exhibit "G". In accordance with Board Policy B-9, the base public benefit is \$18.00 per square foot. Therefore, the public base benefit payment will be \$79,200.00 and will increase annually at a rate of 2%.

DRAFT

EXHIBIT "G"

Development Agreement No. 1900009

CANNABIS AREA CALCULATION EXHIBIT

The Cannabis Area calculation includes the 4,400 square foot existing building that will be used for the Cannabis Retailer operations as shown in this Exhibit "G".

DRAFT

EXHIBIT "H"

Development Agreement No. 1900009

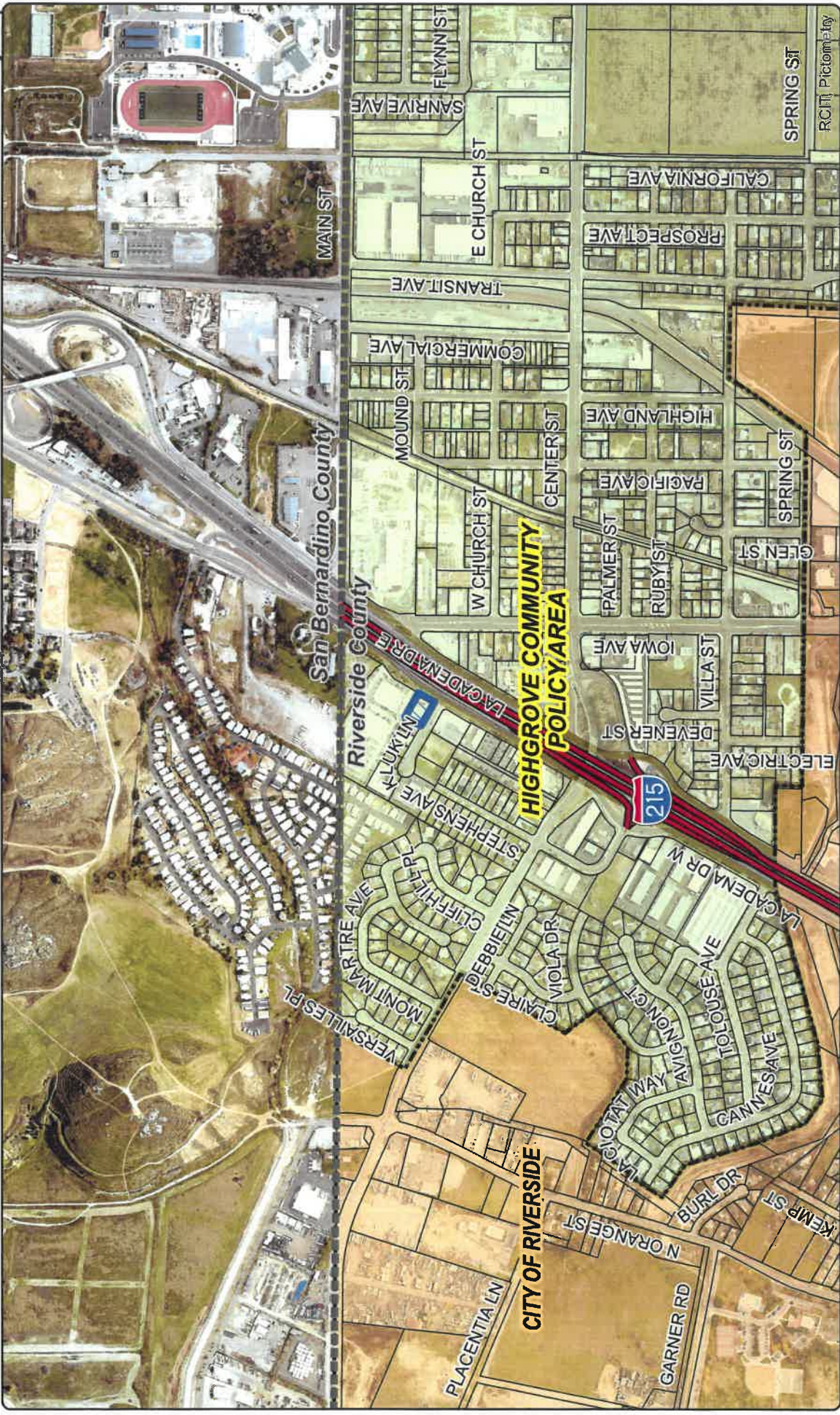
COMMERCIAL CANNABIS ACTIVITY PUBLIC BENEFIT

The additional annual public benefit provided by the OWNER shall be \$100,000.00 with an annual increase of 4% for the initial 5 years of the term for Development Agreement No. 1900009 and then an annual increase of 5% for the remaining term of Development Agreement No. 1900009. The COUNTY will utilize this additional annual public benefit within the surrounding community for additional public benefits including, but not limited to, code enforcement, public safety services, infrastructure improvements, community enhancement programs and other similar public benefits as solely determined by the COUNTY's Board of Supervisors. Additionally, consistent with CAN 190109, OWNER will participate in community events, career opportunity events, as well as educational and wellness seminars within the surrounding community.

**RIVERSIDE COUNTY PLANNING DEPARTMENT**  
**CZ1900029 CUP190016**  
**VICINITY/POLICY AREAS**

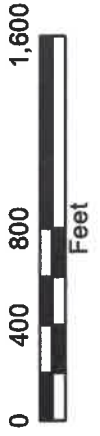
Supervisor: Spiegel  
 District 2

Date Drawn: 11/19/2020  
 Vicinity Map



Zoning Dist: North Riverside

Author: Vinnie Nguyen



PROJECT AREA: On October 7, 2020, the County of Riverside adopted a new General Plan providing new land use designations for unincorporated Riverside County parcels. The new General Plan may contain different type of land use than is provided for under existing zoning. For further information, please contact the Riverside County Planning Department at (951)963-8277 (Riverside County) or Website <https://planning.cotriva.org>



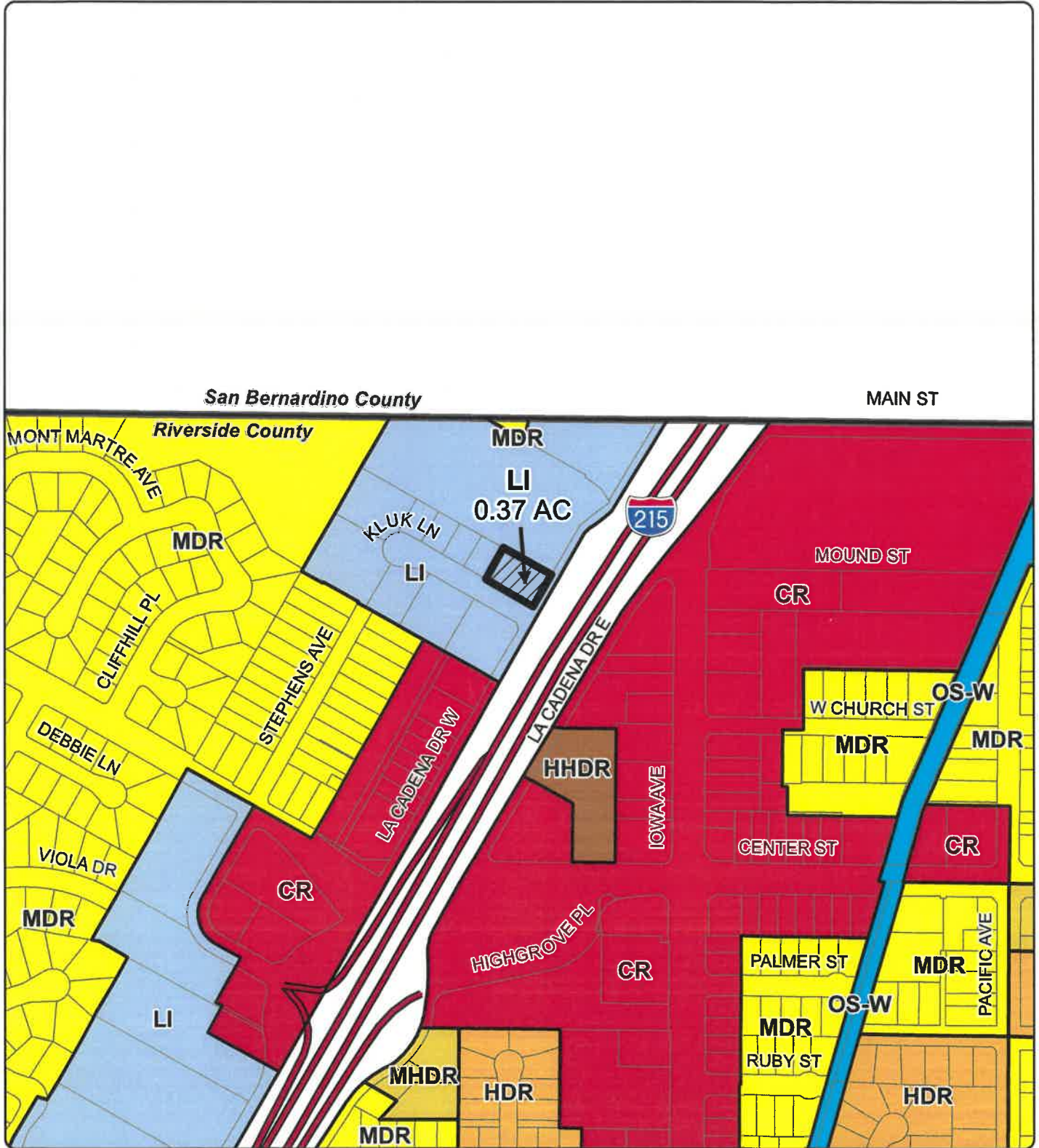
RIVERSIDE COUNTY PLANNING DEPARTMENT

CZ1900029 CUP190016

EXISTING GENERAL PLAN

Supervisor: Spiegel  
District 2

Date Drawn: 11/19/2020  
Exhibit 5



Zoning Dist: North Riverside

Author: Vinnie Nguyen



**DISCLAIMER:** On October 7, 2003, the County of Riverside adopted a new General Plan providing new land use designations for unincorporated Riverside County parcels. The new General Plan may contain different type of land use than is provided for under existing zoning. For further information, please contact the Riverside County Planning Department offices in Riverside at (951)955-3200 (Western County) or in Palm Desert at (760)863-8277 (Eastern County) or Website <http://planning.rcdma.org>

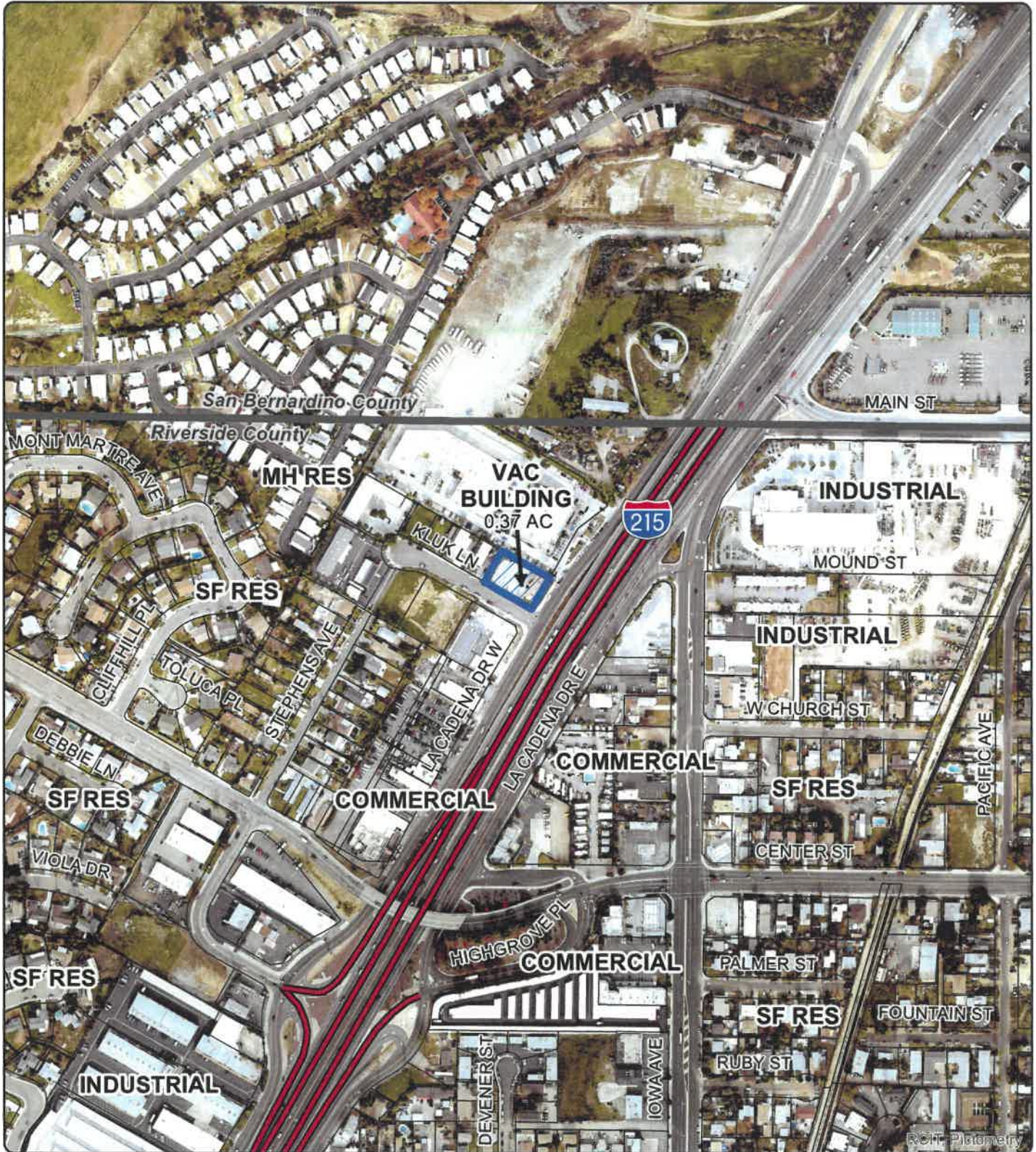
RIVERSIDE COUNTY PLANNING DEPARTMENT

CZ07692 PM35849

LAND USE

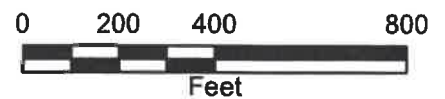
Supervisor Stone  
District 3

Date Drawn: 10/24/13  
Exhibit 1



Zoning Area: Rancho California

Author: Vinnie Nguyen



**DISCLAIMER:** On October 7, 2003, the County of Riverside adopted a new General Plan providing new land use designations for unincorporated Riverside County parcels. The new General Plan may contain different type of land use than is provided for under existing zoning. For further information, please contact the Riverside County Planning Department offices in Riverside at (951)955-3200 (Western County) or in Palm Desert at (760)863-8277 (Eastern County) or Website <http://planning.rcplms.org>

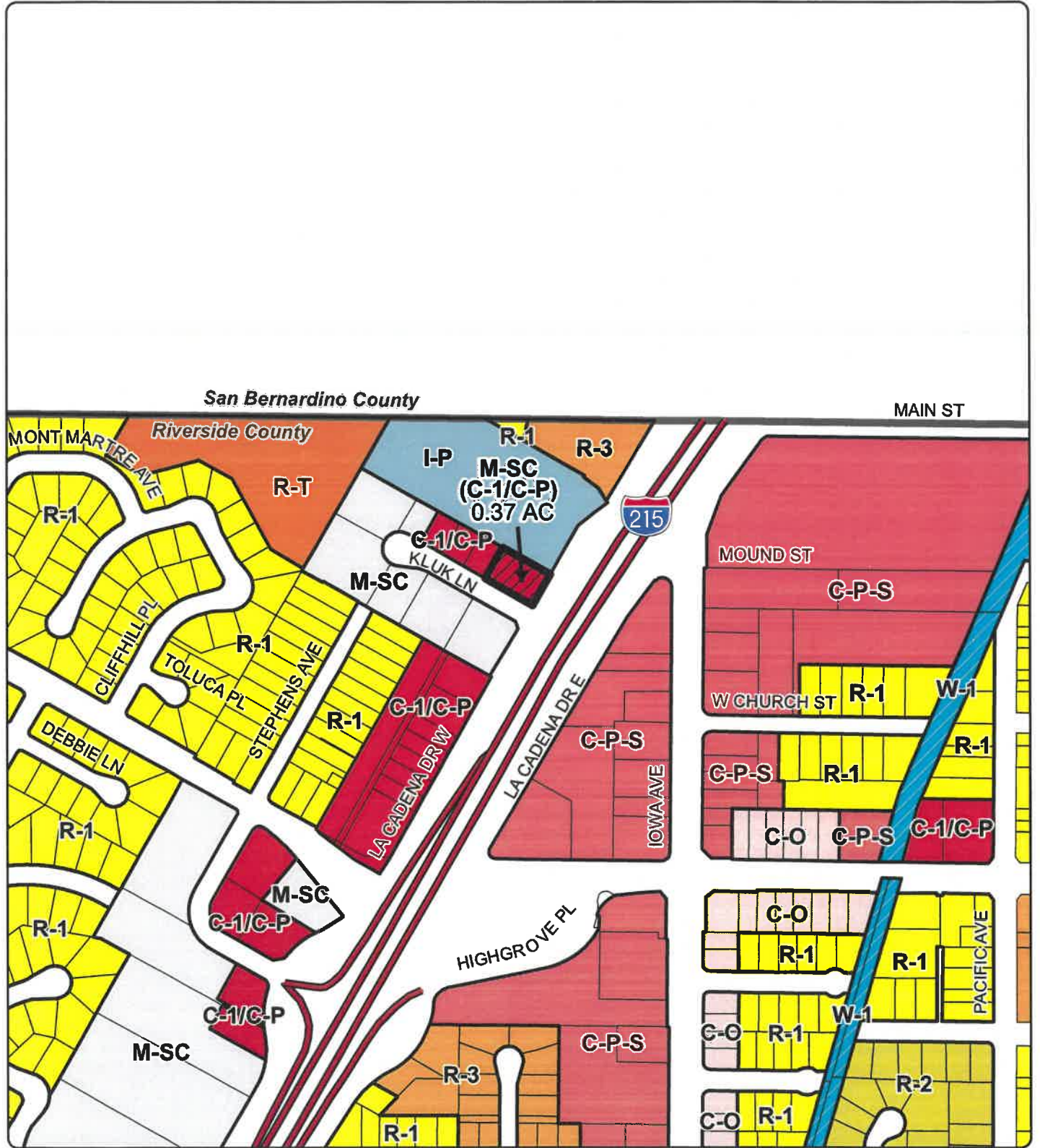
RIVERSIDE COUNTY PLANNING DEPARTMENT

CZ1900029 CUP190016

PROPOSED ZONING

Supervisor: Spiegel  
District 2

Date Drawn: 11/19/2020  
Exhibit 3



Zoning Dist: North Riverside

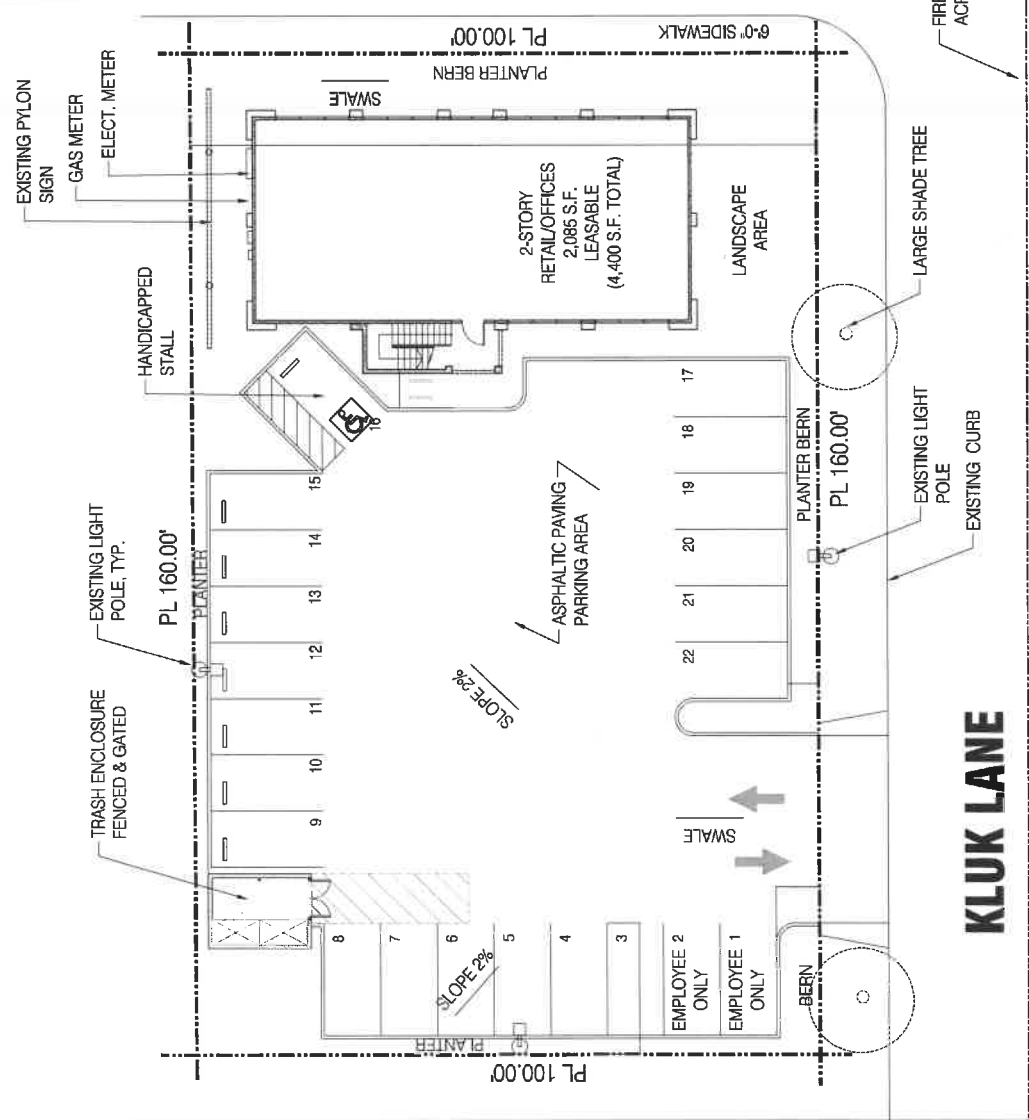
Author: Vinnie Nguyen



**DISCLAIMER:** On October 7, 2003, the County of Riverside adopted a new General Plan providing new land use designations for unincorporated Riverside County parcels. The new General Plan may contain different type of land use than is provided for under existing zoning. For further information, please contact the Riverside County Planning Department offices in Riverside at (951)955-3200 (Western County) or in Palm Desert at (760)863-8277 (Eastern County) or Website <http://planning.rcplma.org>

**W. LA CADENA DR.**

PROJECT OVERVIEW	
PARCEL ZONE	C-7A-5 GENERAL COMMERCIAL
BUILDING AREA	2,200 S.F. (1ST FLOOR) 13,754
LEASEABLE AREA	4,085 S.F. (1ST + 2ND FLOOR) 26,000
PARKING REQUIRED	75 STALLS (MINIMUM)
PAVED AREA	23 STALLS (4 COMPACTS ALLOWABLE)
LANDSCAPE AREA	8,700 S.F. 54,700
OCCUPANCY	3,300 S.F. 5,350 %
CONSTRUCTION	B-2
ADJACENT	8,000 S.F.



## KLUK LANE

FIRE HYDRANT  
ACROSS THE STREET

SHEET'S TITLE REVISIONS		
NO.	DESCRIPTION	DATE
01	ISSUE FOR PERMITTING	09/17/20
02	REVISION FOR PERMITS	02/27/21
03	REVISION FOR PERMITS	05/27/21
04	REVISION FOR PERMITS	05/27/21
05	REVISION FOR PERMITS	05/27/21
06	REVISION FOR PERMITS	05/27/21
07	REVISION FOR PERMITS	05/27/21
08	REVISION FOR PERMITS	05/27/21
09	REVISION FOR PERMITS	05/27/21
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27	REVISION FOR PERMITS	05/27/21
28	REVISION FOR PERMITS	05/27/21
29	REVISION FOR PERMITS	05/27/21
30	REVISION FOR PERMITS	05/27/21

PROJECT  
**PEOPLE'S RIVERSIDE**  
 RETAIL  
 125 LA CADENA DR WEST  
 RIVERSIDE, CA 92506



DATE: \_\_\_\_\_  
 DRAWN BY: \_\_\_\_\_  
 CHECKED BY: \_\_\_\_\_  
 PROJECT: \_\_\_\_\_

REVISIONS AND EXTENSIONS  
 NO. \_\_\_\_\_ DATE \_\_\_\_\_  
 BY \_\_\_\_\_  
 REASON FOR EXTENSION \_\_\_\_\_

JOB NUMBER: 018700029  
 DATE: MAY 4, 2010  
 SCALE: AS NOTED  
 FILE NAME: PE-10-11

PROJECT: PEOPLE'S RIVERSIDE  
 RETAIL  
 125 LA CADENA DR WEST  
 RIVERSIDE, CA 92506

FIRST & SECOND FLOORS  
 FINISH PLANS  
 1A-4.1

### PROJECT NOTES

- ALL NOTES ARE TYPICAL THROUGHOUT:  
 1. REFER TO GENERAL NOTES 10-C1, 10-C2, AND 10-C3 FOR ADDITIONAL INFORMATION.  
 2. ALL EXPOSED ACCESS PANELS AND MECHANICAL GRILLS TO BE PAINTED TO MATCH WALL, TRIM, & FLOOR.

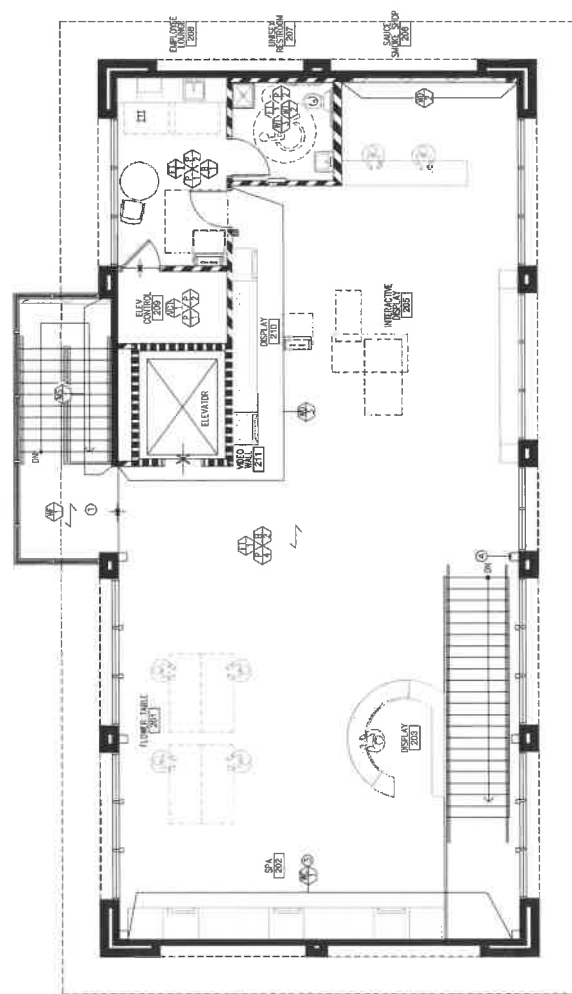
### KEYNOTES

1. ALL DTP BOARD JOISTS TO BE PAINTED (P-A, UNO).
2. FLOOR AND CEILING FINISHES AS REQUIRED FOR LEVEL, TRANSITION FROM ONE FINISH TO ANOTHER, AND TO MATCH ADJACENT FINISHES. SEE SCHEDULES 9000-1-9/10/11 AT WOOD FLOORING. SET DETAIL ON SHEET 10-A FOR REFERENCE.
3. WALLCOVERING TO EXTEND DOWN TO WOOD WALL WOOD FRAME ON SECOND FLOOR BELOW.
4. WOOD BOY BEAM TO BE IN SAME LOCATION ON FIRST FLOOR AND SECOND FLOOR, INDICATED BY SECOND LEVEL.

### LEGEND

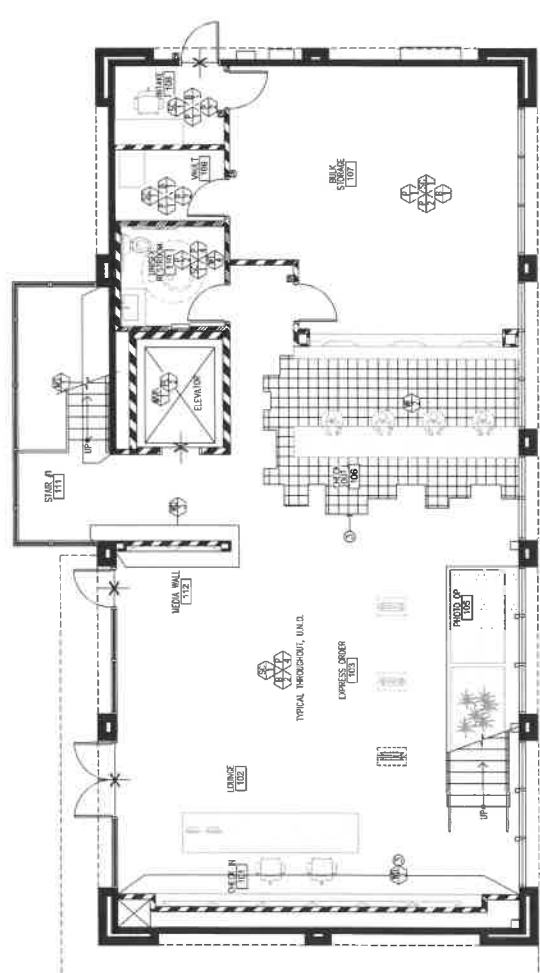
- ◆ CHANGE OF MATERIAL. SEE DETAIL 10-A-7.
- ◆ DIRECTION OF FINISH.
- ◆ FINISH CALL-OUT. REFER TO FINISH SCHEDULE ON SHEET 10-B1 FOR FINISH SPECIFICATIONS.

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

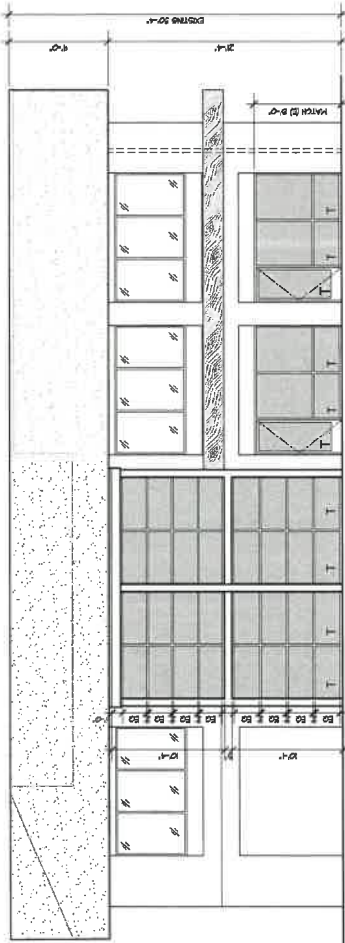


2ND FLOOR

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



1ST FLOOR



FINISH: INTERIOR WALL, INTERIOR FINISH, SEE T-1 & L-1065, FLUSH FINISH;  
 FINISH WHITE GRAB BAR TO MATCH EXISTING DOOR FINISH;  
 DOOR FINISH: CENTER LINE DOOR WITH ADJUSTABLE GLASS;  
 GLASS FINISH: CLEAR GLASS WITH FINISH TO MATCH EXISTING GLASS;  
 SHOP DRAWINGS FOR CHERRY APPROVAL PRIOR TO ORDERING AND  
 REFER TO INSULATION SHEETS FOR ADDITIONAL INFORMATION.  
 LONG-SHADOW PAINT, SEE MECHANICAL ENERGY SHEETS FOR U AND SHGC  
 DO AS SHOWN.  
 GENERAL CONTRACTOR TO VERIFY ALL DETAILS, SHOP DRAWINGS TO  
 OWNER FOR REVIEW AND APPROVAL.

NOTE: CLASS B WINDOWS ADJACENT TO DOORS SHALL BE TEMPERED  
 1" THICKNESS GLASS

FRONT ELEVATION FACING NORTH

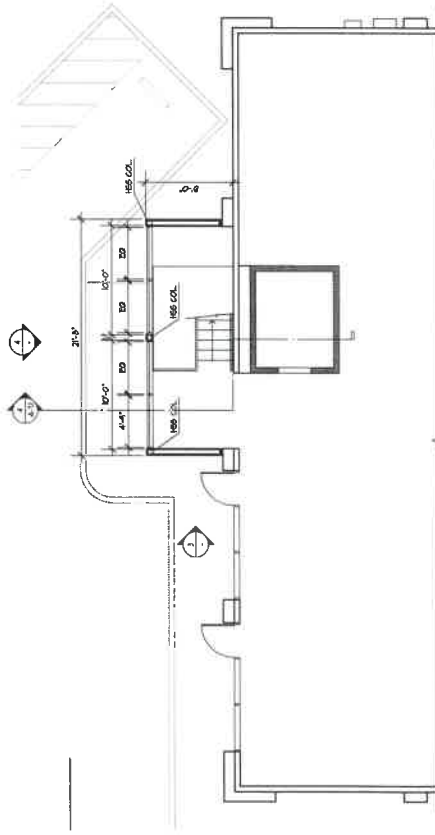
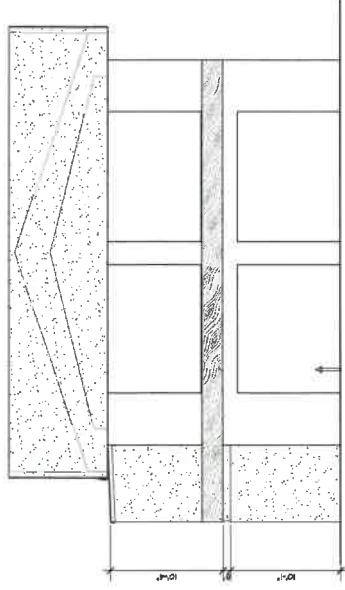
SCALE: 3/16"=1'-0"

4

ELEVATION FACING WEST

SCALE: 3/16"=1'-0"

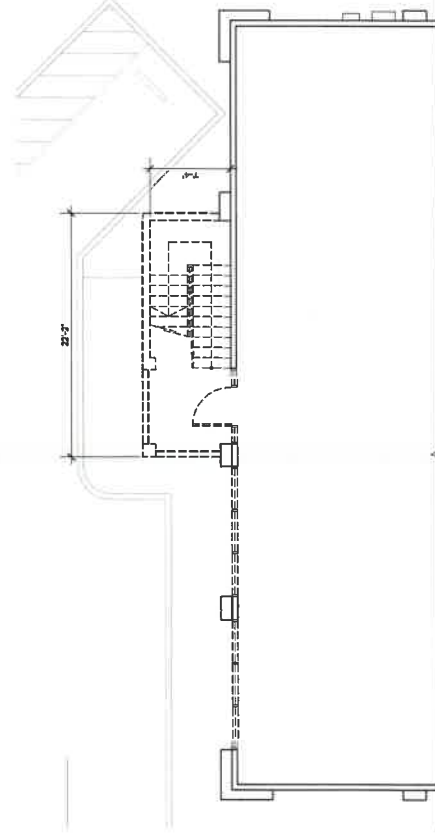
3



PARTIAL FLOOR PLAN STAIR #1

SCALE: 3/16"=1'-0"

2



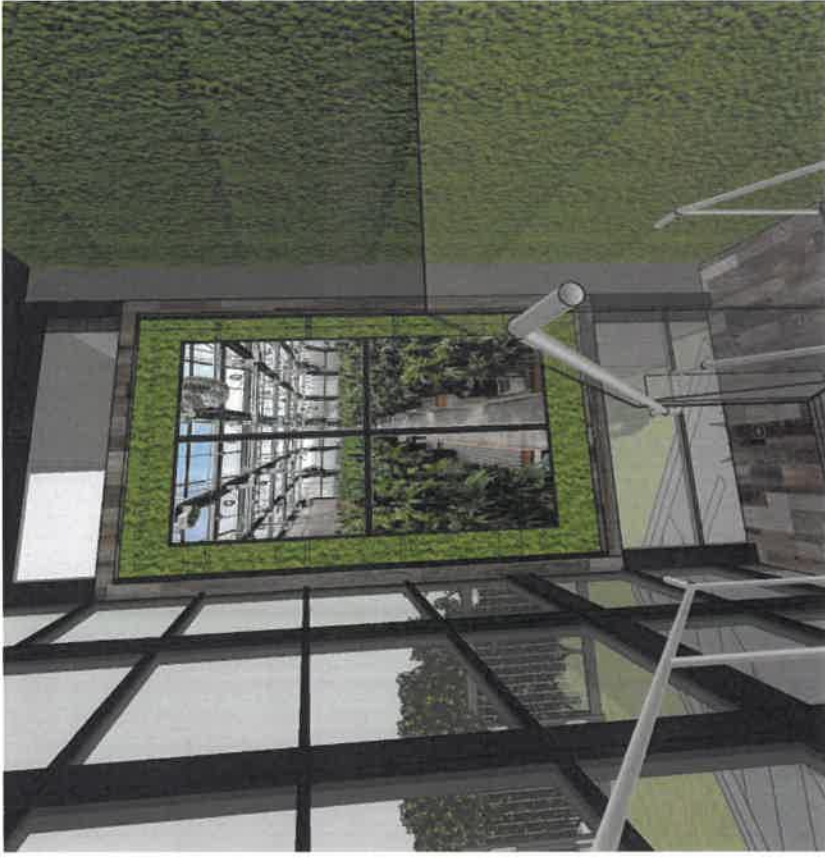
EXISTING PARTIAL FLOOR PLAN STAIR #1 - DEMOLITION WORK

SCALE: 3/16"=1'-0"

2

SCALE: 3/16"=1'-0"

1



Henidy

EXTERIOR SKETCHES  
VIEW FROM PARKING LOT AND FREEWAY

PEOPLE'S  
CALIFORNIA



EXTERIOR RENDERING  
VIEW FROM PARKING LOT

Henly

PEOPLE'S  
CALIFORNIA





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

Juan C. Perez  
Agency Director



01/27/21, 4:52 pm

CUP190016

**ADVISORY NOTIFICATION DOCUMENT**

The following notifications are included as part of the recommendation of approval for CUP190016. They are intended to advise the applicant of various Federal, State and County regulations applicable to this entitlement and the subsequent development of the subject property.

**Advisory Notification**

**Advisory Notification. 1            AND - Preamble**

This Advisory Notification Document is included as part of the justification for the recommendation of approval of this Plan CUP190016. and is intended to advise the applicant of various Federal, State and County regulations applicable to this entitlement and the subsequent development of the subject property in accordance with approval of that entitlement and are in addition to the applied conditions of approval.

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

Conditional Use Permit No. 190016 is a proposal for a retail cannabis business with delivery within an existing 4,400 square-foot two story building on 0.37 acre lot with parking and landscaping.

**Advisory Notification. 3            AND - Exhibits**

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

- Exhibit A (Site Plan), dated 5/4/2020
- Exhibit B (Elevations), dated 8/27/2020
- Exhibit C (Floor Plans), dated 5/4/2020
- Exhibit E (Conceptual Landscaping and Irrigation Plans), dated 12/17/2019

**Advisory Notification. 4            AND - Federal, State & Local Regulation Compliance**

1. Compliance with applicable Federal Regulations, including, but not limited to:
  - National Pollutant Discharge Elimination System (NPDES)
  - Clean Water Act
  - Migratory Bird Treaty Act (MBTA)
  
2. Compliance with applicable State Regulations, including, but not limited to:
  - The current Water Quality Management Plan (WQMP) Permit issued by the applicable Regional Water Quality Control Board (RWQCB.)
  - Government Code Section 66020 (90 Days to Protest)
  - Government Code Section 66499.37 (Hold Harmless)

## ADVISORY NOTIFICATION DOCUMENT

### Advisory Notification

#### Advisory Notification. 4                    AND - Federal, State & Local Regulation Compliance (cont.)

- State Subdivision Map Act
  - Native American Cultural Resources, and Human Remains (Inadvertent Find)
  - School District Impact Compliance
  - Public Resources Code Section 5097.94 & Sections 21073 et al - AB 52 (Native Americans: CEQA)
3. Compliance with applicable County Regulations, including, but not limited to:
- Ord. No. 348 (Land Use Planning and Zoning Regulations)
  - Ord. No. 413 (Regulating Vehicle Parking)
  - Ord. No. 457 (Building Requirements)
  - Ord. No. 458 (Regulating Flood Hazard Areas & Implementing National Flood Insurance Program)
  - Ord. No. 460 (Division of Land)
  - Ord. No. 461 (Road Improvement Standards)
  - Ord. No. 484 (Control of Blowing Sand)
  - Ord. No. 625 (Right to Farm)
  - Ord. No. 716 (Abandoned, Neglected or Cruelly Treated Animals)
  - Ord. No. 771 (Controlling Potentially Dangerous & Dangerous Animals)
  - Ord. No. 878 (Regarding Noisy Animals)
  - Ord. No. 671 (Consolidated Fees)
  - Ord. No. 679 (Directional Signs for Subdivisions)
  - Ord. No. 787 (Fire Code)
  - Ord. No. 847 (Regulating Noise)
  - Ord. No. 857 (Business Licensing)
  - Ord. No. 859 (Water Efficient Landscape Requirements)
  - Ord. No. 915 (Regulating Outdoor Lighting)
  - Ord. No. 916 (Cottage Food Operations)
  - Ord. No. 927 (Regulating Short Term Rentals)
4. Mitigation Fee Ordinances
- Ord. No. 659 Development Impact Fees (DIF)
  - Ord. No. 663 Stephens Kangaroo Rat Habitat Conservation Plan (SKR)
  - Ord. No. 810 Western Riverside County Multiple Species Habitat Conservation Plan (WRCMSHCP)
  - Ord. No. 824 Western Riverside County Transportation Uniform Mitigation Fee (WR TUMF)

### E Health

#### E Health. 1                                    ECP COMMENTS

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

### General

#### General. 1                                    General – Business Licensing

Every person conducting a business within the unincorporated area of Riverside County, as defined in











## ADVISORY NOTIFICATION DOCUMENT

### Planning

#### Planning. 15

#### General - N. Security - Part 1 (cont.)

3. A professionally installed, maintained, and monitored alarm system.
4. Except for Live Cannabis Plants being cultivated at a cultivation facility and limited amounts of Cannabis for display purposes, all Cannabis and Cannabis Products shall be stored in a secured and locked structure and in a secured and locked safe room, safe, or vault, and in a manner as to prevent diversion, theft, and loss.
5. 24 hour security surveillance cameras to monitor all entrances and exits to a Commercial Cannabis Activity, all interior spaces within the Commercial Cannabis Activity that are open and accessible to the public, and all interior spaces where Cannabis, cash or currency is being stored for any period of time on a regular basis. The permittee for a Commercial Cannabis Activity shall be responsible for ensuring that the security surveillance camera's footage is accessible. Video recordings shall be maintained for a minimum of 90 days, and shall be made available to the County upon request.

#### Planning. 16

#### General - N. Security - Part 2

6. Sensors shall be installed to detect entry and exit from all secure areas.
7. Panic buttons shall be installed in all Commercial Cannabis Activities.
8. Any bars installed on the windows or the doors of a Commercial Cannabis Activity shall be installed only on the interior of the building.
9. Security personnel must be licensed by the State of California Bureau of Security and Investigative Services.
10. A Commercial Cannabis Activity shall have the capability to remain secure during a power outage and all access doors shall not be solely controlled by an electronic access panel to ensure locks are not released during a power outage.
11. A Commercial Cannabis Activity shall cooperate with the County and, upon reasonable notice to the Commercial Cannabis Activity, allow the County to inspect or audit the effectiveness of the security plan for the Commercial Cannabis Activity.
12. The permittee for a Commercial Cannabis Activity shall notify the Riverside County Sheriff's Department immediately after discovering any of the following:
  - a. Significant discrepancies identified during inventory.
  - b. Diversion, theft, loss, or any criminal activity involving the Commercial Cannabis Activity or any agent or employee of the Commercial Cannabis Activity.
  - c. The loss or unauthorized alteration of records related to Cannabis, registering qualifying patients,



## ADVISORY NOTIFICATION DOCUMENT

### Planning

#### Planning. 16 General - N. Security - Part 2 (cont.)

primary caregivers, or employees or agents of the Commercial Cannabis Activity.

d. Any other breach of security.

13. Firearms shall not be permitted at a Commercial Cannabis Activity by an owner, manager, employee, volunteer or vendor other than those individuals authorized as a State Licensed Security Personnel.

14. Cannabis or Cannabis Products shall not be stored outside at any time.

#### Planning. 17 General - O. Permit and License Posting

The permittee shall post or cause to be posted at the Commercial Cannabis Activity all required County and State permits and licenses to operate. Such posting shall be in a central location, visible to the patrons, and in all vehicles that deliver or transport Cannabis.

#### Planning. 18 General - P. Signage

Signage for a Commercial Cannabis Activity shall comply with the following:

1. In addition to the requirements set forth in this section and California Business and Professions Code section 26152 as may be amended, business identification signage for a Commercial Cannabis Activity shall comply with Section 19.4 of this ordinance.

2. No Commercial Cannabis Activity shall advertise by having a person or device holding a sign or an air dancer sign advertising the activity to passersby, whether such person, device or air dancer is on the lot of the Commercial Cannabis Activity or elsewhere including, but not limited to, the public right-of-way.

3. No Commercial Cannabis Activity shall publish or distribute advertising or marketing that is attractive to children.

4. No Commercial Cannabis shall advertise or market Cannabis or Cannabis Products on motor vehicles.

5. Except for advertising signs inside a licensed Premises and provided that such advertising signs do not advertise or market Cannabis or Cannabis Products in a manner intended to encourage persons under 21 years of age to consume Cannabis or Cannabis Products, no Commercial Cannabis Activity shall advertise or market Cannabis or Cannabis Products on an advertising sign within 1,000 feet of a Child Day Care Center, a K-12 school, a public park or a Youth Center.

6. No signs placed on the lot of a Commercial Cannabis Activity shall obstruct any entrance or exit to the building or any window.

7. Each entrance to a Commercial Cannabis Activity shall be visibly posted with a clear and legible notice indicating that smoking, ingesting, or otherwise consuming Cannabis on the lot of the Commercial Cannabis Activity is prohibited.

## ADVISORY NOTIFICATION DOCUMENT

### Planning

#### Planning. 18                                      General - P. Signage (cont.)

8. Signage shall not be directly illuminated, internally or externally.
9. No banners, flags, billboards, or other prohibited signs may be used at any time.

#### Planning. 19                                      General - Q. Records

1. Each owner and permittee of a Commercial Cannabis Activity shall maintain clear and adequate records and documentation demonstrating that all Cannabis or Cannabis Products have been obtained from and are provided to other permitted and licensed Cannabis operations. The County shall have the right to examine, monitor, and audit such records and documentation, which shall be made available to the County upon written request.
2. Each owner and permittee of a Commercial Cannabis Activity shall maintain a current register of the names and contact information, including name, address, and telephone number, of anyone owning or holding an ownership interest in the Commercial Cannabis Activity, and of all the officers, managers, employees, agents and volunteers currently employed or otherwise engaged by the Commercial Cannabis Activity. The County shall have the right to examine, monitor, and audit such records and documentation, which shall be made available to the County upon request.
3. All Commercial Cannabis Activities shall maintain an inventory control and reporting system that accurately documents the present location, amounts, and descriptions of all Cannabis and Cannabis Products for all stages of the growing and production or manufacturing, laboratory testing and distribution processes until purchase by or distribution to a qualified patient, primary caregiver for medical purpose or an adult 21 years of age or older who qualifies to purchase adult-use Cannabis.

#### Planning. 20                                      General - R. Water

All Commercial Cannabis Activities shall obtain a 'Will Serve' letter from the applicable water purveyor, indicating agreement to supply water for the Commercial Cannabis Activity. The letter shall include the activity proposed and any improvements required for service. For Commercial Cannabis Activities where water service is not available, conditions from the Department of Environmental Health for a permitted onsite, in-ground well will be required for the conditional use permit. Irrigation and domestic water supplies shall not include water transported by vehicle from off-site sources.

#### Planning. 21                                      General - S. Waste Water

All Commercial Cannabis Activities shall obtain a 'Will Serve' letter from the applicable sanitary sewer purveyor, indicating agreement to supply sewer for the Commercial Cannabis Activity. The letter shall include the activity proposed and any improvements required for service. For Commercial Cannabis Activities where sewer service is not available, conditions from the Department of Environmental Health will be required for the conditional use permit. Where sanitary sewer is not available, the applicant shall obtain clearance from the appropriate regional water quality control board.

#### Planning. 22                                      General - T. Parking

## **ADVISORY NOTIFICATION DOCUMENT**

### **Planning**

#### **Planning. 22   General - T. Parking (cont.)**

Parking shall be provided in accordance with Section 18.12 of this ordinance.

#### **Planning. 23   General - U. Visibility**

In no case shall Live Cannabis Plants be visible from a public or private road, sidewalk, park or common public viewing area.

#### **Planning. 24   General - V. Hazardous Materials**

All Commercial Cannabis Activities that utilize hazardous materials shall comply with applicable hazardous waste generator, Riverside County Ordinance No. 615, and hazardous materials handling, Riverside County Ordinance No. 651, requirements and maintain any applicable permits for these programs from the Riverside County Fire Department, the Riverside County Department of Environmental Health, the Riverside County Department of Waste Resources and the Agricultural Commissioner.

#### **Planning. 25   General - W. Compliance with Local and State Laws and Regulations**

1. All Commercial Cannabis Activities shall comply with all applicable local and State laws, ordinances and regulations related to, but not limited to, the following: the California Environmental Quality Act, California Building Code, California Fire Code, Riverside County Ordinance No. 787, Riverside County Ordinance No. 457, Riverside County Ordinance No. 657, Riverside County Ordinance No. 745, Airport Land Use Compatibility Plans, weights and measures regulations, track and trace requirements, pesticide use, water quality, storm water discharge and the grading of land.

2. All buildings and structures, including greenhouse, hoop structures, or other similar structures shall comply with all applicable Building, Fire, and Safety laws and regulations. All buildings and structures shall be reviewed by the Riverside County Building and Safety Department in accordance with the California Building Code and Riverside County Ordinance No. 457 and by the Riverside County Fire Department in accordance with Riverside County Ordinance No. 787 and the California Fire Code.

#### **Planning. 26   General - X. Material Alterations to Premises**

No physical change, alteration, or modification shall be made to a Premises without first obtaining the appropriate approvals from the County, including but not limited a substantial conformance or revised permit and all other necessary permits. Alterations or modifications requiring approval include, without limitation: (i) the removal, creation, or relocation of a common entryway, doorway, passage, or a means of public entry or exit, when such common entryway, doorway, or passage alters or changes limited-access areas within the Premises; (ii) the removal, creation, addition, or relocation of a Cultivation Area; (iii) or the addition or alteration of a water supply. The requirement of this Section is in addition to compliance with any other applicable State or local law or regulation pertaining to approval of building modifications, zoning, and land use requirements. In the event that the proposed modification requires a new or modified conditional use permit such permit must be obtained prior to issuance of building permits.

#### **Planning. 27   General - Y. Multiple Commercial Cannabis Activities**

## ADVISORY NOTIFICATION DOCUMENT

### Planning

#### Planning. 27

#### General - Y. Multiple Commercial Cannabis Activities (cont.)

Multiple Commercial Cannabis Activities may be allowed on the same lot provided the proposed activities are allowed in the zone classification and meet all requirements in this Article and State Law.

#### Planning. 28

#### Landscape Requirement

This condition applies to both onsite and offsite (ROW) landscaping:

The developer/ permit holder shall:

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

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

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

#### Planning. 29

#### LCP Landscape Concept Plan required at project submittal

Provide a single digital file in PDF form on a non-rewritable Compact Disc (CD) media with a Landscape Concept Plan (LCP) on County standard Transportation Department Title Block plan sheet format (24" x 36"), 1:20 scale, with title block, north arrow, limit of work lines, hardscape features, graphic scale, and street names, etc. Plan shall clearly depict concept designs for the expected future final landscaping, shading, and parking plan. Final landscape plans will be required to be submitted, reviewed, and approved prior to the issuance of building permits.

The LCP shall be prepared in a professional manner by a California Licensed/Registered Landscape Architect and signed/stamped by such.

For basic guidance, please review Section 18.12, Sections 19.300 through 19.304 of Ordinance No. 348, Ordinance No. 859, and the Riverside County Guide to California Friendly Landscaping. No irrigation system information is required but the plan shall include an estimated annual water use calculation for irrigation on the project. Conceptual plan shall also provide information on the size, number, genus, species, common name, spacing, plant factor, size, and symbol of trees, bushes and ground cover to be provided within landscaped areas and in other open space areas within the project. Plants must be selected from the Riverside County California Friendly Plant List. Water efficient planting materials are

## ADVISORY NOTIFICATION DOCUMENT

### Planning

#### **Planning. 29 LCP Landscape Concept Plan required at project submittal (cont.)**

encouraged. Special features, such as rockwork, fencing, water features, existing plants to remain, MSHCP regulated areas, ALUC flight areas, recreational trails, and uses shall be identified.

Planting plans shall consider existing landscaping on adjacent and nearby properties and provide a logical transition to the on-site landscaping concepts with designs to prevent abrupt contrasts between properties, typically show 300 feet from project boundary.

If impacts to on-site or nearby biological resources require special treatments, the planting plans shall be reviewed and approved by a professional biologist from the County's official list.

### Planning-All

#### **Planning-All. 1 Cannabis Retail Operations - 1**

Entrances into the retail location of the Cannabis Retailer shall be separate from the reception area and locked at all times with entry strictly controlled. An electronic or mechanical entry system shall be utilized to limit access and entry to the retail location.

#### **Planning-All. 2 Cannabis Retail Operations - 10**

Cannabis Retailers shall not distribute any Cannabis or Cannabis Product unless such products are labeled and in a tamper-evident package in compliance with the California Business and Professions Code and any additional rules promulgated by a licensing authority.

#### **Planning-All. 3 Cannabis Retail Operations - 11**

Cannabis Retailers shall not provide free samples of any type, including Cannabis Products, to any person and shall not allow any person to provide free samples on the Cannabis Retailer's lot.

#### **Planning-All. 4 Cannabis Retail Operations - 12**

Deliveries shall be conducted in accordance with California Business and Professions Code Section 26090 or as may be amended and all state regulations pertaining to delivery of Cannabis Products.

#### **Planning-All. 5 Cannabis Retail Operations - 13**

Cannabis or Cannabis Products shall not be sold or delivered by any means or method to any person within a motor vehicle.

#### **Planning-All. 6 Cannabis Retail Operations - 14**

Cannabis Retailers shall not include a drive-in, drive-through or walk up window where retail sales of Cannabis or Cannabis Products are sold to persons or persons within or about a motor vehicle.

#### **Planning-All. 7 Cannabis Retail Operations - 2**

## ADVISORY NOTIFICATION DOCUMENT

### Planning-All

#### **Planning-All. 7                      Cannabis Retail Operations - 2 (cont.)**

Cannabis Retailers may include the sale of Medical Cannabis, requiring an M-License from the State. Cannabis Retailers selling only Medical Cannabis shall verify consumers who enter the Premises are at least 18 years of age and that they hold a valid Physician's Recommendation.

#### **Planning-All. 8                      Cannabis Retail Operations - 3**

Cannabis Retailers may include the sale of Adult Use Cannabis, requiring an A-license from the State. Cannabis Retailers selling only Adult Use Cannabis shall verify that consumers who enter the Premises are at least 21 years of age.

#### **Planning-All. 9                      Cannabis Retail Operations - 4**

A Cannabis Retailers may include the sale of both Medical and Adult use Cannabis requiring both an A-License and an M-License from the State. All Cannabis Retailers selling both Medical and Adult Use Cannabis shall verify that consumers who enter the premises are at least 18 years of age and that they hold a valid Physician's Recommendation or are at least 21 years of age.

#### **Planning-All. 10                      Cannabis Retail Operations - 5**

Display areas shall include the smallest amount of Cannabis and Cannabis Products reasonably anticipated to meet sales during operating hours.

#### **Planning-All. 11                      Cannabis Retail Operations - 6**

Cannabis and Cannabis Products not in the display area shall be maintained in a locked secure area.

#### **Planning-All. 12                      Cannabis Retail Operations - 7**

Not more than 10% of the Cannabis Retailer floor area, up to a maximum of 50 square feet, shall be used for the sale of incidental goods such as, but not limited to, clothing, posters, or non-cannabis goods.

#### **Planning-All. 13                      Cannabis Retail Operations - 8**

Restroom facilities shall be locked and under the control of the Cannabis Retailer.

#### **Planning-All. 14                      Cannabis Retail Operations - 9**

Cannabis Retailers shall ensure that all Cannabis and Cannabis Products held for sale by the Cannabis Retailer are cultivated, manufactured, transported, distributed, and tested by California licensed and permitted facilities that are in full conformance with State and local laws and regulations.

### Transportation

#### **Transportation. 1                      Trans General Conditions**

## ADVISORY NOTIFICATION DOCUMENT

### Transportation

#### Transportation. 1                      Trans General Conditions (cont.)

##### General Conditions

1. With respect to the conditions of approval for the referenced tentative exhibit, it is understood that the exhibit correctly shows acceptable centerline elevations, all existing easements, traveled ways, and drainage courses with appropriate Q's, and that their omission or unacceptability may require the exhibit to be resubmitted for further consideration. The County of Riverside applicable ordinances and all conditions of approval are essential parts and a requirement occurring in ONE is as binding as though occurring in all. All questions regarding the true meaning of the conditions shall be referred to the Transportation Department.
  
2. Additional information, standards, ordinances, policies, and design guidelines can be obtained from the Transportation Department Web site: <http://rctlma.org/trans/>. If you have questions, please call the Plan Check Section at (951) 955-6527.

### Waste Resources

#### Waste Resources. 1                      Waste - General

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

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

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

For more information, please visit:

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

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

Consider xeriscaping and using drought tolerant/low maintenance vegetation in all landscaped areas of the project.

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

## ADVISORY NOTIFICATION DOCUMENT

### Waste Resources

#### Waste Resources. 1

#### Waste - General (cont.)

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

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



Plan: CUP190016

Parcel: 246110003

80. Prior To Building Permit Issuance

E Health

080 - E Health. 1                      DEH Wastewater                      Satisfied

Prior to building permit, provide current documentation from the appropriate purveyor(s) for the establishment of water and sewer service for this project. List information about water and wastewater on exhibits. Only domestic wastewater from restrooms and kitchens can be discharged to sewer or septic systems. Other waste, including industrial waste, cannot be discharged to sewer without written approval from the Regional Water Quality Control Board and the sewer agency. It is the responsibility of the applicant to ensure that all requirements to obtain potable water service and sanitary sewer service are met with the appropriate purveyors, as well as, all other applicable agencies. Contact DEH Land Use at 951-955-8980 for any questions.  
If sewer is not available and the use of septic is proposed, a C-42 certification of the existing system must be provided to our department for review, along with information about maximum daily expected customers, square footage of customer area, maximum number of employees and customer access to restrooms.

Fire

080 - Fire. 1                      Fire - Business Plan                      Not Satisfied

**Business Plan Request**  
Prior to building permit issuance, please provide a business plan with a complete scope of work. Indicate any storage, hazardous materials or manufacturing that may be conducted on this site. In addition, please note proposed business hours, the use of any delayed egress/ingress systems (limited access passages) and if open flame devices will be on site.

080 - Fire. 2                      Prior to permit                      Not Satisfied

1. The minimum number of fire hydrants required, as well as the location and spacing of fire hydrants, shall comply with the C.F.C. and NFPA 24. Fire hydrants shall be located no closer than 40 feet to a building. A fire hydrant shall be located within 50 feet of the fire department connection for buildings protected with a fire sprinkler system. The size and number of outlets required for the approved fire hydrants are (6" x 4" x 2 ½" x 2 ½") (CFC 507.5.1, 507.5.7, Appendix C, NFPA 24-7.2.3.)  
2. Existing fire hydrants on public streets are allowed to be considered available. Existing fire hydrants on adjacent properties shall not be considered available unless fire apparatus access roads extend between properties and easements are established to prevent obstruction of such roads. (CFC 507, 501.3)

080 - Fire. 3                      Prior to permit                      Not Satisfied

Final fire and life safety conditions will be addressed when the Office of the Fire Marshal reviews building plans. These conditions will be based on occupancy, use, California Building Code (CBC), California Fire Code (CFC), and related codes, which are in effect at the time of building plan submittal.  
1. The Office of the Fire Marshal is required to set a minimum fire flow for the remodel or construction of all commercial buildings per CFC Appendix B and Table B105.1. The applicant/developer shall provide documentation to show there exists a water system capable of delivering said waterflow for 2 to 4 hour(s) duration at 20-PSI residual operating pressure. The required fire flow may be adjusted during the approval process to reflect changes in design, construction type, or automatic fire protection measures as approved by the Fire Prevention Bureau. Specific requirements for the project will be determined at time of submittal. (CFC 507.3, Appendix B)

Plan: CUP190016

Parcel: 246110003

80. Prior To Building Permit Issuance

Fire  
080 - Fire. 3                      Prior to permit (cont.)                      Not Satisfied

080 - Fire. 4                      Prior to permit                      Not Satisfied

1. The Fire Department emergency vehicular access road shall be (all weather surface) capable of sustaining an imposed load of 75,000 lbs. GVW. The approved fire access road shall be in place during the time of construction. Temporary fire access roads shall be approved by the Office of the Fire Marshal. (CFC 501.4)
2. Prior to construction, all locations where structures are to be built shall have an approved Fire Department access based on street standards approved by the Office of the Fire Marshal. (CFC 501.4)
3. Fire lanes and fire apparatus access roads shall have an unobstructed width of not less than twenty-four (24) as approved by the Office of the Fire Marshal and an unobstructed vertical clearance of not less the thirteen (13) feet six (6) inches. (CFC 503.2.1)

Planning

080 - Planning. 1                      Fee Status                      Not Satisfied

Prior to issuance of building permits for CUP190016, the Planning Department shall determine the status of the deposit based fees for project. If the case fees are in a negative state, the permit holder shall pay the outstanding balance.

Transportation

080 - Transportation. 1                      Encroachment Permit                      Not Satisfied

Prior to issuance of a building permit or any use allowed by this permit, and prior to doing any work including a driveway/sidewalks improvement within the County road right-of-way, an encroachment permit must be obtained by the applicant from the Transportation Department.

080 - Transportation. 2                      Landscape Inspection Deposit Required                      Not Satisfied

This condition applies to both onsite and offsite (ROW) landscaping:

The developer/ permit holder shall:

Prior to building permit issuance, the developer/permit holder shall verify all plan check fees have been paid and deposit sufficient funds to cover the costs of the required landscape inspections associated with the approved landscape plans. The deposit required for landscape inspections shall be determined by the Transportation Department, Landscape Section. The Transportation Department, Landscape Section shall clear this condition upon determination of compliance.

080 - Transportation. 3                      Landscape Plot Plan/Permit Required                      Not Satisfied

This condition applies to both onsite and offsite (ROW) landscaping:

The developer/ permit holder shall:

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

Provide construction level landscape plans in PDF (all sheets compiled in 1 PDF file), along with an

Plan: CUP190016

Parcel: 246110003

80. Prior To Building Permit Issuance

Transportation

080 - Transportation. 3 Landscape Plot Plan/Permit Required (cont.) Not Satisfied

electronic transmittal memo in PDF (include Owner contact, Developer, if not the same as the owner, Project manager, person or persons most likely to inquire about the status of the plans, Landscape Architect, Principal or LA signing the plans, Landscape Architect, Project Manager, person responsible for making the corrections, if different from above), and a current set of grading plans in PDF, and submit all three PDF files on a CD (compact Disc) with application. The landscape plans shall be prepared in a professional manner by a California Licensed/Registered Landscape Architect and signed/stamped by such.

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

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

When applicable, plans shall include the following components:

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

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

NOTE: When the Landscaping Plot Plan is located within a special district such as LMD/CSA/CFD or Valleywide, the developer/permit holder shall submit plans for review to the appropriate special district for simultaneous review. The permit holder shall show evidence to the Transportation Department, Landscape Section that the subject district has approved said plans. Water Districts such as CVWD, TVWD, and EMWD may be required to approve plans prior to County approval.

Upon verification of compliance with this condition and the APPROVED EXHIBITS, the Transportation Department, Landscape Section shall clear this condition.

080 - Transportation. 4 Landscape Project Specific Requirements Not Satisfied

This condition applies to both onsite and offsite (ROW) landscaping:

The developer/ permit holder shall:

Plan: CUP190016

Parcel: 246110003

## 80. Prior To Building Permit Issuance

### Transportation

080 - Transportation. 4 Landscape Project Specific Requirements (cont.) Not Satisfied

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

- Project shall comply with the latest version of Ord. 859 ETo of .45, for commercial applications, .50 ETo for residential, or .70 ETo for recycled water uses. Project shall comply with the latest State Model Water Efficient Landscape Ordinance. Project shall comply with the local servicing water purveyor/district/company landscape requirements including those related to recycled water.
- Project proponent shall design overhead irrigation with a minimum 24" offset from non-permeable surfaces, even if that surface drains into a permeable area.
- Landscaping plans shall incorporate the use of specimen (24" box or greater) canopy trees. All trees and shrubs shall be drawn to reflect the average specimen size at 15 years of age. All trees shall be double or triple staked and secured with non-wire ties.
- Project shall prepare water use calculations as outlined in Ord 859.3.
- Trees shall be hydrozoned separately.
- Irrigation shall be designed using hydrozones by plant water type, irrigation type, and flat/sloped areas.
- The developer/ permit holder/landowner shall use the County of Riverside's California Friendly Plant List when making plant selections. Use of plant material with a "low" or "very low" water use designation is strongly encouraged.
- All plant materials within landscaped areas shall be maintained in a viable growth condition throughout the useful plant life, and replaced with an equal or lesser water use plant.
- Project shall use County standard details for which the application is available in County Standard Detail Format.
- Monuments, boulders, and fan palms shall be located outside the County Maintained Road Right-of-Way (ROW).
- Restricted plant species noted in MSHCP documents shall not be used if MSHCP areas are adjacent to the project.
- Plant species shall meet ALUC requirements, if applicable.
- Hydroseeding is not permitted in stormwater BMP slope areas, container stock will be required on slopes. Trees must be located to avoid drainage swales and drain, utility, leach, etc. lines and structures
- Landscape and irrigation plans must meet erosion control requirements of Ordinance 457.
- Project shall use 50% point source irrigation type regardless of meeting the water budget with alternative irrigation methods, except as needed within stormwater BMP areas as noted in an approved WQMP document. Point source is defined as one emitter (or two) located at each plant. In-line emitter tubing is not defined as point source for the purpose of this requirement.
- Common areas and open space landscaping plans (construction document level package) shall be submitted to Transportation Department for approval.
- The project proponent or current property owner shall connect to a reclaimed water supply for landscape watering purposes when secondary or reclaimed water is made available to the site.
- Project shall install purple/reclaimed/recycled components as deemed necessary and as determined by the County and/or water district.
- Project proponent shall provide 12" wide concrete maintenance walkway on planter islands adjacent to parking spaces. Concrete maintenance walkway shall be shown on landscape and grading plans, typical.

### Waste Resources

Plan: CUP190016

Parcel: 246110003

80. Prior To Building Permit Issuance

Waste Resources

080 - Waste Resources. 1 Waste Recycling Plan Not Satisfied

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

90. Prior to Building Final Inspection

E Health

090 - E Health. 1 Hazmat BUS Plan Not Satisfied

The facility will require a business emergency plan for the storage of hazardous materials if greater than 55 gallons, 200 cubic feet or 500 pounds, or any acutely hazardous materials or extremely hazardous substances is handled or stored on the premises. Additionally, THC extraction or other processing activities may require a permit from DEH Hazmat. Contact Hazmat at 951-358-5055 for any questions.

Fire

090 - Fire. 1 Prior to final Not Satisfied

Prior to issuance of a Certificate of Occupancy or Building Final, a "Knox Box Rapid Entry System" shall be provided. The Knox-Box shall be installed in an accessible location approved by the Fire Code Official. All exterior security emergency access gates shall be electronically operated and be provided with Knox key switches and remote actuating devices, for access by emergency personnel. (CFC 506.1)

Transportation

090 - Transportation. 1 Landscape Inspection and Drought Compliance Not Satisfied

This condition applies to both onsite and offsite (ROW) landscaping:

The developer/ permit holder shall:

The developer/permit holder shall coordinate with their designated landscape representative and the Transportation Department landscape inspector to ensure all landscape planting and irrigation systems have been installed in accordance with APPROVED EXHIBITS, landscaping, irrigation, and shading plans. The Transportation Department will ensure that all landscaping is healthy, free of weeds, disease and pests; and, irrigation systems are properly constructed and determined to be in good working order. The developer/permit holder's designated landscape representative and the Transportation Department landscape inspector shall determine compliance with this condition and execute a Landscape Certificate of Completion. All landscape inspection deposits and plan check fees shall be paid.

Plan: CUP190016

Parcel: 246110003

90. Prior to Building Final Inspection

Transportation

090 - Transportation. 1      Landscape Inspection and Drought Compliance (cont.)      Not Satisfied

Upon determination of compliance, the Transportation Department, Landscape Section shall clear this condition.

Waste Resources

090 - Waste Resources. 1      Waste - Commercial and Organics Recycling Compliance      Not Satisfied

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

090 - Waste Resources. 2      Waste Reporting Form and Receipts      Not Satisfied

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



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

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

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

**DATE:** August 28, 2019

**TO:**

Riv. Co. Transportation Dept.  
Riv. Co. Environmental Health Dept.  
Riv. Co. Public Health Dept.  
Riverside County Flood Control  
Riv. Co. Fire Department (Riv. Office)

Riv. Co. Building & Safety – Plan Check  
Riv. Co. Trans. Dept. – Landscape Section  
Riv. Co. Sheriff’s Dept.  
Riv. Co. Waste Resources Management Dept.  
Board of Supervisors - Supervisor: 2<sup>nd</sup> District

City of Corona Sphere of Influence  
Western Municipal Water District (WMWD)  
Southern California Edison Co. (SCE)  
Southern California Gas Co.

**DEVELOPMENT AGREEMENT NO. 1900009, CONDITIONAL USE PERMIT NO. 190016 – CEQ190088**  
– Applicant: People’s Riverside, LLC – Second Supervisorial District – North Riverside District – Highgrove Area Plan: Light Industrial: (LI) (0.25 – 0.60 FAR) – Location: North of Kluk Ln, east of Cadena Creek, and west of La Cadena Dr – 0.37 Acres – Zoning: General Commercial (C-1/C-P) – **REQUEST:** Development Agreement No 1900009. would impose a lifespan on the proposed cannabis project and provide community benefit to the Highgrove Area. Conditional Use Permit No. 190016 proposes to renovate an existing building as a storefront for a retail cannabis business with delivery – APN: 246-110-003 – **BBID: 663-708-758**

**DAC staff members and other listed Riverside County Agencies, Departments and Districts staff:**  
A Bluebeam invitation has been emailed to appropriate staff members so they can view and markup the map(s) and/or exhibit(s) for the above-described project. Please have your markups completed and draft conditions in the Public Land Use System (PLUS) on or before the indicated DAC date. If it is determined that the attached map(s) and/or exhibit(s) are not acceptable, please have corrections in the system and **DENY** the PLUS routing on or before the above date. This case is scheduled for a **DAC meeting on September 5, 2019.** Once the route is complete, and the approval screen is approved with or without corrections, the project can be scheduled for a public hearing.

**DATE:** \_\_\_\_\_

**SIGNATURE:** \_\_\_\_\_

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

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

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



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

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

Any questions regarding this project, should be directed to Mina Morgan, Project Planner at (951) 955-6035, or e-mail at [mimorgan@rivco.org](mailto:mimorgan@rivco.org) / MAILSTOP #: 1070

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

COMMENTS:

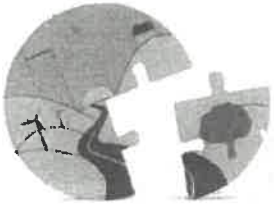
DATE: \_\_\_\_\_ SIGNATURE: \_\_\_\_\_

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

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

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





# RIVERSIDE COUNTY PLANNING DEPARTMENT

Charissa Leach, P.E.  
Assistant TLMA Director

## APPLICATION FOR LAND USE AND DEVELOPMENT

CHECK ONE AS APPROPRIATE:

- PLOT PLAN                       PUBLIC USE PERMIT                       VARIANCE  
 CONDITIONAL USE PERMIT                       TEMPORARY USE PERMIT

REVISED PERMIT    Original Case No. CUP190016

*INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED.*

### APPLICATION INFORMATION

Applicant Name: Peoples Riverside LLC

Contact Person: Bernard Steimann                      E-Mail: \_\_\_\_\_

Mailing Address: 125 W La Cadena Dr, Riverside CA 92501,  
Street

City                      State                      ZIP

Daytime Phone No: (\_\_\_\_) \_\_\_\_\_                      Fax No: (\_\_\_\_) \_\_\_\_\_

Engineer/Representative Name: EPD Solutions

Contact Person: Griffin Levinski                      E-Mail: griffin@epdsolutions.com

Mailing Address: 2 Park Plaza, Suite 1120  
Street

Irvine CA 92614  
City                      State                      ZIP

Daytime Phone No: (\_\_\_\_) 949-794-1184                      Fax No: (\_\_\_\_) \_\_\_\_\_

Property Owner Name: Timothy D Beld (APN 246-110-003) and Michael Wayne Johnson (246-110-019)

Contact Person: \_\_\_\_\_                      E-Mail: \_\_\_\_\_

Mailing Address: 125 W La Cadena dr Riverside CA 92501 (APN 246-110-003)  
Street

40473 ROCK MOUNTAIN DR FALLBROOK CA 92028 (APN 246-110-019)  
City                      State                      ZIP

Daytime Phone No: (\_\_\_\_) \_\_\_\_\_                      Fax No: (\_\_\_\_) \_\_\_\_\_

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

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

*"Planning Our Future... Preserving Our Past"*

**APPLICATION FOR LAND USE AND DEVELOPMENT**

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

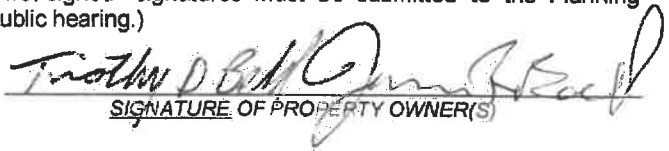
**AUTHORITY FOR THIS APPLICATION IS HEREBY GIVEN:**

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

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

Timothy D Beld and Janna R Beld (APN 246-110-003)

PRINTED NAME OF PROPERTY OWNER(S)



SIGNATURE OF PROPERTY OWNER(S)

Michael Wayne Johnson & Dawn Ruth Johnson (246-110-019)

PRINTED NAME OF PROPERTY OWNER(S)

SIGNATURE OF PROPERTY OWNER(S)

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

**AUTHORIZATION FOR CONCURRENT FEE TRANSFER**

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

**PROPERTY INFORMATION:**

Assessor's Parcel Number(s): 246-110-003 and 246-110-019

Approximate Gross Acreage: .55

General location (nearby or cross streets): North of Kluk Ln, South of \_\_\_\_\_, East of \_\_\_\_\_, West of W La Cadena Dr.

**APPLICATION FOR LAND USE AND DEVELOPMENT**

**PROJECT PROPOSAL:**

Describe the proposed project.

An approximately 5400SF cannabis retail storefront operated by People's with hours of operation proposed from

8:30 - 10pm Sunday - Saturday with parking proposed off-site on APN 246-110-019

Identify the applicable Ordinance No. 348 Section and Subsection reference(s) describing the proposed land use(s): Ordinance No 348.4898

Number of existing lots: 2

EXISTING Buildings/Structures: Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>						
No.*	Square Feet	Height	Stories	Use/Function	To be Removed	Bldg. Permit No.
1	5400		2	retail	<input type="checkbox"/>	138581
2					<input type="checkbox"/>	
3					<input type="checkbox"/>	
4					<input type="checkbox"/>	
5					<input type="checkbox"/>	
6					<input type="checkbox"/>	
7					<input type="checkbox"/>	
8					<input type="checkbox"/>	
9					<input type="checkbox"/>	
10					<input type="checkbox"/>	

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

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

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

**APPLICATION FOR LAND USE AND DEVELOPMENT**

6		
7		
8		
9		
10		

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

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

Related cases filed in conjunction with this application:

CAN190109

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

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

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

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

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

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

Is this an application for a development permit? Yes  No

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

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

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

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

[Santa Margarita River](#)

[Whitewater River](#)

**APPLICATION FOR LAND USE AND DEVELOPMENT**

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

**HAZARDOUS WASTE AND SUBSTANCES STATEMENT**

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

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

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

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

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

Local Agency: County of Riverside

Assessor's Book Page, and Parcel Number: \_\_\_\_\_

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

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

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

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

**HAZARDOUS MATERIALS DISCLOSURE STATEMENT**

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

1. Compliance will be needed with the applicable requirements of Section 25505 and Article 2 (commencing with Section 25531) of Chapter 6.95 of Division 20 of the Health and Safety Code or the requirements for a permit for construction or modification from the air pollution control district or air quality management district exercising jurisdiction in the area governed by the County. Yes  No

2. The proposed project will have more than a threshold quantity of a regulated substance in a process or will contain a source or modified source of hazardous air emissions. Yes  No

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

Owner/Authorized Agent (1) Timothy D Bell James R Co Date 8/8/19

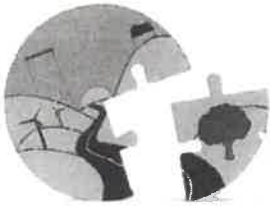
Owner/Authorized Agent (2) \_\_\_\_\_ Date \_\_\_\_\_

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

---

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

Y:\Current Planning\LMS Replacement\Condensed P.D. Application Forms\Land Use and Development Condensed application.docx  
Created: 04/29/2015 Revised: 08/03/2018



# RIVERSIDE COUNTY PLANNING DEPARTMENT

Charissa Leach, P.E.  
Assistant TLMA Director

## APPLICATION FOR CHANGE OF ZONE

CHECK ONE AS APPROPRIATE:

Standard Change of Zone

There are three different situations where a Planning Review Only Change of Zone will be accepted:

- Type 1: Used to legally define the boundaries of one or more Planning Areas within a Specific Plan.
- Type 2: Used to establish or change a SP zoning ordinance text within a Specific Plan.
- Type 3: Used when a Change of Zone application was conditioned for in a prior application.

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED.

### APPLICATION INFORMATION

Applicant Name: Peoples Riverside LLC.

Contact Person: Bernard Steimann E-Mail: \_\_\_\_\_

Mailing Address: 125 W La Cadena Drive

Riverside Street CA 92501  
City State ZIP

Daytime Phone No: (\_\_\_\_) \_\_\_\_\_ Fax No: (\_\_\_\_) \_\_\_\_\_

Engineer/Representative Name: EPD Solutions

Contact Person: Griffin Levinski E-Mail: Griffin@epdsolutions.com

Mailing Address: 2 Park Plaza, Suite 1120

Irvine Street CA 92614  
City State ZIP

Daytime Phone No: (\_\_\_\_) \_\_\_\_\_ Fax No: (\_\_\_\_) \_\_\_\_\_

Property Owner Name: Timothy D Beld & Janna R Beld

Contact Person: \_\_\_\_\_ E-Mail: \_\_\_\_\_

Mailing Address: 125 West La Cadena Drive

Street

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

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

"Planning Our Future... Preserving Our Past"

**APPLICATION FOR CHANGE OF ZONE**

Riverside CA 92501  
City State ZIP

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

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

**AUTHORIZATION FOR CONCURRENT FEE TRANSFER**

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

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

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

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

Timothy D Beld & Janna R Beld  
PRINTED NAME OF PROPERTY OWNER(S)

*Timothy D Beld*  
SIGNATURE OF PROPERTY OWNER(S)  
*Janna R Beld*  
SIGNATURE OF PROPERTY OWNER(S)

PRINTED NAME OF PROPERTY OWNER(S)

**PROPERTY INFORMATION:**

Assessor's Parcel Number(s): 246-110-003

Approximate Gross Acreage: 0.37 acres

General location (nearby or cross streets): North of Kluk Lane, South of



**APPLICATION FOR CHANGE OF ZONE**

---

\_\_\_\_\_, East of \_\_\_\_\_, West of West La Cadena Drive.

Proposal (describe the zone change, indicate the existing and proposed zoning classifications. If within a Specific Plan, indicate the affected Planning Areas):

Zone change from Land Use Designation "C-1/C-P" to "Manufacturing - Service Commercial"  
to provide consistency between the General Plan and Zoning Classification.

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Related cases filed in conjunction with this request:

CUP190016, DA190009, CAN190109

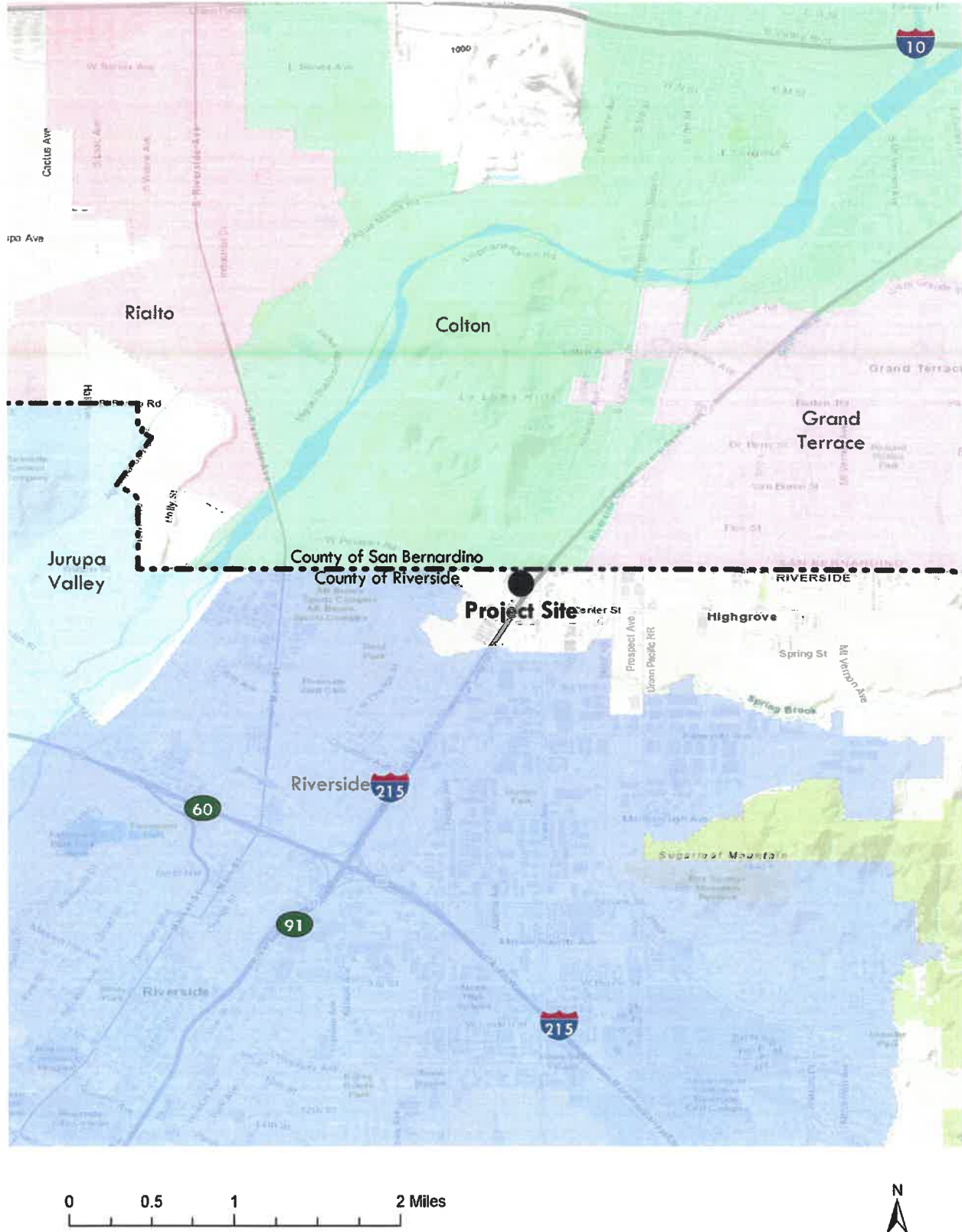
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**This completed application form, together with all of the listed requirements provided on the Change of Zone Application Filing Instructions Handout, are required in order to file an application with the County of Riverside Planning Department.**

Y:\Current Planning\LMS Replacement\Condensed P.D. Application Forms\295-1071 CZ Condensed Application.docx  
Created: 07/06/2015 Revised: 07/30/2018

# Regional Map



**2018-0260420**

06/28/2018 09:24 AM Fee: \$ 0.00

Page 1 of 4

Recorded in Official Records  
County of Riverside  
Peter Aldana  
Assessor-County Clerk-Recorder



459

PLEASE COMPLETE THIS INFORMATION  
RECORDING REQUESTED BY:

County of Riverside

AND WHEN RECORDED MAIL TO:

Office of County Counsel  
3960 Orange Street, Suite 500  
Riverside, CA 92501

\*\*The recorder's fees should be waived  
per Government Code 6103 & 27383

Space above this line for recorder's use only

**NOTICE OF PENDENCY OF ACTION**

Title of Document

TRA: \_\_\_\_\_

DTT: \_\_\_\_\_

THIS PAGE ADDED TO PROVIDE ADEQUATE SPACE FOR RECORDING INFORMATION  
(\$3.00 Additional Recording Fee Applies)

(Exempt from Filing Fees  
Pursuant to Govt. Code § 6103)

1 GREGORY P. PRIAMOS, County Counsel (SBN 136766)  
TIFFANY N. NORTH (SBN 228068)  
2 MICHELLE CLACK (SBN 190718)  
NAZIK HASAN (SBN 286316)  
3 3960 Orange Street, Suite 500  
Riverside, CA 92501  
4 Telephone: (951) 955-6300  
Facsimile: (951) 955-6363  
5 Email: NHasan@rivco.org

6 Attorneys for Plaintiff, County of Riverside

7  
8 **SUPERIOR COURT OF THE STATE OF CALIFORNIA**  
9 **COUNTY OF RIVERSIDE**

10  
11 COUNTY OF RIVERSIDE,

12 Plaintiff,

13 v.

14 ALL TIME HIGH, an unknown business entity;  
MICHAEL WAYNE JOHNSON, an individual;  
15 DAWN RUTH JOHNSON, an individual; and  
DOES 1 through 100, inclusive,

16 Defendant.  
17

Case No. RIC 1810433

Assigned for Law and Motion Purposes to:  
Honorable Judge Irma Poole Asberry – Dept 03

Assigned for Case Management Purposes to:  
Honorable Judge John W. Vineyard – Dept 01

**NOTICE OF PENDENCY OF ACTION**  
[Riverside County Ordinance No. 725 § 14; Code  
of Civil Procedure § 405.20]

18 *Complaint Filed: June 4, 2018*  
19

20 **NOTICE OF PENDENCY OF ACTION**

21 PLEASE TAKE NOTICE that on June 4, 2018, the County of Riverside (“County”) filed an action  
22 (RIC 1810433), affecting title to this real property and the action is now pending in court. In the action,  
23 Plaintiff County of Riverside (“Plaintiff”) seeks, among other remedies, a temporary restraining order,  
24 preliminary injunctive relief, and permanent injunctive relief, including the appointment of a receiver under  
25 *California Code of Civil Procedure Sections 564(b)(3) and (9)* for the abatement of the public nuisances  
26 for Illegal Land Use in Violation of Riverside County Ordinance No. 348 §§3.3 and 3.4 for Cannabis  
27 Businesses and Cannabis Activities Prohibited for the real property commonly known as 3175 Kluk Lane,  
28 Riverside, California, 92501, within the unincorporated areas of Riverside County, California, identified as

1 Assessor's Parcel Number 246-110-020, and more particularly described in the attached legal description  
2 as Exhibit "A" ("Subject Property").

3 The action seeks to permanently abate the public nuisance at the Subject Property, specifically  
4 nuisances for Illegal Land Use in Violation of Riverside County Ordinance No. 348 §§3.3 and 3.4 for  
5 Cannabis Businesses and Cannabis Activities Prohibited; to potentially have a receiver appointed over the  
6 Subject Property to enforce any judgments obtained related to this action; and, if a receiver is appointed to  
7 enforce a judgment obtained related to this action, to have the Court grant the receiver the authority to issue  
8 receiver's certificates to secure expenses of rehabilitation as first liens in the most senior position on the  
9 Subject Property.

10  
11 GREGORY P. PRIAMOS  
County Counsel

12 Dated: June 28, 2018

13 By:   
14 NAZIK N. HASAN, Deputy County Counsel  
15 Attorneys for Plaintiff, County of Riverside  
16  
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**EXHIBIT A**  
**Legal Description of Subject Property**

Parcel 13 as shown by Parcel Map 12479 on file in Book 114 pages 64 and 65 of Parcel Maps, Records of Riverside County, California, and by amended Parcel Map 12479 on file in Book 129 pages 87 and 88 of Parcel Maps, Records of Riverside County, California.

APN: 246-110-020-4

APN: 246-110-020

(End of Legal Description)

## NOTICE OF PUBLIC HEARING

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

**CHANGE OF ZONE NO. 1900029, CONDITIONAL USE PERMIT NO. 190016, and DEVELOPMENT AGREEMENT NO. 1900009 – Exempt from the California Environmental Quality Act (CEQA)**, pursuant to State CEQA Guidelines Section 15061 (b) (3) (Common Sense), Section 15301 (Existing Facilities), and Section 15303 (New Construction or Conversion of Small Structures) – CEQ190088 – Applicant: People’s Riverside, LLC – Second Supervisorial District – North Riverside District – Highgrove Area Plan: Light Industrial: (LI) (0.25 – 0.60 FAR) – Location: Northerly of Kluk Lane, and westerly of La Cadena Drive – 0.37 Acres – Zoning: General Commercial (C-1/C-P) – **REQUEST:** Change of Zone No. 1900029 is a proposal to change the existing zoning classification for the subject site from General Commercial (C-1/C-P) to Manufacturing – Service Commercial (M-SC). Conditional Use Permit No. 190016 is a proposal for a retail cannabis business with delivery within an existing 4,400 sq. ft., two-story building on a 0.37-acre lot with parking and landscaping. Development Agreement No. 1900009 (DA No. 1900009) sets forth the terms and conditions under which the Commercial Cannabis Activity of CUP190016 will operate in addition to the requirements established under Ordinance No. 348, and all other local ordinances and regulations, state law and such other terms and conditions. APN: 246-110-003.

TIME OF HEARING: 9:00 a.m. or as soon as possible thereafter.  
DATE OF HEARING: **JANUARY 20, 2021**  
PLACE OF HEARING: RIVERSIDE COUNTY ADMINISTRATIVE CENTER  
BOARD CHAMBERS, 1ST FLOOR  
4080 LEMON STREET, RIVERSIDE, CA 92501

Pursuant to Executive Order N-25-20, this meeting will be conducted by teleconference and at the place of hearing, as listed above. Public access to the meeting location will be allowed, but limited to comply with the Executive Order. Information on how to participate in the hearing will be available on the Planning Department website at: <https://planning.rctlma.org/>. For further information regarding this project please contact the Project Planner: Mina Morgan at (951) 955-6035 or email at [mimorgan@rivco.org](mailto:mimorgan@rivco.org), or go to the County Planning Department’s Planning Commission agenda web page at <http://planning.rctlma.org/PublicHearings.aspx>.

The Riverside County Planning Department has determined that the above-described application is exempt from the provisions of the California Environmental Quality Act (CEQA). The Planning Commission will consider the proposed application at the public hearing. The case file for the proposed project is available for review via email by contacting the project planner. Please contact the project planner regarding additional viewing methods.

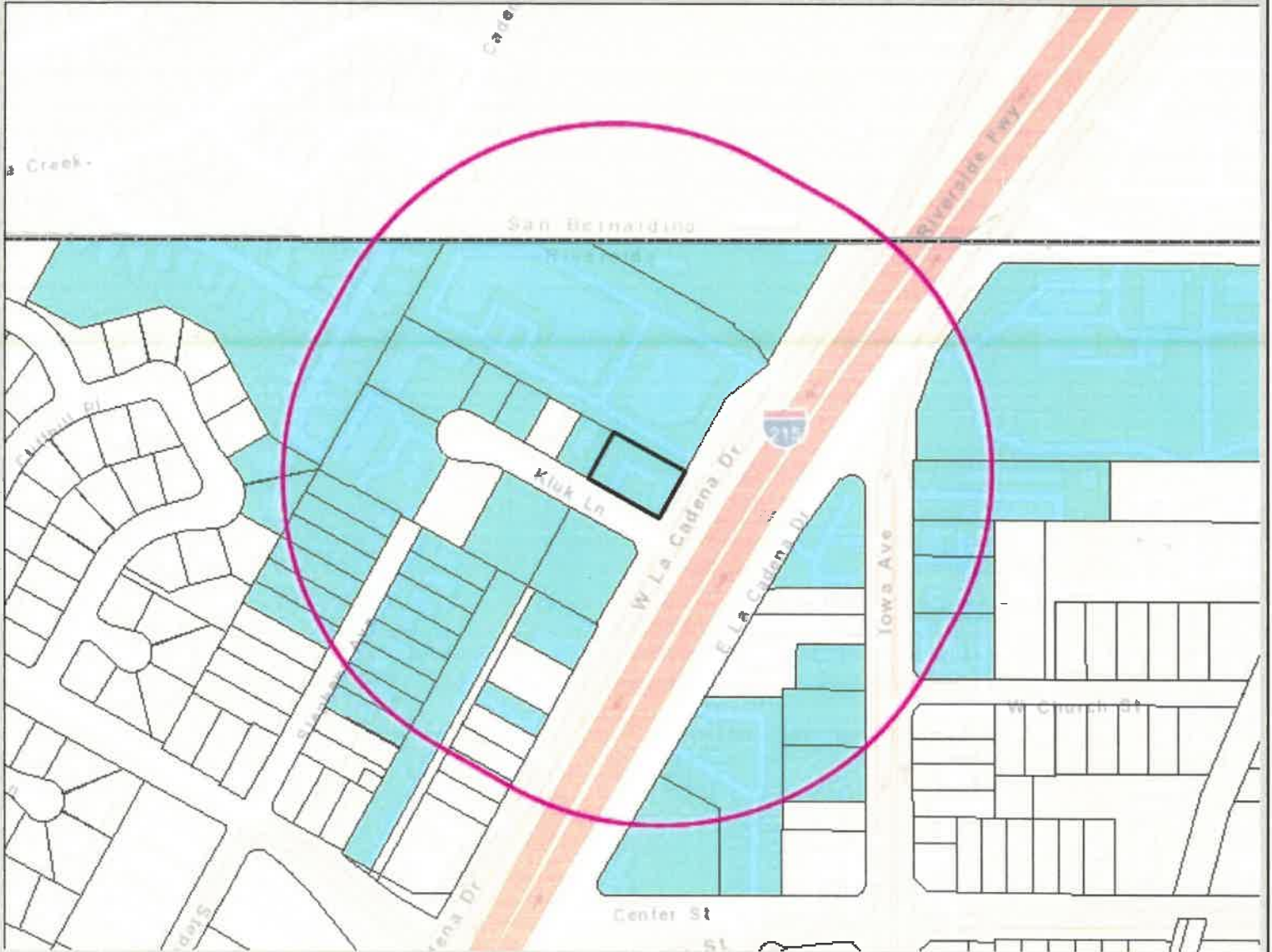
Any person wishing to comment on the proposed project may submit their comments in writing by mail or email, or by phone between the date of this notice and the public hearing; or, you may appear and be heard at the time and place noted above. You may participate remotely by registering with the Planning Department. All comments received prior to the public hearing will be submitted to the Planning Commission for consideration, in addition to any oral testimony, before making a decision on the proposed project. All correspondence received before and during the meeting will be distributed to the Planning Commission and retained for the official record.

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

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

# Riverside County GIS Mailing Labels

CZ1900029 / CUP190016 ( 600 feet buffer )



## Legend

-  County Boundary
-  Cities
-  Parcels
-  World Street Map

## Notes



0

376

752 Feet

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

REPORT PRINTED ON... 11/18/2020 4:13:14 PM

© Riverside County RCIT



**PROPERTY OWNERS CERTIFICATION FORM**

I, VINNIE NGUYEN certify that on November 19, 2020,

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

APN (s) or case numbers CZ1900029/CUP190016 for

Company or Individual's Name RCIT - GIS,

Distance buffered 600'

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

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

TITLE: GIS Analyst

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

Riverside, Ca. 92502

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

246110016  
RJB HOLDINGS  
3226 KLUK LN  
RIVERSIDE CA 92501

246110019  
MICHAEL WAYNE JOHNSON  
40473 ROCK MOUNTAIN DR  
FALLBROOK CA 92028

246110023  
M E W CORP  
31878 DEL OBISPO ST 118  
SAN JUAN CAPO CA 92675

246122031  
ELIDIA LEON FLORES  
215 STEPHENS AVE  
RIVERSIDE CA 92501

246123001  
LAZARO ESTRELLA  
200 STEPHENS AVE  
RIVERSIDE CA 92501

246123016  
JOSEPH PITRUZZELLO  
6381 PERCIVAL DR  
RIVERSIDE CA 92506

246122007  
PETER L. GARCIA  
17637 STREAMSIDE LN  
RIVERSIDE CA 92503

246122008  
ANTONINO FERNANDEZ  
250 CLIFFHILL PL  
RIVERSIDE CA 92501

246110017  
KALISH DAVID & MARIAN 2019 TRUST DATED  
PO BOX 15127  
NEWPORT BEACH CA 92659

246110025  
MAHMOUD ALL YASIN  
183 W LA CADENA DR  
RIVERSIDE CA 92501

246122033  
TONYA SAULSBERRY  
205 STEPHENS AVE  
RIVERSIDE CA 92501

246123003  
BLAISE M. BYBEE  
220 STEPHENS AVE  
RIVERSIDE CA 92501

246123006  
DAVID GARCIA  
250 STEPHENS AVE  
RIVERSIDE CA 92501

246110018  
MEW CORP  
31878 DEL OBISPO ST 118  
SAN JUAN CAPO CA 92675

246123004  
ANDRES HUIPE MANCERA  
230 STEPHENS AVE  
RIVERSIDE CA 92501

246123005  
FELIPE MORALES SAAVEDRA  
240 STEPHENS AVE  
RIVERSIDE CA 92501

246110003  
PEOPLES PROPERTIES  
419 W 30TH ST UNIT A  
NEWPORT BEACH CA 92663

246110022  
IGLESIA DE CRISTO ELIM RIVERSIDE INC  
115 W LA CADENA DR  
RIVERSIDE CA 92501

247020006  
24 APARTMENT COMPLEX SERVICES INC  
455 W LA CADENA AVE NO 7  
RIVERSIDE CA 92501

247020009  
HORIZON CA PROPERTIES  
PO BOX 230579  
ENCINITAS CA 92023

247020001  
FLORENCE AVENUE  
12502 MARTHA ANN DR  
LOS ALAMITOS CA 90720

246122027  
REX ALLEN TUCKER  
18635 HERMOSA ST  
RIVERSIDE CA 92508

246122028  
ENRIQUE RAMIREZ  
245 STEPHENS AVE  
RIVERSIDE CA 92501

246122029  
SANTIAGO H. TORRES  
235 STEPHENS AVE  
RIVERSIDE CA 92501

247020013  
CENTER STREET GROUP  
300 S HARBOR BLV STE 1020  
ANAHEIM CA 92805

246110001  
LAKE CADENA INV LTD  
10877 WILSHIRE BLV 1520  
LOS ANGELES CA 90024

246110005  
THOMAS M. FITTERER  
269 CORDOBA WAY NO 29  
PALM DESERT CA 92260

246110021  
DAVID JOHN MAIORANO  
19725 MARIPOSA AVE  
RIVERSIDE CA 92508

246123002  
LAURA ELENA RIVERA  
210 STEPHENS AVE  
RIVERSIDE CA 92501

246123008  
BLANDI A. LOPEZ  
270 STEPHENS AVE  
RIVERSIDE CA 92501

247031005  
MISSOURI RIVER FARM PARTNERSHIP  
700 7TH ST S  
FARGO ND 58103

247041005  
ELVIRA MORGAN MARTINEZ  
653 N LINDEN AVE  
RIALTO CA 92376

247041014  
OSCAR A. MONTOYA  
9359 LINCOLN BLVD APT 4254  
LOS ANGELES CA 90045

246122030  
ARACELY MORALES  
225 STEPHENS AVE  
RIVERSIDE CA 92501

246123007  
SBD DEVELOPMENT  
P O BOX 2424  
SAN BERNARDINO CA 92406

246123018  
MICHAEL ALLEN  
2600 E SELTICE # 416  
POST FALLS ID 83854

246123020  
PITRUZZELLO JOSEPH  
6381 PERCIVAL DR  
RIVERSIDE CA 92506

247031002  
IOWA PRIVACY TRUST  
5198 ARLINGTON AVE NO 662  
RIVERSIDE CA 92504

247041001  
ADOLFO ALVAREZ  
21641 BURCH ST  
PERRIS CA 92570

247020004  
MARKWARDT HOWARD JOHN  
707 FOREST PARK DR  
RIVERSIDE CA 92501

247020005  
MICHAEL L. MURPHY  
970 W C ST  
COLTON CA 92324

**Applicant:**

Bernard Steinmann  
3843 Bristol St #126  
Santa Ana CA 92705

**Engineer:**

EPD Solutions  
2 Park PLZ Suite 1120  
Irvine CA, 92614  
Attn: Andrea Arcilla

**Owner:**

Timothy Beld  
125 La Cadena Drive  
Riverside CA 92501

Southern California Edison  
2244 Walnut Grove Ave. Room 312  
P.O. Box 600  
Rosemead, CA 91770

City of Riverside  
Attn: Diane Jenkins/Ken Gutierrez  
3900 Main St., 3<sup>rd</sup> Fl  
Riverside, CA 92501

Southern California Gas Company  
P.O. Box 1626  
Monterey Park, CA 91754

Western Municipal Water Dist.  
14205 Meridian Parkway  
Riverside, CA 92518



**RIVERSIDE COUNTY  
PLANNING DEPARTMENT**

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

**NOTICE OF EXEMPTION**

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

**Project Title/Case No.:** Cannabis Retailer / Development Agreement No. 1900009, Change of Zone No. 1900029, and Conditional Use Permit No. 190016

**Project Location:** 125 W La Cadena Drive, Riverside CA, 92501

**Project Description:** Development Agreement No. 1900009 (DA No. 1900009) sets forth the terms and conditions under which the Commercial Cannabis Activity of CUP190016 will operate in addition to the requirements established under Ordinance No. 348, and all other local ordinances and regulations, state law and such other terms and conditions. Change of Zone No. 1900029 is a proposal to change the existing zoning classification for the subject site from General Commercial (C-1/C-P) to Manufacturing – Service Commercial (M-SC). Conditional Use Permit No. 190016 is a proposal for a retail cannabis business with delivery within an existing 4,400-square-foot, two-story building on a 0.37-acre lot with parking and landscaping.

**Name of Public Agency Approving Project:** Riverside County Planning Department

**Project Applicant & Address:** Bernard Steimann – 125 W La Cadena Drive, Riverside CA, 92501

**Exempt Status: (Check one)**

- Ministerial (Sec. 21080(b)(1); 15268)  Categorical Exemption 15301, 15303, and 15061 (b)(3)  
 Declared Emergency (Sec. 21080(b)(3); 15269(a))  Statutory Exemption (\_\_\_\_\_)  
 Emergency Project (Sec. 21080(b)(4); 15269 (b)(c))  Other:

**Reasons why project is exempt:** This project is exempt from California Environmental Quality Act (CEQA) review pursuant to Article 19 - Categorical Exemptions, Section 15301 (Existing Facilities), which provides: Class I consists of the operation, repair, maintenance, permitting, leasing, licensing, or minor alteration of existing public or private structures, facilities, mechanical equipment, or topographical features, involving negligible or no expansion of existing or former use. Furthermore, this project is exempt from California Environmental Quality Act (CEQA) review pursuant to Article 19 - Categorical Exemptions, Section 15303 (New Construction or Conversion of Small Structures). This section specifically exempts construction and location of new, small facilities or structures; and the conversion of existing small structures for one use or another where only minor modifications are made in the exterior of the structure. Lastly, this proposed project is also exempt from California Environmental Quality Act (CEQA) review pursuant to Article 5 - Preliminary Review of Projects and Conduct of Initial Study, Section 15061(b)(3), which states: Once a lead agency has determined that an activity is a project subject to CEQA, a lead agency shall determine whether the project is exempt from CEQA.

Mina Morgan (951) 955-6035  
County Contact Person Phone Number

\_\_\_\_\_  
Signature Title Date  
Project Planner January 12, 2021

Date Received for Filing and Posting at OPR: \_\_\_\_\_

Revised: 1/12/21: Y:\Planning Case Files-Riverside office\CUP190016\SR Package

*Please charge deposit fee case#:* ZEA No.42996    ZCFW No. 6364- County Clerk Posting Fee  
**FOR COUNTY CLERK'S USE ONLY**

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**COUNTY OF RIVERSIDE  
PLANNING DEPARTMENT  
STAFF REPORT**

**Agenda Item No.**

**4 . 1**

**Planning Commission Hearing: February 3, 2021**

**PROPOSED PROJECT**

**Case Number(s):** SP260S03, CZ2000027,  
TPM37787, PPT190035

**Environmental:** CEQ190162 MND Mitigated Negative

**Area Plan:** Harvest Valley/Winchester

**Zoning Area/District:** Homeland Area

**Supervisory District:** Third District

**Project Planner:** Deborah Bradford

**Project APN(s):** 457-350-027

**Applicant(s):** Strat Property Management, Inc., Donald Clauson

**Representative(s):** Stevenson, Porto & Pierce, Inc., Henry Lozano

  
John Hildebrand  
Interim Planning Director

**PROJECT DESCRIPTION AND LOCATION**

**Specific Plan No. 260 Substantial Conformance No. 3** incorporates revisions to the Specific Plan zoning ordinance into the Specific Plan text in regard to permitted uses and development standards. These will include, reducing the side yard setback adjacent to residential and commercially zoned property from 50 feet to 20 feet, revising permitted uses from "Trailer, recreational vehicle, and boat storage within an enclosed building." to "Covered trailer, recreational vehicle and boat storage", and updating the numbering in the Specific Plan Zone Ordinance to reflect the changes to Ordinance No. 348.

**CHANGE OF ZONE NO. 2000027** revises the Specific Plan Zoning Ordinance to modify the permitted use and development standards of Planning Area 43 and to establish the legal boundaries of Planning Area 43 within Specific Plan No. 260 (Menifee North).

**TENTATIVE PARCEL MAP NO. 37787** is a Schedule "E" subdivision of one 20.06 gross acre parcel into two parcels. Parcel 1 is proposed to be comprised of approximately 11.07 gross acres and Parcel 2 comprised of approximately 8.99 gross acres.

**PLOT PLAN NO. 190035** is for the construction and operation of a R.V. storage facility consisting of 225 covered R.V. storage spaces and a proposed water basin on parcel 2 of Tentative Parcel Map No. 37787. The storage facility will provide storage for RVs, travel trailers, boats, and occasionally personal vehicles. Access into the facility will be provided via a secured gated entry system and the facility will be open from 6:00 a.m. to 10:00 p.m., Monday through Sunday.

The Project site is located east of Sultanas Road, north of El Tecolote Road, south of Triple Crown Road, and west of Branson Lane and Leon Road.

The above is hereinafter referred to in this staff report as the "Project."

**PROJECT RECOMMENDATION**

**STAFF RECOMMENDATIONS:**

**THAT THE PLANNING COMMISSION RECOMMENDS THAT THE BOARD OF SUPERVISORS TAKE THE FOLLOWING ACTIONS:**

**ADOPT a MITIGATED NEGATIVE DECLARATION for ENVIRONMENTAL ASSESSMENT NO. CEQ190162**, based on the findings and conclusions provided in the Initial Study, attached hereto, and the conclusion that the Project will not have a significant effect on the environment; and,

**APPROVE SPECIFIC PLAN NO. 260 SUBSTANTIAL CONFORMANCE NO. 3**, subject to the attached advisory notification document and based on the findings and conclusions incorporated in the staff report; and,

**TENTATIVELY APPROVE CHANGE OF ZONE NO. 2000027** to amend the Specific Plan’s Zoning Ordinance to modify the permitted uses and development standards for Planning Area 43 and to establish the legal boundaries of Planning Area 43 based on the findings and conclusions incorporated in the staff report and pending final adoption of the zoning ordinance by the Board of Supervisors; and,

**APPROVE TENTATIVE PARCEL MAP NO. 37787** subject to the attached advisory notification document, conditions of approval, and based upon the findings and conclusions incorporated in the staff report pending final adoption of the zoning ordinance by the Board of Supervisors; and,

**APPROVE PLOT PLAN NO. 190035**, subject to the attached advisory notification document, conditions of approval, and based upon the findings and conclusions provided in this staff report pending final adoption of the zoning ordinance by the Board of Supervisors.

**PROJECT DATA**

**Land Use and Zoning:**

Specific Plan:	Yes – Menifee North Specific Plan No. 260
Specific Plan Land Use:	Business Park
Existing General Plan Foundation Component:	Community Development
Proposed General Plan Foundation Component:	N/A
Existing General Plan Land Use Designation:	Business Park
Proposed General Plan Land Use Designation:	N/A
Policy / Overlay Area:	Highway 79 Policy Area
Surrounding General Plan Land Uses	
North:	Medium Density Residential (MDR) as reflected in SP No. 260 Land Use Map
East:	Medium Density Residential (MDR) as reflected in SP No. 260 Land Use Map

South:	Light Industrial (LI) as reflected in SP No. 260 Land Use Map
West:	Light Industrial (LI) and Medium Density Residential (MDR) as reflected in SP No. 260 Land Use Map
Existing Zoning Classification:	Specific Plan (SP 260)
Proposed Zoning Classification:	Specific Plan (SP 260), Planning Area 43
Surrounding Zoning Classifications	
North:	Specific Plan No. 260 (SP No. 260) – Planning Area 41
East:	Specific Plan No. 260 (SP No. 260) – Planning Area 46
South:	Specific Plan No. 260 (SP No. 260) – Planning Area 44
West:	Specific Plan No. 260 (SP No. 260) – Planning Areas 28 and 30
Existing Use:	Vacant Land
Surrounding Uses	
North:	Residential Development
South:	Storage Facility
East:	Vacant Land
West:	Vacant Land

**Project Details:**

<i>Item</i>	<i>Value</i>	<i>Min./Max. Development Standard</i>
Project Site (Acres):	20 Gross Acres	N/A
Building Height (FT):	18'	35'
Total Proposed Number of Lots:	2	N/A
Map Schedule:	'E'	

**Located Within:**

City's Sphere of Influence:	No
Community Service Area ("CSA"):	Yes – Lakeview/Nuevo/Romoland/Homeland #146
Special Flood Hazard Zone:	No
Agricultural Preserve:	No
Liquefaction Area:	Yes – Low/Moderate
Subsidence Area:	Yes – Susceptible
Fault Zone:	No

Fire Zone:	No
Mount Palomar Observatory Lighting Zone:	Yes – Zone B
WRCMSHCP Criteria Cell:	No
CVMSHCP Conservation Boundary:	No
Stephens Kangaroo Rat (“SKR”) Fee Area:	Yes – In or partially within
Airport Influence Area (“AIA”):	Yes – March Air Reserve Base, Zone E.

**PROJECT LOCATION MAP**



Figure 1: Project Location Map

**PROJECT BACKGROUND AND ANALYSIS**

**Background:**

*Specific Plan*

Menifee North Specific Plan No. 260 was approved by the Board of Supervisors on December 27, 1994. At that time the Specific Plan was located on approximately 1,638 acres located between the communities of Homeland and Romoland in southwestern Riverside County. As originally approved, 363 acres were devoted to commercial and business park uses, approximately 2,390 residential units were proposed, and 21 acres were provided for parks. The Specific Plan was comprised of 48 Planning Areas. Amendment No. 1 to the Specific Plan was adopted in 2007 and resulted in a reduction in commercial and business park acreage, increased the number of residential units to 2,602, increased the park acreage to 30 acres, removed a school site from PA 42 and replaced with residential units. School acreage was reduced from 28.7 acres to 18.2 acres, revisions to drainage plans, and street plans which resulted in increasing the size of PA's 7, 11, 12, 20 and 23 through 28.

Amendment No. 2 to the Specific Plan was adopted in April 2008. This amendment included the division and re-designation of Planning Area 7 from Business Park (BP) to Medium High Density Residential (MDR) (PA 7A) and to High Density Residential (HDR) Garden Courts (PA 7B). Planning Area 10 was re-designated from Low Density Residential (LDR) to Community Park. Planning Area 48 (Community Center) was combined into Planning Area 20 (Community Park) to become Community Park/Center. Planning Area 23 was re-designated from Commercial (CR) into High Density Residential (HDR) (PA23A – Garden Courts) and Commercial (PA23B). In addition, the maximum number of dwelling units were increased by 312 from 2,503 to 2,815 and minor modifications to various planning area boundaries and acreages were also approved.



Figure 2. Specific Plan No. 260 Land Use Map as originally adopted.

Since the adoption of Amendment No. 2 to the Menifee North Specific Plan in 2008, the City of Menifee incorporated, resulting in an approximately 775.4 acre portion of the adopted Specific Plan west of Briggs Road being removed from County of Riverside jurisdiction. Substantial Conformance No. 1 to the Menifee North Specific Plan updated the land use plan to accommodate Tentative Tract Map 31500, a subdivision map processed concurrently with Substantial Conformance No. 1. This Substantial Conformance encompassed Planning Areas 32 and 33B; reflected the limits of the newly incorporated City of Menifee; and to be consistent with the land use designations of the Riverside County General Plan. The revised limits of the Menifee North Specific Plan are reduced to approximately 829.2 acres east of Briggs Road, west of Juniper Flats Road, south of Watson Road, and north of Matthews Road and provides for a wide range of land uses including 2,025 residential units. Substantial Conformance No. 1 was prepared to

modify Planning Areas 32 and 33B to provide consistency for the concurrent review of Tentative Tract Map 31500; but also included several technical revisions to other portions of the land use plan and text to correct the land use designations and provide consistency with the adopted Riverside County General Plan Land Use Designations. Substantial Conformance No. 1 did not change the number of dwelling units permitted within the Specific Plan area, nor change the density of any individual Planning Area. It is important to note that the area covered by TTM 31500 (Planning Areas 32 and 33B) provided for the same number of units (206) as approved in adopted SP260A2.

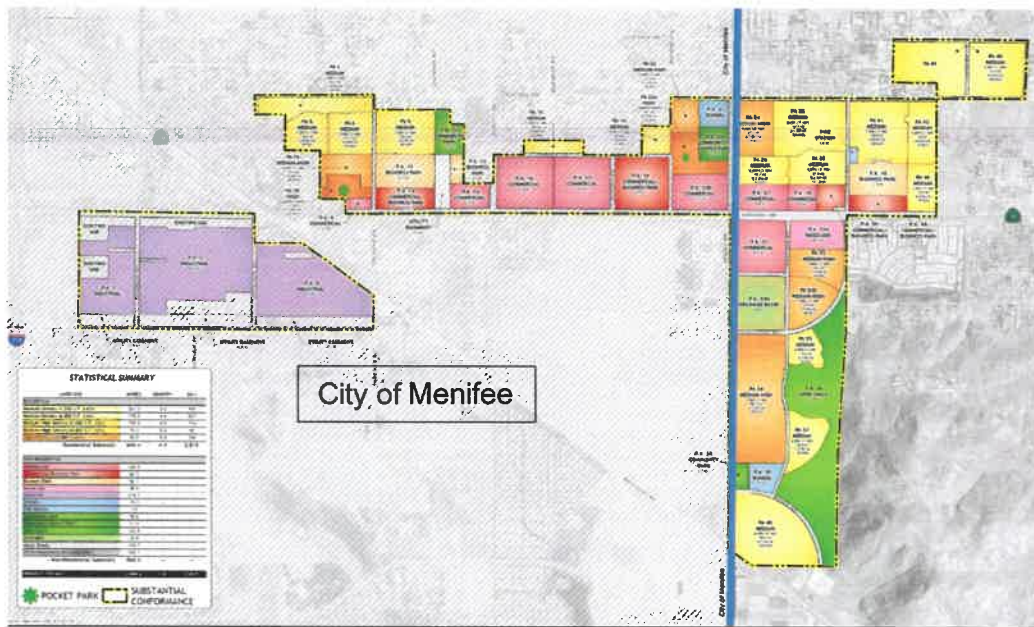


Figure 3. SP Land Use Map illustrating the portion within the City of Menifee.

Substantial Conformance No. 2 to the Menifee North Specific Plan modified the acreages, unit counts and lot sizes for Planning Areas 24, 25, 26 and 28 to accommodate proposed Minor Change No. 1 to Tentative Tract Map No. 29322 and proposed Tentative Tract Map No. 37533, which were processed concurrently with Substantial Conformance No. 2. Substantial Conformance No. 2 maintained the approved maximum of 2,025 residential units permitted on 829.2 acres in the County's portion of the Specific Plan, while modifying the Specific Plan text and graphics to: reduce the minimum lot sizes and reallocation of dwelling units; provide a 4.9-acre Public Park within Planning Area 25; revise the locations of the water quality basins and mini-park sites within Planning Areas 24, 25, 26, and 28; and reduce the overall acreage of major roads within the overall SP area from 77.1 acres to 74.8 acres. Substantial Conformance No. 2 also includes a technical correction for the land use designations of Planning Areas 26 and 28, from "Medium-High Density Residential" to "Medium Density Residential" for consistency with the approved TM 29322.

#### *Proposed Project*

The applicant submitted a Pre-Application Review (PAR) on April 17, 2019 and was reviewed by the Development Advisory Committee (DAC) on May 23, 2019. The Project submitted for review was for a subdivision of an 18.67 gross acre site into 2 lots and for a Mini Warehouse Storage Facility consisting of 379 stalls and a water basin. No buildings were proposed as a part of the storage facility but rather covered parking stalls.

Tentative Parcel Map No. 37787 (TPM37787) and Plot Plan No. 190035 (PPT190035) were submitted to the County of Riverside on November 5, 2019. Through the review of the applications and plans, it was determined that a change of zone was required to modify the text of the Specific Plan Zoning Ordinance since the current Specific Plan Zoning Ordinance requires any RV, trailer, or boat storage to be within an enclosed building and also requires a 50 foot setback where the industrial property abuts a residential or commercially zoned property. With the change of zone submitted, it is also proposed to define the legal boundaries of PA 43 and to implement the change of zone a substantial conformance to the specific plan was required. On October 20, 2020 applications were submitted for Change of Zone No. 2000027 and Substantial Conformance No. 3 to Specific Plan No. 260.

The Project site is located within Planning Area 43 of Specific Plan No. 260. Planning Area 43 Specific Plan land use designation is Business Park (BP). The zoning ordinance for Specific Plan No. 260 uses the Industrial Park (I-P) zoning in Ordinance No. 348 to establish permitted and conditionally permitted land uses along with development standards for Planning Area 43.

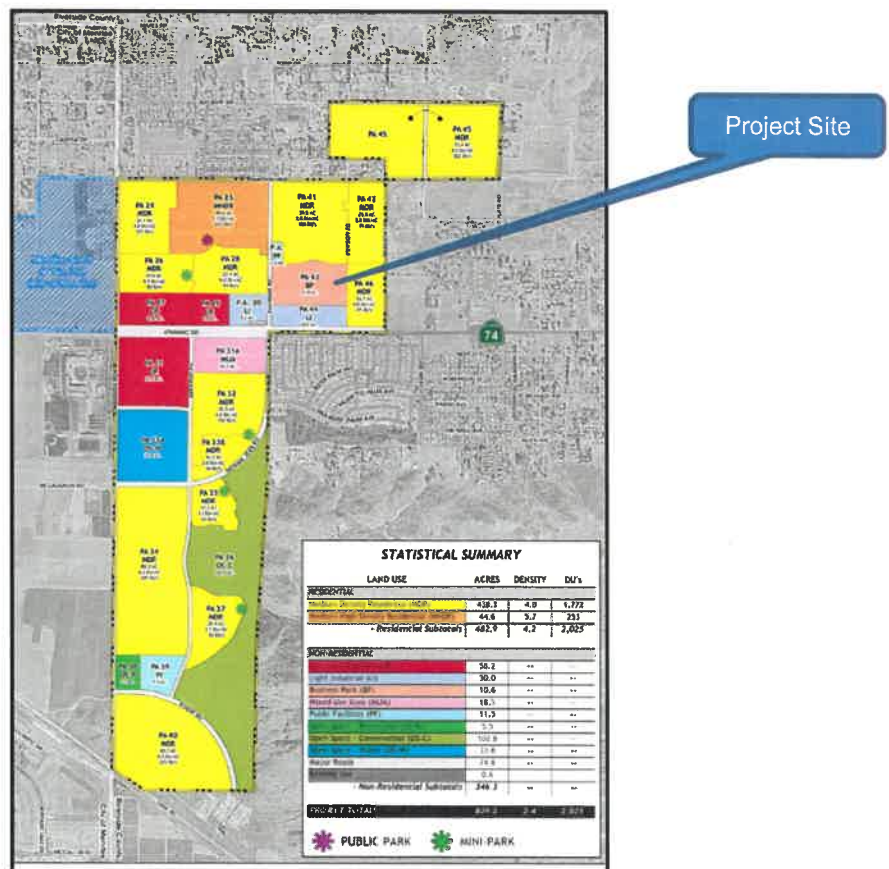


Figure 4. Current SP260 Land Use Map

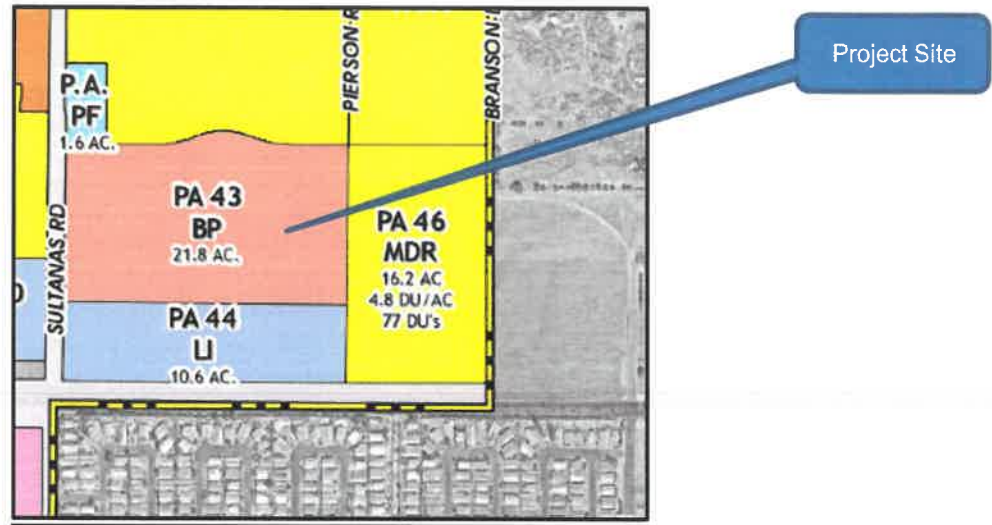


Figure 5. Detail PA 43

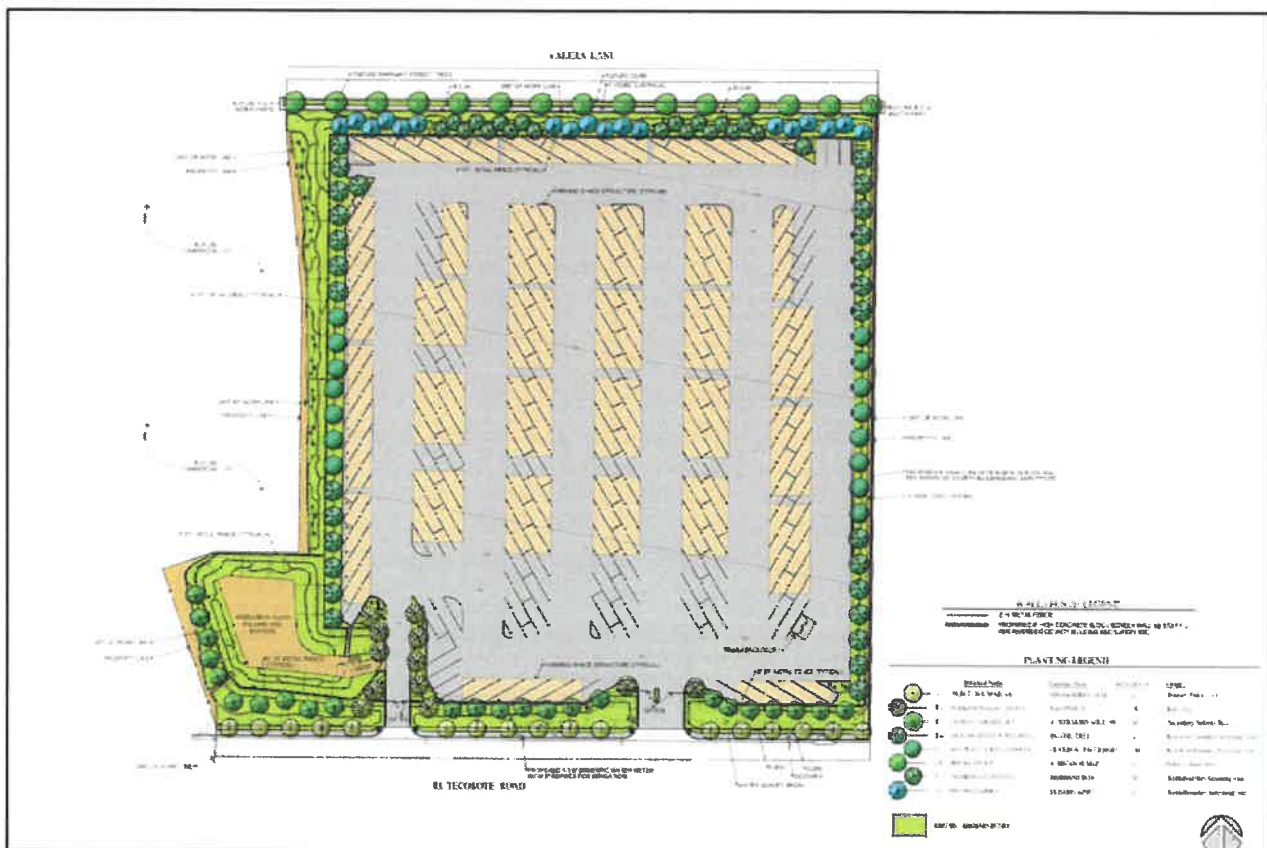


Figure 6 - Proposed Project- Conceptual Landscape Plan

**Off-Site Improvements:** The proposed Tentative Parcel Map No. 37787 is a Schedule “E” map which requires improvements in regard to streets, water, fire protection, sewage disposal, fencing, and electrical and communication facilities. The Project shall provide the following off-site improvements:



*The project proponent shall provide a sufficient TEMPORARY cul-de-sac (for Fire Truck turnaround) off-site road easement from the adjacent property owner in accordance with Ordinance No. 461.*

## ENVIRONMENTAL REVIEW / ENVIRONMENTAL FINDINGS

An Initial Study (IS) and a Mitigated Negative Declaration (MND) have been prepared for this project in accordance with the California Environmental Quality Act (CEQA); Environmental Assessment No. CEQ190162. The IS identified potentially significant impacts in regard to the issue areas of Biological Resources, Cultural Resources, Noise, and Paleontological Resources; however, with the incorporation of mitigation measures the impacts were reduced to less than significant. Based on the Initial Study's conclusions, the County of Riverside determined that an MND is appropriate for the proposed Project pursuant to the State CEQA Guidelines. The IS and MND represent the independent judgement of Riverside County. The documents were circulated for public review on December 31, 2020 per the California Environmental Quality Act Statute and Guidelines Section 15105. The public review period ended on January 20, 2021.

### **Solar Energy:**

Riverside County's Climate Action Plan Measure R2-CE1 requires that if any tentative tract map, plot plan, or conditional use permit that proposes to add more than 75 new dwelling units of residential development or one or more new buildings totaling more than 100,000 gross square feet of commercial, office, industrial or manufacturing development the project will be required to offset its energy demands by 20 percent by on-site renewable energy production. No buildings are proposed as a part of this Project; therefore, the requirements of Measure R2-CE1 are not applicable. Regardless, as discussed in the IS/MND, the proposed Project will incorporate solar into the majority of the canopies that cover the parking spaces.

## FINDINGS AND CONCLUSIONS

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

### **Land Use Findings:**

1. The Project site has a General Plan Land Use Designation of Business Park (BP) as reflected in the Specific Plan No. 260 Land Use Plan. Land uses intended for Planning Area 43 include but are not limited to professional office, supportive commercial uses as well as some limited types of "clean" industrial uses. The proposed parcel map is a Schedule 'E' subdivision of 20.06 into two commercial/industrial parcels. Parcel 2 is proposed to be developed as a storage facility as reflected in Plot Plan No. 190035 and Parcel 1 will be developed at a later time. Planning Area 43 development standards and permitted uses are reflected in the Specific Plan Zoning Ordinance which primarily follows the development standards and permitted uses of the I-P Zone as established in Ordinance No. 348. The proposed Project meets the required development standards and permitted uses allowed in Planning Area 43 as stated in the Specific Plan Zoning Ordinance. To further ensure consistency, General Plan Policy LU 1. 10 states that, "the Area Plan designations of properties within adopted Specific Plans are provided for informational and illustrative purposes only. The actual designation of land are as specified in the applicable Specific Plan Document." Therefore, the Project as proposed is consistent with the General Plan and the Harvest Valley/Winchester Area Plan, in that

the actual land use designation and intended uses for PA 43 are identified in the Specific Plan Document, the Land Use Map, and Specific Plan Zoning Ordinance.

2. The existing zoning is Specific Plan (Specific Plan No. 260). The Project proposes to revise the Specific Plan Zoning Ordinance text related to PA 43 to modify the permitted uses as it pertains "*Trailer, recreational vehicle, and boat storage within an enclosed building*" to "*Covered trailer, recreational vehicle and boat storage*" and revising the language reducing setbacks where the industrial property abuts a residentially zoned property from 50 feet to 20 feet. Additionally, the proposed Tentative Parcel Map No. 37787 and Plot Plan No. 190035 are consistent with the allowed uses and development standards of the proposed Specific Plan Zoning, which is detailed below in the Development Standards Findings.
3. The project site is located within the Highway 79 Policy Area which requires a reduction in residential density to limit trip generation. The proposed Project does not include residential development; therefore the policy does not apply to this Project.
4. The proposed use for Parcel 2 of the proposed Project site is for the development of an R.V. storage facility consisting of 225 covered R.V. storage spaces and a proposed water basin. As proposed, the use is a permitted use as provided for in the Specific Plan Zoning Ordinance for Planning Area 43 which allows for the operation of trailer, recreational vehicle and boat storage facilities subject to Plot Plan approval. The modifications to the Specific Plan Zoning Ordinance are minor in terms of setback modifications and permitted uses. The use proposed will not result in a use that is currently not allowed or is more intense than what is currently permitted pursuant to the Specific Plan Zoning Ordinance for Planning Area 43. Therefore, the proposed Project is consistent with Ordinance No. 348 (Land Use) and is allowed within the Specific Plan Zoning Classification as proposed to be revised by the Change of Zone.

### **Entitlement Findings:**

#### **Specific Plan – Substantial Conformance:**

The findings required to approve the substantial conformance to Specific Plan No. 260, pursuant to the provisions of the Riverside County Ordinance No. 348 are as follows:

1. The Project proposes minor modifications to the Specific Plan in regards to modifications to the Specific Plan Zoning Ordinance text in terms of permitted uses and development standards within PA 43. The proposed modifications will not result in a change in density, boundaries, or allowable dwelling units as currently allowed. The Specific Plan would still allow for the operation of facilities for the storage of trailers, recreational vehicles and boats within Planning Area 43. No alteration of the Specific Plan boundaries or intensifying the use of the site will occur due to these modifications. Therefore, the Project as modified continues to meet the intent and purpose of the adopted Specific Plan and is consistent with this finding.

The Project as modified proposes to revise text in regards to permitted uses and setback requirements specifically as they pertain to PA 43. These modifications to the Specific Plan Zoning Ordinance will remain consistent with the conditions of approval, findings and conclusions contained in Resolution No. 94-424 adopting SP No. 260, Resolution No. 07-077 adopting SP No. 260A1, and Resolution No. 2008-044 adopting the SP No. 260A2, as consistent with the intent, design, and mitigation approved for SP No. 260 in that these modifications to the Specific Plan will not result in allowing a more

intensive use to be permitted on the Project site nor will the boundaries of Specific Plan No. 260 be altered. The proposed Project will remain consistent with the Riverside County General Plan.

2. The substantial conformance does not include a modification or deletion of any conditions of approval. However, some of the Advisory Notification Document statements have been revised to reflect the proposed changes. Therefore, the substantial conformance is consistent with this finding.
3. The substantial conformance does not include a proposal to construct the project out of phase; therefore, the project is consistent with this finding.
4. The substantial conformance does not include a modification to approved land uses. Although the substantial conformance includes modifications to the Specific Plan Zoning Ordinance for Planning Area 43 regarding permitted uses to modify that RV, trailer, and boat storage is allowed under covered structures and not just within enclosed buildings, as well as a reduction in the setback requirements when an industrial project abuts a residential or commercial property the permitted general approved land uses remain unchanged. The overall number of housing units and acreage remains as approved in SP No. 260A2. The substantial conformance is consistent with this finding.
5. The substantial conformance does not modify the project design in terms of circulation, protection of topographical feature, minimization of grading, and drainage or infrastructure improvements. Therefore, the Project is consistent with this finding.

**Change of Zone:**

1. The Project site is zoned Specific Plan. Change of Zone No. 2000027 is a proposal to establish the legal boundaries of PA 43 and to modify the text of the Specific Plan No. 260A2 Zoning Ordinance. Changes to the zoning ordinance are related to permitted uses and setback requirements specifically in Planning Area 43. The proposed changes to the zoning ordinance remain consistent with the Specific Plan No. 260A2 Land Use Map and specific plan text and remains consistent with the General Plan as detailed in the previous findings.

**Tentative Parcel Map:**

Tentative Parcel Map No. 37787 (TTM37787) is a Schedule "E" map proposal to subdivide a 20.06 gross acre parcel into two parcels.

Parcel 1 is proposed to be comprised of approximately 11.07 gross acres and Parcel 2 comprised of approximately 8.99 gross acres. The findings required to approve a Map, pursuant to the provisions of the Riverside County Zoning Ordinance 460, are as follows:

1. The design of the tentative parcel map is consistent with the County's General Plan. General Plan Principle IV.A.4 states that communities should range in location and type from urban to suburban to rural. General Plan Principle VII A. 1. Encompasses a robust economy serving a full range of job needs, offers housing choices covering the complete spectrum from entry level to estate living environments, and provides a solid economic base to support needed public services and facilities. The proposed tentative parcel map will comply with the General Plan by providing opportunities for development that will serve the community as a whole by encouraging commercial, office, and light industrial uses that will serve the community within the Harvest Valley/Winchester Area Plan.

Project implementation will be consistent with the overall SP No. 260 which was prepared to provide an essential link with the policies of the County of Riverside's General Plan. The proposed land division will result in the subdivision of a 20.06-acre parcel into 2 parcels. Parcel 1 at this time does not have a development plan but will be required to comply with the allowable uses and development standards as provided for in the Specific Plan text and zoning ordinance. Parcel 2 will be developed with a community and tourist serving RV storage facility. This development will be consistent with the overall density, architectural design, and landscaping as envisioned by the Specific Plan as originally adopted. Therefore, the proposed Project is consistent with this finding.

2. The site is physically suitable for the type of development and density proposed due to its frontage on Sultanas Road and El Tecolote Road and the availability of infrastructure and accessibility to existing utilities and services. Additionally, the site does not have any topographical features or environmental constraints that would result in the inability to develop the Project site. Therefore, the proposed Project is consistent with this finding.
3. The overall development of the land shall be designed for the protection of the public health, safety and general welfare. An Initial Study (IS) and a Mitigated Negative Declaration (MND) have been prepared for this Project in accordance with the California Environmental Quality Act (CEQA). Environmental Assessment No. CEQ190162. The Initial Study identified potentially significant impacts in regard to the issue areas of Biological Resources, Cultural Resources, Noise, and Paleontological Resources; however, with the incorporation of mitigation measures the impacts were reduced to less than significant. Therefore, it was determined that no impacts would result in terms of substantial environmental damage, serious public health problems, or substantially and avoidably injure fish or wildlife or their habitat.
4. As indicated in the included project conditions of approval, the proposed land division includes the type of improvements as required by the Riverside County Land Division Ordinance No. 460 Section 10.10 for a Schedule "E" Map as detailed below:
  - a) Streets – All road improvements within the project boundaries will be constructed to ultimate County standards in accordance with Ordinance Nos. 460 and 461. El Tecolote Road from Sultanas Road to the east project boundary and Varela Lane are designated as Local Roads and will be improved with 32-foot part-width AC pavement, curb, gutter, and sidewalks. Therefore, with the design standards for street improvements as stated in the advisory notification document and standard conditions of approval the requirements of Ordinance No. 460 10.10 (A), as it pertains to streets will be met.
  - b) Domestic Water & Sewage Disposal - Potable water service and sanitary sewer service will be provided from Eastern Municipal Water District. However, presently, Parcel 1 is not slated for development at this time, so water is not immediately needed to the parcel, although is available from Eastern Municipal Water District. Parcel 2 is proposed to be developed as an RV, boat and storage facility and will not require water and sewer at this time based on the use proposed. In the event that a revision is made to the proposed plot plan for the RV, boat and storage facility and buildings will be constructed a will serve letter from EMWD will be required to obtain water and sewer. Therefore, compliance with Ordinance No. 460 10.10 (B) and (D), as it pertains to domestic water and sewage disposal will be met.
  - c) Fire Protection – Fire apparatus access roads extending beyond 150 feet which have not been completed shall have a turnaround capable of accommodating fire apparatus. The fire

apparatus access roads shall be capable of sustaining an imposed load of 75,000 lbs. and be an unobstructed width of not less than 24 feet, and vertical clearance of not less than 13 feet. Existing fire hydrants on public streets are allowed to be considered available. Minimum fire flow for the construction of all commercial structures is subject to the standards of the California Fire Code (CFC) Appendix B and Table B105.1. The applicant shall provide documentation that there exists a water system capable of delivering the required fire flow of 1500 gpm at 20psi for 2 hours. If an underground water system is not feasible an acceptable water tank system shall be proposed. Therefore, with standard conditions of approval the requirements of Ordinance No. 460 10.10 (C), as it pertains to fire protection will be met.

- d) Fences – An eight (8') foot high steel tubular fencing will surround the retention basin located along the western boundary of Parcel 2. In addition, tubular steel fencing will also be provided along the north, south, and west perimeter of the site, and a six (6') foot high masonry block wall allow the eastern boundary adjacent to future residential development. Fencing within the proposed subdivision will be in compliance with SP260A2 Design Guidelines in regard to theme walls, view fencing, and side and rear yard fencing. Therefore, the requirements of Ordinance No. 460 10.10 (E) as they pertain to fencing have been met.
  - e) Electrical and Communication Facilities – All electrical power, telephone, communication, street lighting, and cable television lines shall be designed to be placed underground. Therefore, with this condition of approval the requirements of Ordinance No. 460. 10.10 (F) as they pertain to the installation of electrical and communication facilities have been met.
5. A thirty-foot wide public utility easement extends along the entire length of the east project boundary from El Tecolote road to Valera Lane for public utilities and a road. The design of the proposed land division and its types of improvements will not conflict with easements, acquired by the public at large, for access through, or use of, property within the proposed land division because, project design will ensure there will be no conflict with providing accessibility. Therefore, the proposed Project is consistent with this finding.
6. The parcels as shown on the tentative parcel map are consistent with the minimum size allowed by the Project site's Specific Plan Zoning Ordinance which follows the development standards of the I-P zoning classification, which requires a minimum lot size of 20,000 square feet with a minimum average lot width of 100 feet. As proposed Parcel 1 is comprised of 11.07 acres with a minimum width of approximately 680 feet. Parcel 2 is comprised of approximately 8.99 acres with a minimum width of approximately 574 feet. Therefore, the proposed Project is consistent with this finding.

**Plot Plan Findings:**

- 1. The proposed use conforms to all the requirements of the General Plan and with all applicable requirements of State law and the ordinances of Riverside County. The Project site is designated as Business Park in the Riverside County General Plan and Specific Plan No. 260. The Plot Plan proposes RV, trailer, and boat storage. Planning Area 43 development standards and permitted uses are reflected in the Specific Plan Zoning Ordinance which primarily follows the development standards and permitted uses of the I-P Zone as established in Ordinance No. 348. The proposed Project meets the required development standards and permitted uses allowed in Planning Area 43 as stated in the Specific Plan Zoning Ordinance. In addition, the proposed revisions to the

Specific Plan Zoning Ordinance includes minor modification related to setbacks and permitted uses. The proposed change to the Specific Plan Zoning Ordinance continues to allow for the operation of RV, trailer, and boat storage facility subject to Plot Plan approval. Lastly, to ensure consistency, General Plan Policy LU 1. 10 states that, "the Area Plan designations of properties within adopted Specific Plans are provided for informational and illustrative purposes only. The actual designation of land is as specified in the applicable Specific Plan Document." Therefore, the Project as proposed is consistent with the General Plan in that the actual land use designation and intended uses for PA 43 are identified in the Specific Plan Document and the Land Use Map.

2. The overall development of the land shall be designed for the protection of the public health, safety and general welfare. As detailed in the MND for the proposed Project it was determined that the potential of significant impacts to Biological Resources, Cultural Resources, Noise, and Paleontological Resources could occur; however, with the incorporation of mitigation measures the impacts were reduced to less than significant. In addition, the proposed Project conforms to all applicable policies of the General Plan, the development standards of the Ordinance No. 348, and the requirements of State law and the ordinances of Riverside County.
3. The proposed storage facility conforms to the logical development of the land and is compatible with the present and future logical development of the surrounding property in that the proposed use will provide a facility that has been determined to be beneficial to the existing and proposed surrounding existing and planned residential development as well as the community as a whole. In addition, the proposed use will be complimentary to the existing storage facility located south of the Project site.
4. The plan for the proposed use shall consider the location and need for dedication and improvement of necessary streets and sidewalks, including the avoidance of traffic congestion; and shall take into account topographical and drainage conditions, including the need for dedication and improvements of necessary structures as a part thereof. The Project will provide the necessary improvements to Varela Lane, El Tecolote Road and Sultanas Road and will also include the installation of curbs and gutters and match-up of paving. A detention basin located along the south western boundary of the Plot Plan development will be provided and will be utilized for the mitigation of storm water runoff.
5. All use permits which permit the construction of more than one structure on a single legally divided lot shall, in addition to all other requirements, be subject to a condition which prohibits the sale of any existing or subsequently constructed structures on the lot until the lot is divided and a final map recorded in accordance with Ordinance No. 460 in such a manner that each building is located on a separate legally divided lot. The proposed Project is comprised of 2 Parcels. No development is proposed for Parcel 1 and this time. Parcel 2 is for the development of a storage facility which will provide 225 covered spaces for the storage of RV's, trailers, boats and personal vehicles with multiple covered structures. As proposed the parcel map would result in the subdivision of 2 commercial/industrial lots. Each parcel will be developed as legally permitted and will not result in the selling of individual building or structures.

**Development Standards Findings:**

1. The existing Zoning Classification for the Project site is Specific Plan. Development standards for Planning Areas 43 of Specific Plan No. 260A2 are provided for in the proposed Specific Plan Zoning Ordinance. Planning Area 43 in Specific Plan No. 260 utilizes the I-P Zone in Ordinance No. 348 to

establish development standards in Planning Area 43 along with any specified modifications to those development standards.

With the adoption of the proposed Specific Plan Zoning Ordinance, the following development standards shall apply to Planning Area 43:

- A. *The minimum lot size shall be 20,000 square feet with a minimum average lot width of 100 feet.* As proposed, Parcel 1 is comprised of 11.07 acres with a minimum width of approximately 680 feet. Parcel 2 is comprised of approximately 8.99 acres with a minimum width of approximately 574 feet. The proposed Project is in compliance with this development standard.
- B. *The maximum height of all structures, including buildings, shall be 35 feet at the yard setback line. Any portion of a structure that exceeds 35 feet in height shall be set back from each yard setback line not less than two feet for each one foot in height that is in excess of 35 feet. All buildings and structures shall not exceed 50 feet in height, unless a height up to 75 feet for buildings, or 105 feet for other structures is specifically permitted under the provisions of Section 18.34. of this ordinance.* No structures are proposed on Parcel 1 and this time. The development proposed on Parcel 2 will be comprised of canopies covering the RV and/or boat storage areas. These canopies will be eighteen (18') feet in height. The proposed Project is in compliance with this development standard.
- C. *A minimum 15 percent of the site shall be landscaped, and automatic irrigation shall be installed.* Parcel 1 is not proposed for development at this time. Approximately, 53,700 square feet, 15% of the net project area for the Plot Plan will be devoted to landscaping and installed with automatic irrigation as provided for on the conceptual landscape plan. The proposed Project is in compliance with this development standard.
- D. *A minimum 25-foot setback shall be required on any street. A minimum ten-foot strip adjacent to the street line shall be appropriately landscaped and maintained, except for designated pedestrian and vehicular access ways. The remainder of the setback may be used for off-street automobile parking, driveways or landscaping.* Parcel 1 is not proposed for development at this time. A 25-foot minimum setback with a ten-foot strip for landscaping has been provided along Parcel 2 adjacent to El Tecolote Road and Varela Lane and as illustrated on the conceptual landscape plans. The proposed Project is in compliance with this development standard.
- E. *The minimum side yard setback shall equal not less than ten feet for the two side lot areas combined.* Given that no development is proposed for Parcel 1 at this time setbacks do not apply. However, with the proposed development of Parcel 2 with an RV/boat storage facility setback along the western property line to the proposed canopies is fifteen (15') feet and along the eastern property line the setback is sixty (60') feet. The proposed Project is in compliance with this development standard.
- F. *The minimum rear yard setback shall be 15 feet.* The Project site is located on a through lot and does not have a rear yard. Since the property line along the northern and southern boundaries of the site are adjacent to a street, a minimum setback of 25 feet shall be required. As stated above in 'D' a minimum setback of 25 feet has been provided for Parcel 2. Therefore, the proposed Project is in compliance with this development standard.

- G. *When the industrial property abuts a residential or commercially zoned property the setback from any boundary shall not be less than 50 feet (50') for buildings and 20 feet (20') for any other structures that are less than 35 feet in height. A minimum of 20 feet (20') of the setback shall be landscaped unless a tree screen is approved in which case the setback may be used for automobile parking, driveways or landscaping. Block walls or other required fencing may be required.* The project site abuts residentially zoned property to the east. Currently, the proposed canopies are located 50 feet from the eastern property line. Therefore, the proposed Project is in compliance with this development standard.
- H. *Parking, loading, trash and service areas shall be screened by structures or landscaping. They shall be located in such a manner as to minimize noise or odor nuisance. Block walls or other fencing may be required.* Parcel 1 is not proposed for development at this time. Parcel 2 is proposed as an RV/Boat Storage facility and will be provided with 225 covered spaces. Operation of the facility will not require employees on site therefore, no employee parking is required. Parcel 2 will be screened with landscaping and fencing along the entire perimeter of the Project site. The trash enclosure will be located along the south eastern portion of the site and will be enclosed with a concrete masonry block wall, and be screened from view by the proposed 6 foot high masonry block wall along the eastern property line and by the landscaping along the southern property line. The proposed Project is in compliance with this development standard.
- I. *Outside storage shall be screened with structures or landscaping. Landscaping shall be placed in a manner adjacent to the exterior boundaries of the area so that materials stored are screened from view. If a non-screened exhibit of products is proposed, it shall be part of the industrial park plot plan and shall be set back at least ten feet from the street line.* Parcel 1 is not proposed for development at this time. Parcel 2 is proposed as an RV/Boat Storage facility and will be provided with 225 covered spaces. The entire perimeter of Parcel 2 will be enclosed with fencing and dense landscaping to ensure that the facility is primarily screened from adjacent properties. There will be no outside storage of materials associated with the RV's or boats nor will servicing of vehicles be allowed on site. The proposed Project is in compliance with this development standard.
- J. *Automobile parking shall be provided as required by Section 18.12. of this ordinance.* Parcel 1 is not proposed for development at this time. Parcel 2 is proposed as an RV/Boat Storage facility and will be provided with 225 covered spaces. Operation of the facility will not require employees therefore; no further parking will be required. The proposed Project is in compliance with this development standard.
- K. *All new utilities shall be underground.* Parcel 1 is not proposed for development at this time. Parcel 2 is proposed as an RV/Boat Storage facility and will be provided with 225 covered spaces. As a condition of approval for the plot plan electrical power, communication, streetlight, and cable television lines shall be designed to be placed underground in accordance with Ordinance No. 460 and 461. The proposed Project is in compliance with this development standard.
- L. *All roof mounted mechanical equipment shall be screened from the ground elevation view to a minimum sight distance of 1,320 feet.* Parcel 1 is not proposed for development at this time. Parcel 2 is proposed as an RV/Boat Storage facility and will be provided with 225 covered spaces. The canopies will be provided with solar panels on the roof tops of the canopies and will be integrated into the roof line. The proposed Project is in compliance with this development standard.



- M. All signs shall be in conformance with Article XIX of this ordinance. Parcel 1 is not proposed for development at this time. Parcel 2 is proposed as an RV/Boat Storage facility and will be provided with 225 covered spaces. Signage is not a part of this entitlement. Should signage be proposed compliance with Article XIX shall be required. The proposed Project is in compliance with this development standard.*
- N. All lighting, including spotlights, floodlights, electrical reflectors and other means of illumination for signs, structures, landscaping, parking, loading, unloading and similar areas shall be focused, directed, and arranged to prevent glare or direct illumination on streets or adjoining property. Parcel 1 is not proposed for development at this time. Parcel 2 is proposed as an RV/Boat Storage facility and will be provided with 225 covered spaces. Lighting will be provided underneath the proposed canopies and will be provided with motion sensors. Freestanding light standards will be hooded and directed downward to not spill light onto adjoining properties or public rights-of-way. The facility is proposed to be opened everyday via a secured gated entry system from 6:00 a.m. to 10:00 p.m.*

**Other Findings:**

1. The Project site is located within the March Air Reserve Base/Inland Port AIA, Zone E. On June 4, 2020 the ALUC Director, found that the Project to be Consistent with the 2014 March Air Reserve Base/Inland Port airport Land Use Compatibility Plan subject to conditions of approval. These conditions include but are not limited to; requiring that outdoor lighting to be hooded or shielded to prevent spillage of light or reflection into the sky, no lighting allowed that would create a steady or flashing light towards an aircraft during takeoff or landing, no use would be allowed that would generate smoke or water vapor which could attract large concentration of birds, no use that could generate electrical interference with aircraft or instrumentation will be allowed, all aboveground detention or water quality basins on site shall be designed to provide for a maximum 48-hour detention period falling a storm event and remain totally dry between rainfalls. Landscaping that would provide food or habitat for bird species shall not be utilized. Lastly, notice to prospective users of the facility shall be informed of these conditions and the location of the airport in relation to the Project site.
2. In compliance with Assembly Bill 52 (AB 52), notices regarding this Project were mailed to nine requesting tribes on March 04, 2020. Consultations were requested by the Temecula Band of Luiseño Indians (Pechanga), Rincon Band of Luiseño Indians, and Soboba Band of Luiseño Indians and Agua Caliente Band of Cahuilla Indians. No response was received from the Morongo Band of Mission Indians, Ramona Band of Cahuilla. Cahuilla Band of Indians or Colorado River Indian Tribes (CRIT).

The Pala Band of Mission Indians responded in a letter dated April 4, 2020 indicating that although they declined consultation, they requested the cultural report for the Project. This was provided to the tribe on September 23, 2020.

Pechanga requested consultation in a letter dated March 19, 2020. Consultation was initiated on May 6, 2020. On May 26, 2020 the cultural report, the geologic report and site and grading plans were provided to the tribe. The Project was discussed during an August 29, 2020 teleconference. The tribe informed Planning that there have been human remains found within a mile of the Project and that there is a Traditional Cultural Property less than a mile away as well. The tribe recommended that a Native American monitor be present during ground disturbing activities. Planning agreed and provided the Project conditions of approval to the tribe on September 15, 2020. Consultation was concluded with Pechanga on September 23, 2020.

The Rincon Band requested to consult on the Project in a letter dated March 13, 2020. On May 26, 2020 the tribe was provided with the cultural report and Project exhibits. The tribe recommended that tribal monitoring and the procedures for unanticipated resources be included in the Project conditions of approval. The conditions of approval were provided to the tribe on September 23, 2020.

Agua Caliente Band requested to consult in a letter dated April 4, 2020. The cultural report and Project exhibits were provided to the tribe on May 26, 2020. On August 20, 2020 this Project was discussed during a teleconference. The tribe told Planning that the Project was situated within a women's landscape and that they recommended monitoring during ground disturbing activities associated with the Project. The Project conditions of approval were provided to the tribe and consultation was concluded on September 15, 2020.

The Soboba Band requested to consult in a letter dated March 24, 2020. Consultation was initiated on May 26, 2020. On August 29, 2020 and September 17, 2020, the tribe was provided with the cultural report and the Project conditions of approval. On September 23, 2020 a final meeting was held. The tribe requested the conditions of approval, which were provided to them and consultation was concluded.

3. The project site is located within Zone B of the Mount Palomar Observatory Lighting Zone boundary, as identified by Ordinance No. 655 (Mt. Palomar). The project is required to comply with all lighting standards specified within Ordinance No. 655, pursuant to Zone B.
4. The project site is located within the Fee Assessment Area of the Stephen's Kangaroo Rat Habitat Conservation Plan (SKRHCP). Per County Ordinance No. 663 and the SKRHCP, all applicants who submit for development permits, including maps, within the boundaries of the Fee Assessment Area who cannot satisfy mitigation requirements through on-site mitigation, as determined through the environmental review process, shall pay a Mitigation Fee of \$500.00 per gross acre of the parcels proposed for development. Payment of the SKRHCP Mitigation Fee for this Project, instead of onsite mitigation, will not jeopardize the implementation of the SKRHCP as all core reserves required for permanent Stephen's Kangaroo Rat habitat have been acquired and no new land or habitat is required to be conserved under the SKRHCP.

**Fire Findings:**

1. The Project site is not located within Fire Hazard Zone or within a Cal Fire State Responsibility Area (SRA). However, compliance with State and County Ordinances and standard conditions of approval in regard to emergency access, fire flow, fire hydrants and building materials will aid in the protection of people and property from the potential hazards of fire.

**Conclusion:**

1. For the reasons discussed above, as well as the information provided in the Mitigated Negative Declaration, the proposed Project conforms to all the requirements of the General Plan, Specific Plan No. 260, and with all applicable requirements of State law and the ordinances of Riverside County. Moreover, the proposed Project would not be detrimental to the health, safety or general welfare of the community.

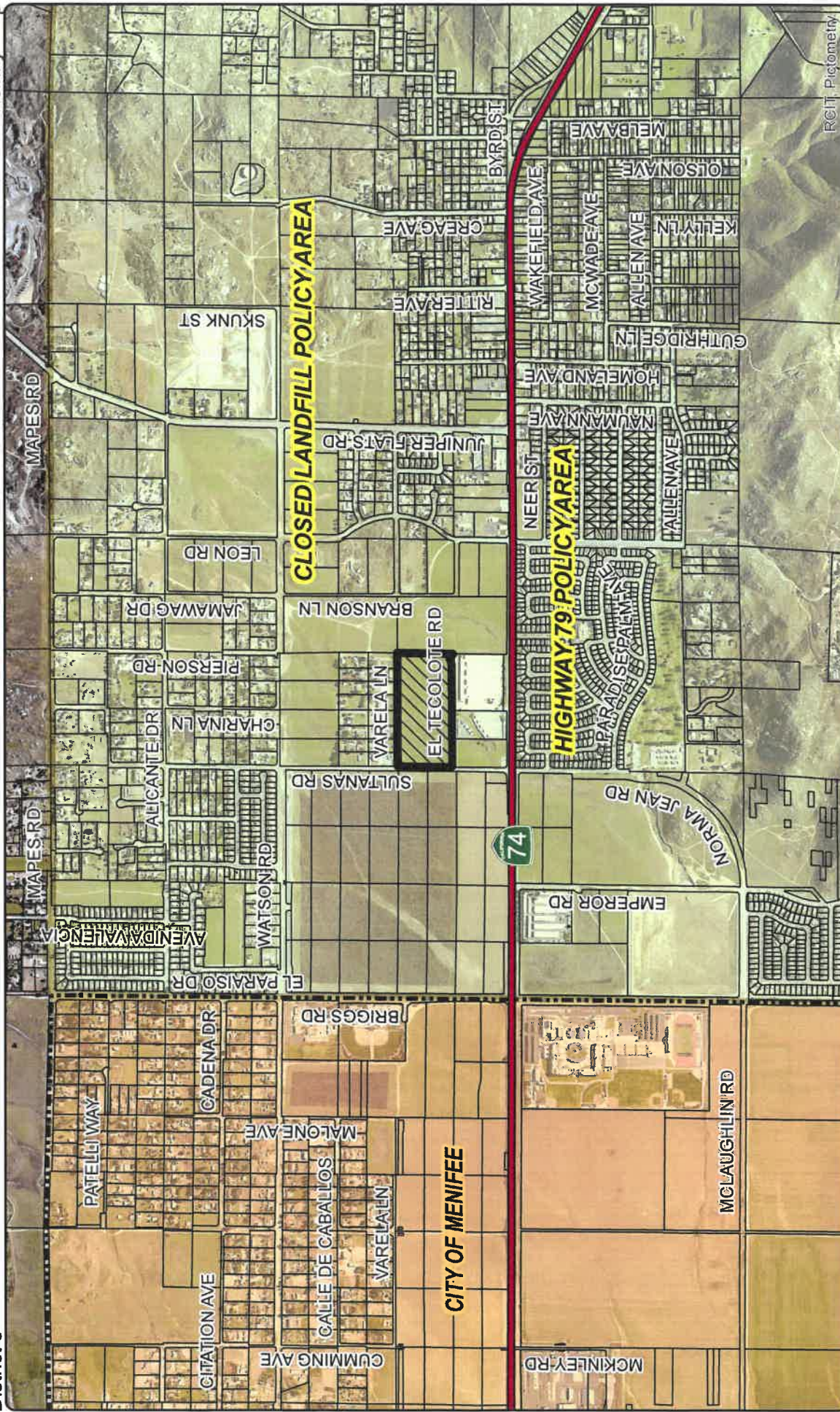
**PUBLIC HEARING NOTIFICATION AND COMMUNITY OUTREACH**

This project was advertised in the Press Enterprise Newspaper. Additionally, public hearing notices were mailed to property owners within 800 feet of the project site. As of the writing of this report, Planning Staff has/has not received written communication/phone calls from any person who indicated support/opposition to the proposed project.

**RIVERSIDE COUNTY PLANNING DEPARTMENT**  
**CZ2000027 SP260S03 TPM37787 PPT190035**  
**VICINITY/POLICY AREAS**

Supervisor: Washington  
District 3

Date Drawn: 11/16/2020  
Vicinity Map



Zoning Area: Homeland

Author: Vinnie Nguyen

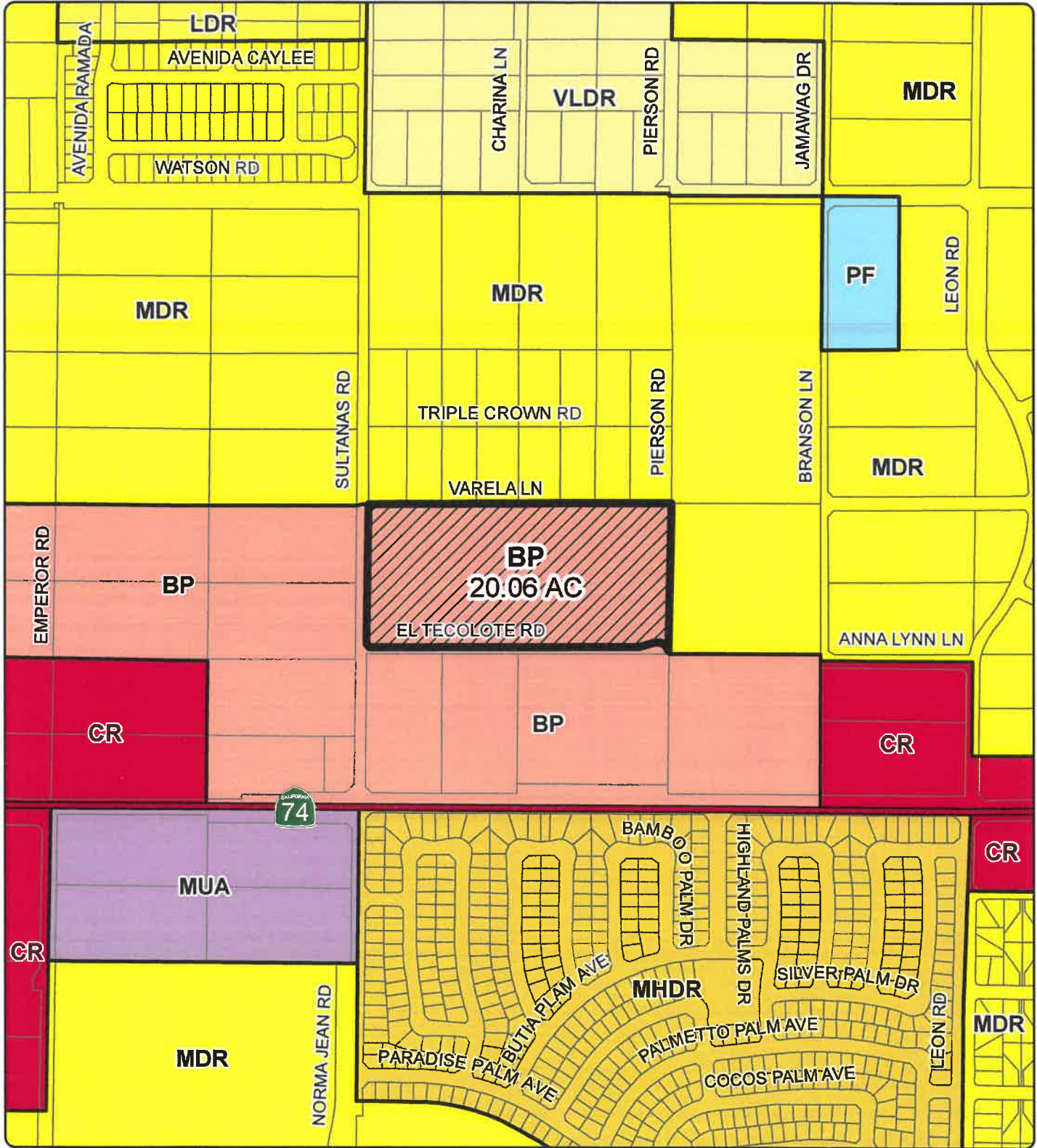
PRELIMINARY: On October 1, 2020, the County of Riverside adopted a new General Plan and updated its Zoning Ordinance. This map is a preliminary version of the new General Plan. The new General Plan may contain different type of land use than is provided for under existing zoning. For further information, please contact the Riverside County Planning Department office in Riverside at 951-955-7300 or Riverside County Planning Department at (760) 955-7377 (Eastern County) or (951) 955-7300 (Western County) or visit [www.rcplanning.com](http://www.rcplanning.com)

RIVERSIDE COUNTY PLANNING DEPARTMENT  
 CZ2000027 SP260S03 TPM37787 PPT190035

Supervisor: Washington  
 District 3

**EXISTING GENERAL PLAN**

Date Drawn: 11/16/2020  
 Exhibit 5



Zoning Area: Homeland

Author: Vinnie Nguyen



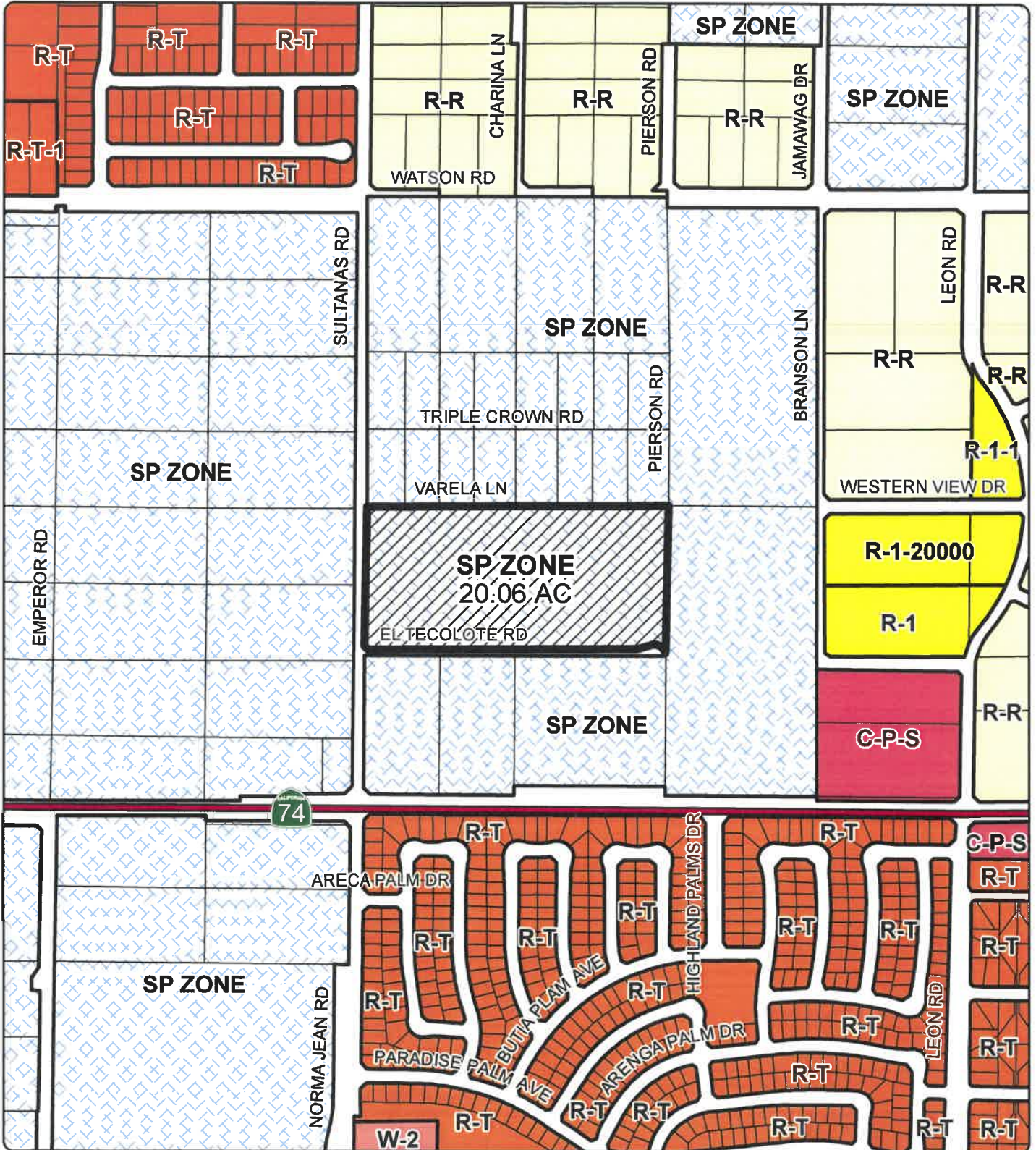
**DISCLAIMER:** On October 7, 2003, the County of Riverside adopted a new General Plan providing new land use designations for unincorporated Riverside County parcels. The new General Plan may contain different type of land use than is provided for under existing zoning. For further information, please contact the Riverside County Planning Department offices in Riverside at (951)955-3200 (Western County) or in Palm Desert at (760)869-8277 (Eastern County) or Website <http://planning.rctima.org>

RIVERSIDE COUNTY PLANNING DEPARTMENT  
 CZ2000027 SP260S03 TPM37787 PPT190035

Supervisor: Washington  
 District 3

**PROPOSED ZONING**

Date Drawn: 11/16/2020  
 Exhibit 3



Zoning Area: Homeland

Author: Vinnie Nguyen



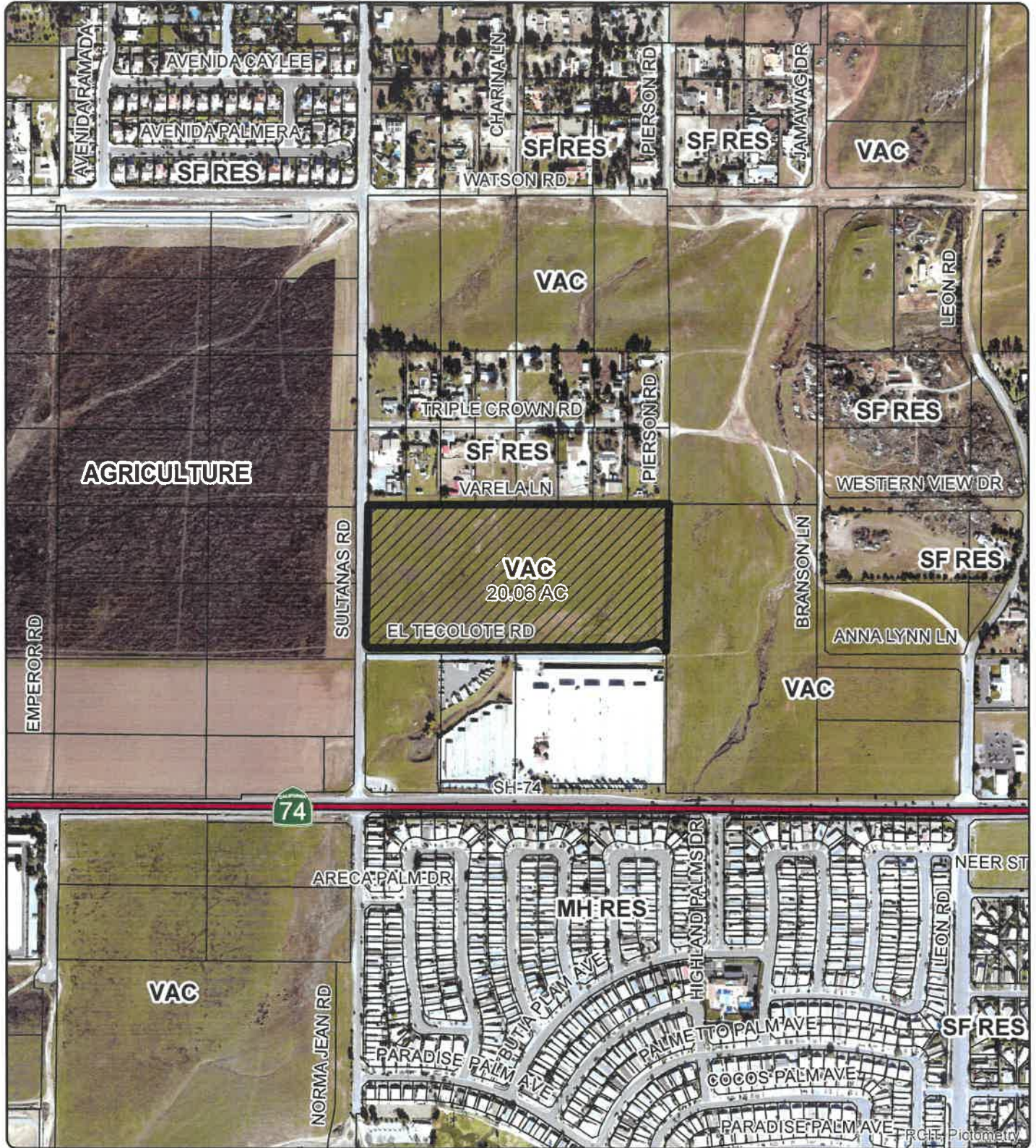
**DISCLAIMER:** On October 7, 2003, the County of Riverside adopted a new General Plan providing new land use designations for unincorporated Riverside County parcels. The new General Plan may contain different type of land use than is provided for under existing zoning. For further information, please contact the Riverside County Planning Department offices in Riverside at (951)955-3200 (Western County) or in Palm Desert at (760)863-8277 (Eastern County) or Website <http://planning.rotlms.org>

# RIVERSIDE COUNTY PLANNING DEPARTMENT CZ2000027 SP260S03 TPM37787 PPT190035

Supervisor: Washington  
District 3

## LAND USE

Date Drawn: 11/16/2020  
Exhibit 1



Zoning Area: Homeland

Author: Vinnie Nguyen

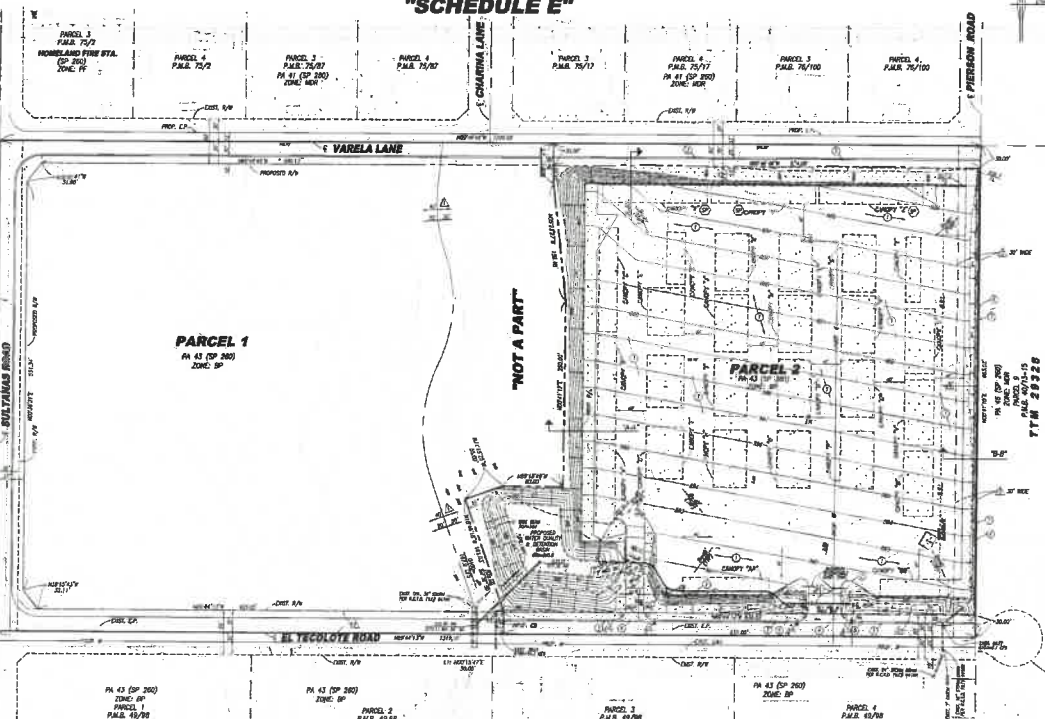
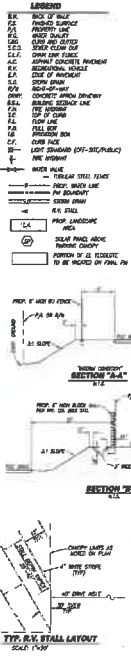


**DISCLAIMER:** On October 7, 2003, the County of Riverside adopted a new General Plan providing new land use designations for unincorporated Riverside County parcels. The new General Plan may contain different type of land use than is provided for under existing zoning. For further information, please contact the Riverside County Planning Department offices in Riverside at (951)955-3200 (Western County) or in Palm Desert at (760)863-8277 (Eastern County) or Website <http://planning.rctlma.org>

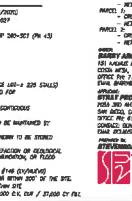
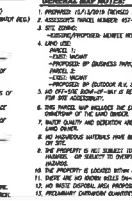
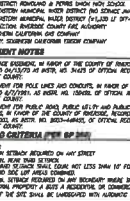
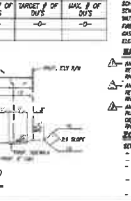
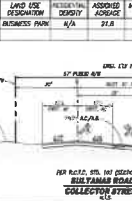
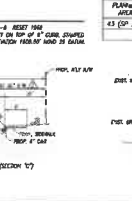
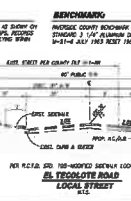
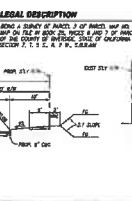
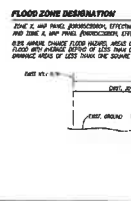
# SITE PLAN / LAND USE EXHIBIT "A"

TENTATIVE PARCEL MAP 37787  
IN THE UNINCORPORATED COUNTY OF RIVERSIDE, STATE OF CALIFORNIA  
"SCHEDULE E"

NO.	REVISION	DATE
1	ISSUED FOR PERMITS AND RECORDING	1/20/20
2	ISSUED FOR PERMITS AND RECORDING	3/20/20
3	ISSUED FOR PERMITS AND RECORDING	11/20/20



VICINITY MAP



PARCEL	LAND USE DESIGNATION	AREA	PERCENTAGE	ADJUSTED	ACRES	NET	NET	NET	NET
43 (SP 200)	BUSINESS PARK	N/A	21.8	-0-	-0-	-0-	-0-	-0-	-0-

**PUBLIC SERVICES/UTILITY PROVIDERS:**  
FOR THE SERVICE OF THIS PROJECT, THE COUNTY OF RIVERSIDE HAS BEEN CONTACTED BY THE COUNTY ENGINEER TO DETERMINE THE LOCATION AND DEPTH OF ALL EXISTING AND PROPOSED UTILITY LINES. THE COUNTY ENGINEER HAS ADVISED THAT THE LOCATION AND DEPTH OF ALL EXISTING AND PROPOSED UTILITY LINES ARE SHOWN ON THE ATTACHED UTILITY MAP. THE COUNTY ENGINEER HAS ALSO ADVISED THAT THE LOCATION AND DEPTH OF ALL EXISTING AND PROPOSED UTILITY LINES ARE SHOWN ON THE ATTACHED UTILITY MAP.

**GENERAL MAP NOTES:**  
1. THE PROJECT IS LOCATED WITHIN THE UNINCORPORATED COUNTY OF RIVERSIDE, CALIFORNIA.  
2. THE PROJECT IS LOCATED WITHIN THE UNINCORPORATED COUNTY OF RIVERSIDE, CALIFORNIA.  
3. THE PROJECT IS LOCATED WITHIN THE UNINCORPORATED COUNTY OF RIVERSIDE, CALIFORNIA.  
4. THE PROJECT IS LOCATED WITHIN THE UNINCORPORATED COUNTY OF RIVERSIDE, CALIFORNIA.  
5. THE PROJECT IS LOCATED WITHIN THE UNINCORPORATED COUNTY OF RIVERSIDE, CALIFORNIA.

**PROPOSED SITE SUMMARY:**  
TOTAL AREA: 10.0 ACRES  
TOTAL AREA: 10.0 ACRES  
TOTAL AREA: 10.0 ACRES  
TOTAL AREA: 10.0 ACRES  
TOTAL AREA: 10.0 ACRES

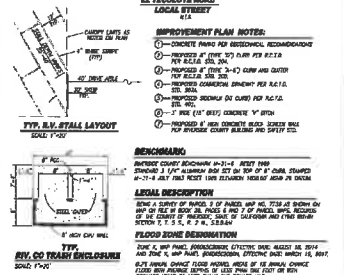
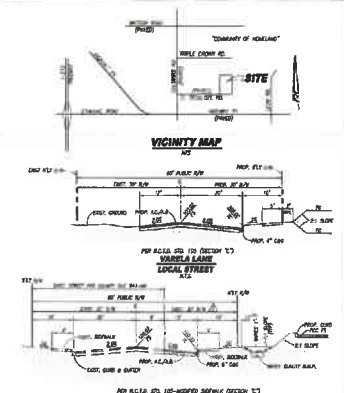
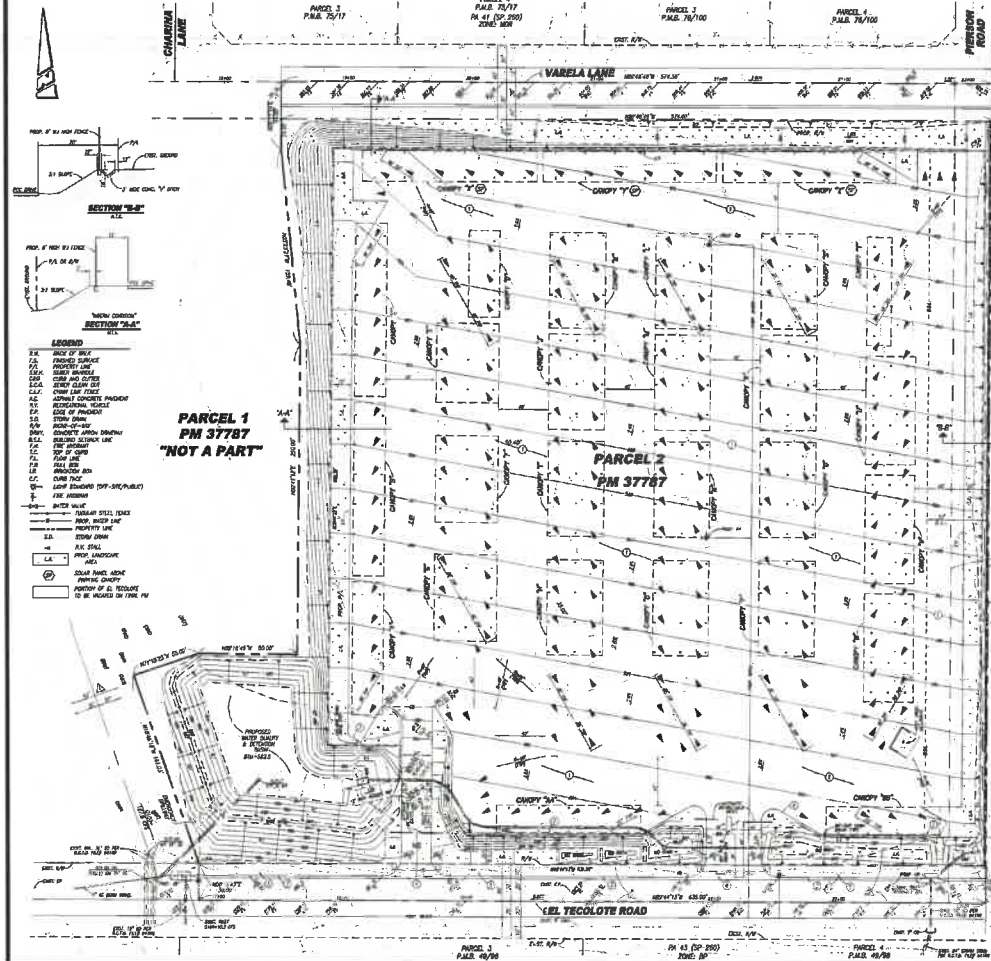


NO.	REVISION	DATE
1	REVISED PLAT PLAN AND CONCEPTUAL GRADING PLAN	2/2/20
2	REVISED PLAT PLAN AND CONCEPTUAL GRADING PLAN	5/2/20
3	REVISED PLAT PLAN AND CONCEPTUAL GRADING PLAN	11/20/20

# PLOT PLAN AND CONCEPTUAL GRADING PLAN

## IN THE UNINCORPORATED COUNTY OF RIVERSIDE, STATE OF CALIFORNIA

(PPT NO. 190035)



- PUBLIC UTILITY PARAVENTORS:**
- 1. WATER MAINS (15" DIA.)
  - 2. SEWER MAINS (15" DIA.)
  - 3. GAS MAINS (15" DIA.)
  - 4. TELEPHONE MAINS (15" DIA.)
  - 5. CABLE MAINS (15" DIA.)
- GENERAL NOTES:**
1. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE CALIFORNIA CIVIL ENGINEERING PRACTICE ACT AND ALL APPLICABLE REGULATIONS THEREUNDER.
  2. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE CALIFORNIA CIVIL ENGINEERING PRACTICE ACT AND ALL APPLICABLE REGULATIONS THEREUNDER.
  3. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE CALIFORNIA CIVIL ENGINEERING PRACTICE ACT AND ALL APPLICABLE REGULATIONS THEREUNDER.
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  18. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE CALIFORNIA CIVIL ENGINEERING PRACTICE ACT AND ALL APPLICABLE REGULATIONS THEREUNDER.
  19. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE CALIFORNIA CIVIL ENGINEERING PRACTICE ACT AND ALL APPLICABLE REGULATIONS THEREUNDER.
  20. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE CALIFORNIA CIVIL ENGINEERING PRACTICE ACT AND ALL APPLICABLE REGULATIONS THEREUNDER.

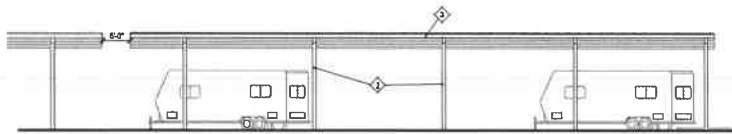
**PREPARED BY:**  
**ENGINEER:** [Signature]  
**CHECKED BY:** [Signature]  
**DATE:** 11/20/20

**PROJECT:** [Project Name]  
**CLIENT:** [Client Name]  
**ADDRESS:** [Address]

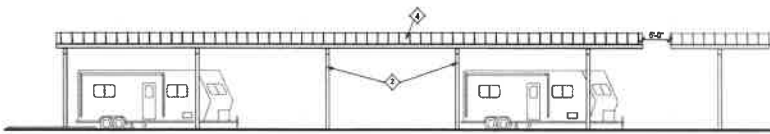
**SCALE:** 1" = 40'

**SHEET 1 OF 1**

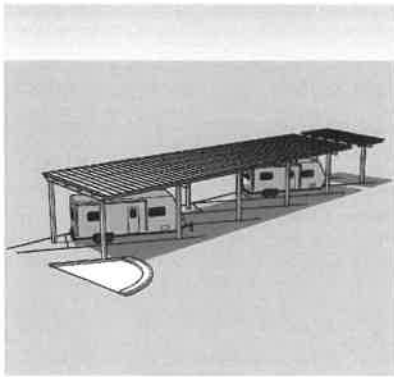




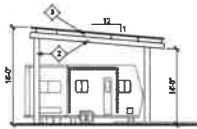
HIGH SIDE ELEVATION



LOW SIDE ELEVATION

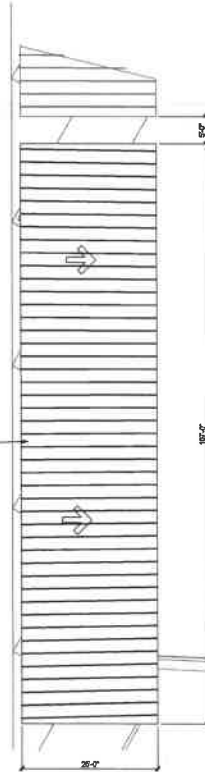


PERSPECTIVE

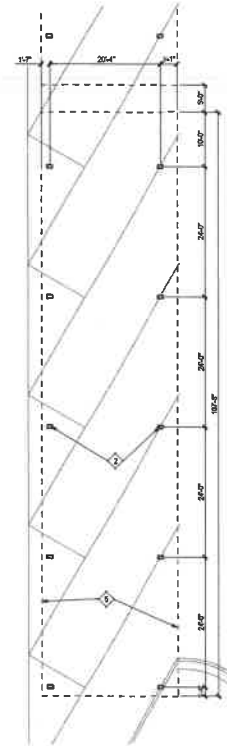


END ELEVATION

- KEY NOTES
- ◆ GALV LIGHT GADE STEEL COLUMN
  - ◆ GALV LIGHT GADE STEEL COLUMN AND BEAMS
  - ◆ GALV LIGHT GADE PURLIN @ 7' O.C.
  - ◆ 24 GA GALVALUME ROOF PANELS
  - ◆ CANOPY OVERHANG



ROOF PLAN  
30'3 5/8"



FLOOR PLAN

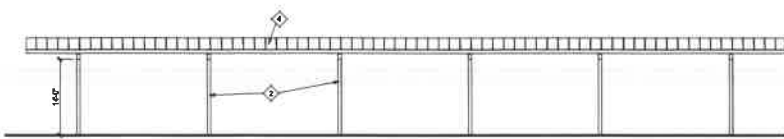


RV COVERS FOR  
**FREEDOM SELF-STORAGE**  
HUNTINGTON, CA 95642  
WWW.FREEDOMSTG.COM

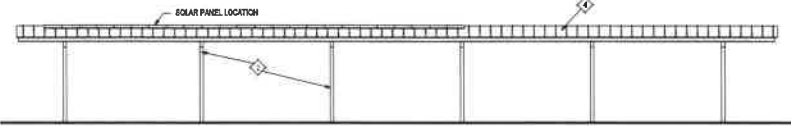


JOB NO. 15-0015  
DATE 10/07/15  
SCALE 1/8"=1'-0"  
SHEET

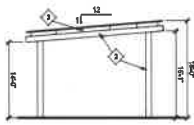
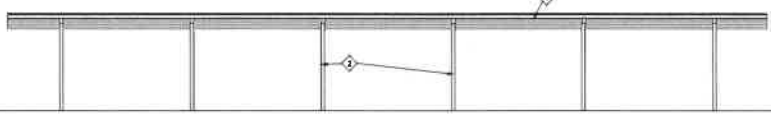
**A-1**  
CANOPY A



LOW SIDE ELEVATION



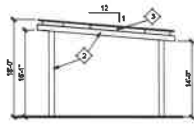
LOW SIDE ELEVATION W/ SOLAR



END ELEVATION

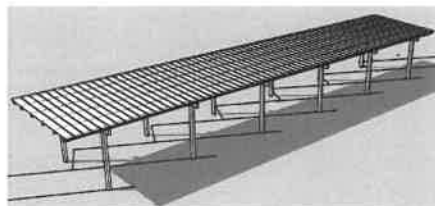
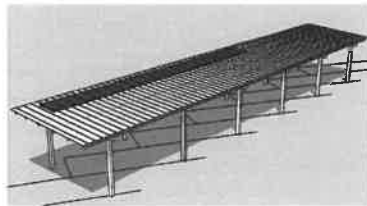
HIGH SIDE ELEVATION

- KEY NOTES
- ◆ GALV. LIGHT GAUGE STEEL COLUMN
  - ◆ GALV. LIGHT GAUGE STEEL COLUMN AND BEAMS
  - ◆ GALV. LIGHT GAUGE PURLINS @ 7' O.C.
  - ◆ 24 GA GALVALUME ROOF PANELS.
  - ◆ CANOPY OVERHANG

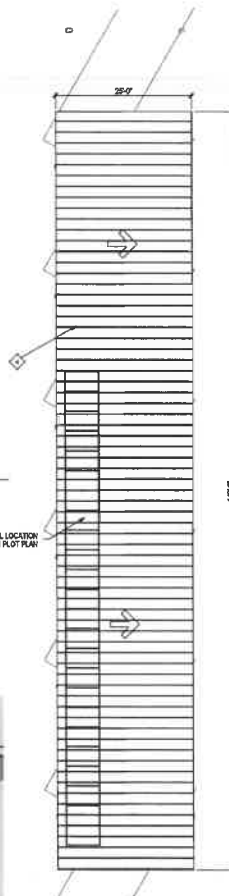


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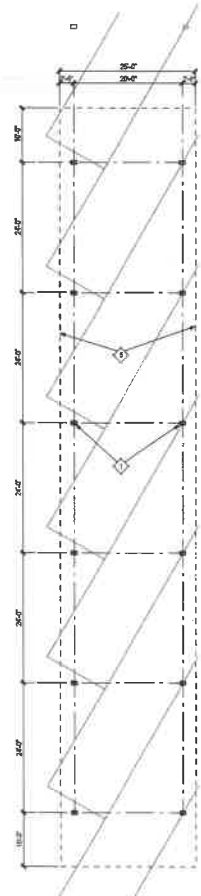
SOLAR PANEL LOCATION WHEN NOTED ON FLOOR PLAN



PERSPECTIVE

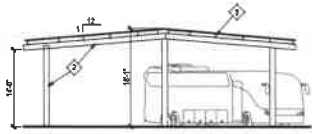


ROOF PLAN  
3/00 R.F.



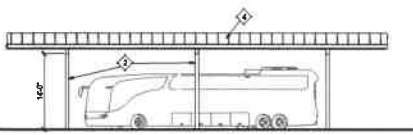
FLOOR PLAN



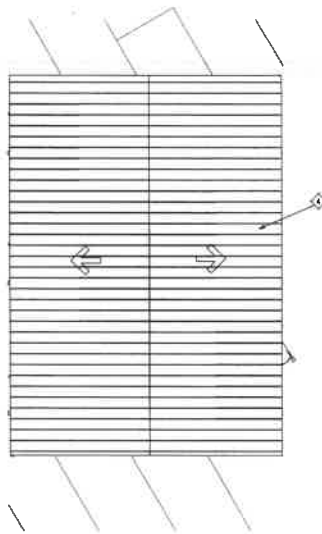


**END ELEVATION**

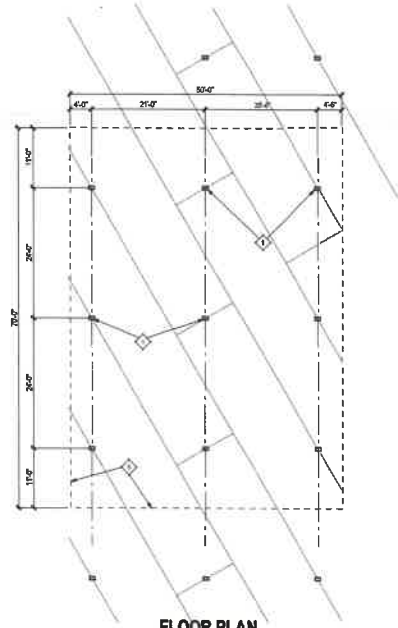
- KEY NOTES**
- ◆ GALV LIGHT GAUGE STEEL COLUMN
  - ◆ GALV LIGHT GAUGE STEEL COLUMN AND BEAMS
  - ◆ GALV LIGHT GAUGE PURLINS @ 4' O.C.
  - ◆ 24 GA GALVALUME ROOF PANELS
  - ◆ CANOPY OVERHANG



**SIDE ELEVATION**



**ROOF PLAN**  
300 S.F.

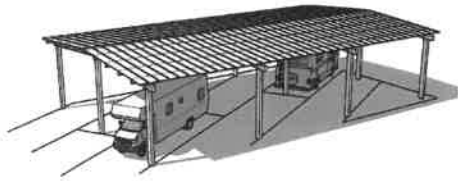


**FLOOR PLAN**

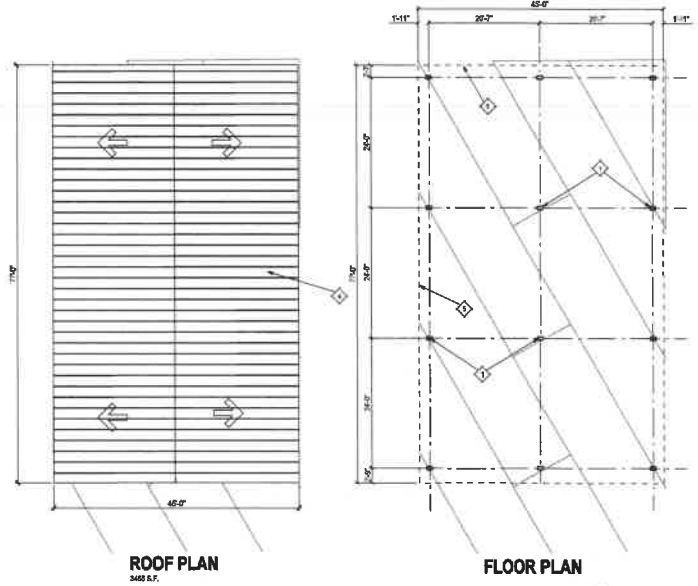


ALL DIMENSIONS UNLESS OTHERWISE NOTED  
 DATE: 10/15/2019  
 DRAWN BY: J. J. J.





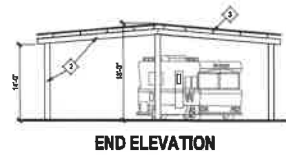
PERSPECTIVE



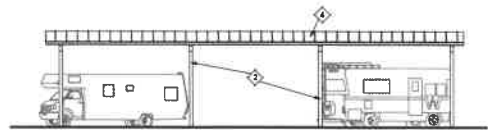
ROOF PLAN  
3482 S.F.

FLOOR PLAN

- KEY NOTES
- ◆ GALV. LIGHT GAGE STEEL COLUMN
  - ◆ GALV. LIGHT GAGE STEEL COLUMN AND BEAMS
  - ◆ GALV. LIGHT GAGE PURLINS @ 8' O.C.
  - ◆ 24 GA GALVALUME ROOF PANELS
  - ◆ CANOPY OVERHANG



END ELEVATION



SIDE ELEVATION

**MEIBELLY ARCHITECTURE**  
**ARCHITECTURAL PLANNING**  
 10000 W. 10TH AVENUE, SUITE 100  
 DENVER, CO 80202  
 TEL: 303.733.1111  
 WWW.MEIBELLYARCHITECTURE.COM



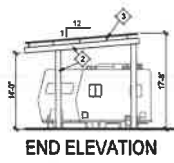
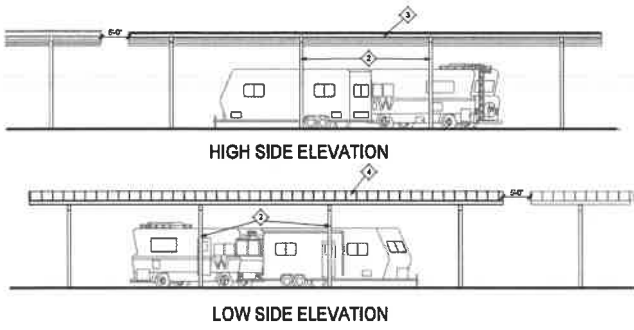
**RV COVERS FOR FREEDOM SELF-STORAGE**  
 10000 W. 10TH AVENUE, SUITE 100  
 DENVER, CO 80202  
 TEL: 303.733.1111  
 WWW.FREEDOMSELFSTORAGE.COM



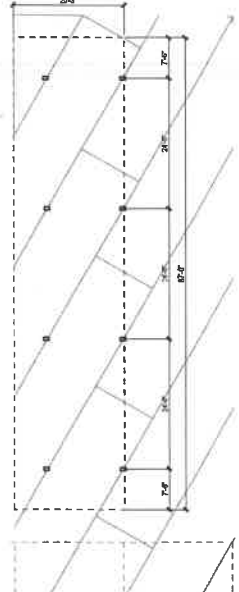
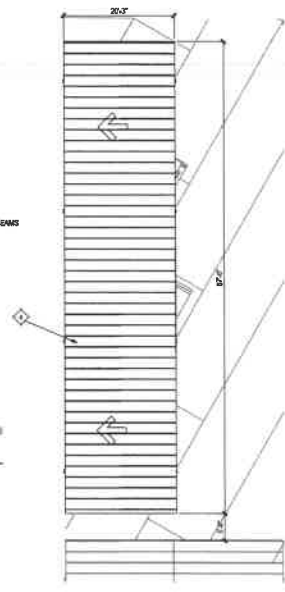
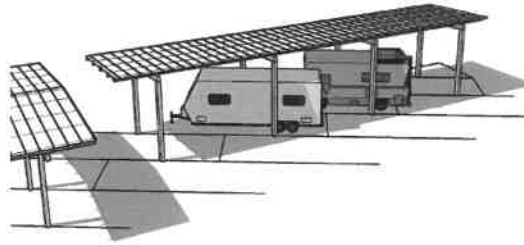
JOB NO. 18-0115  
 DATE: 10/27/18  
 SCALE: 1/8"=1'-0"  
 SHEET:

**A-4**  
 CANOPIES  
 H THRU S

02/20/2019 10:00 AM



- KEY NOTES
- ◇ GALV LIGHT GAUGE STEEL COLUMN
  - ◇ GALV LIGHT GAUGE STEEL COLUMN AND BEAMS
  - ◇ GALV LIGHT GAUGE PURLINS @ 8' O.C.
  - ◇ 24 GA GALVALUME ROOF PANELS
  - ◇ CANOPY OVERHANG



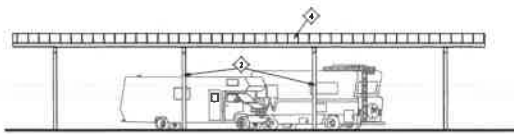
RV COVERS FOR  
FREEDOM SELF-STORAGE



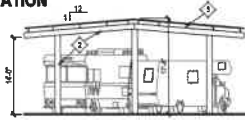
JOB NO. 18-1018  
DATE: 10/27/18  
SCALE: 1/8"=1'-0"  
SHEET

A-5

CANOPY T



**SIDE ELEVATION**

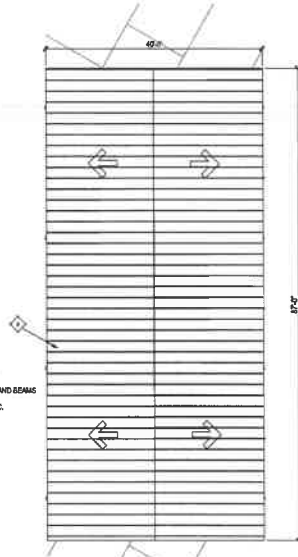


**END ELEVATION**

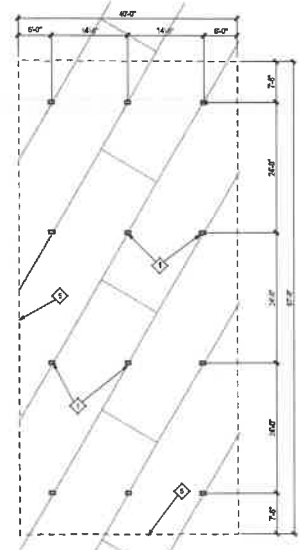


**PERSPECTIVE**

- KEY NOTES**
- ◇ ONLY LIGHT GAUGE STEEL COLUMN
  - ◇ ONLY LIGHT GAUGE STEEL COLUMN AND BEAMS
  - ◇ ONLY LIGHT GAUGE PURLINS @ 7' O.C.
  - ◇ 24 GA GALVALUME ROOF PANELS
  - ◇ CANOPY OVERHANG



**ROOF PLAN**  
1/8" = 1'-0"



**FLOOR PLAN**



RV COVERS FOR  
**FREEDOM SELF-STORAGE**  
HOMES/VA, VA 22048  
APR: 457-334-827

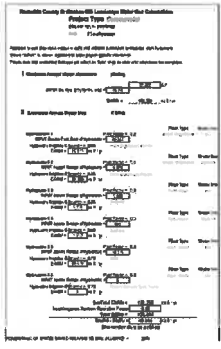


JOB NO. 15-1018  
DATE: 09/07/19  
SCALE: 1/8" = 1'-0"  
SHEET

**A-6**  
CANOPIES  
U, V, & W



PLAN CHECK OVERSIGHT ENGINEER DATE ISSUED REGISTRATION NUMBER DATE APPROVED TO CONFORMANCE WITH APPLICABLE COUNTY STANDARDS AND PRACTICES (PLANNING DEPARTMENT ONLY - COMETS)



# LANDSCAPE PLANS for STAXUP SELF-STORAGE EL TECOLOTE ROAD & VALERA ROAD ROMOLAND, CALIFORNIA AP#: 457-350-027

STRAT PROPERTY MANAGEMENT  
2055 3RD AVENUE SUITE #200  
SAN DIEGO, CALIFORNIA 92101  
OFFICE PH: 619-295-2211  
PROJECT MANAGER: DON CLAUSON

**FRANK RADMACHER ASSOCIATES, INC.**  
Landscape Architects  
11000 San Diego Avenue, Suite 200  
San Diego, CA 92121  
Phone: 619-594-9999  
Fax: 619-594-9998  
www.radmacher.com

**STRAT PROPERTY MANAGEMENT**  
2055 3rd Avenue, Suite #200  
San Diego, CA 92101  
Phone: 619-295-2211

**ELITE**  
11000 San Diego Avenue, Suite 200  
San Diego, CA 92121  
Phone: 619-594-9999

**ELITE**  
11000 San Diego Avenue, Suite 200  
San Diego, CA 92121  
Phone: 619-594-9999

### GENERAL NOTES

- ASSESSOR'S PARCEL NUMBER: 457-350-027
- LEGAL DESCRIPTION:  
PORTION OF PARCEL 2, PARCEL MAP 7736  
AS PER MAP RECORDED BY BISHOP, JR.,  
PAGES 6-7, OF PARCEL MAPS, RECORDS OF  
RIVERSIDE COUNTY, CALIFORNIA.
- PROPOSED PROJECT AREA:  
- GROSS AREA: 7.3 ACRES  
- GROSS AREA: 7.3 NET
- NO WASTE DISPOSAL AREA PROPOSED WITHIN SITE
- SITE ZONING:  
EXCEL/PROP. PA 43-SP MENEFEE NORTH (S601)
- LAND USE:  
EXIST: VACANT  
PROPOSED: BUSINESS PARK
- NO OFF-SITE RIGHT-OF-WAY IS REQUIRED FOR  
POP SITE ACCESSIBILITY.

### MSHCP NOTES

- THE PROJECT SITE LIES WITHIN THE SAN JACINTO WETLAND MANAGEMENT UNIT, HARVEST VALLEY/  
WINCHESTER AREA PLAN, AND THE BURROWING OWL SURVEY AREA. THESE MSHCP AREAS ALSO  
EXTEND 200' PAST THE PROJECT ON THE NORTH, EAST, SOUTH, AND WEST BOUNDARIES.
- ALL THE MSHCP AREAS LISTED ABOVE EXTEND OUTWARD TOWARD 1 MILE OF THE PROJECT IN  
ALL DIRECTIONS. IN ADDITION - WITHIN 1 MILE TO THE NORTH OF THE PROJECT ALSO EXISTS  
THE LAKEVIEW/NEUVE AREA PLAN. TO THE SOUTH, WITHIN 1 MILE IS THE MAMMA SURVEY  
AREA.
- THERE ARE NO ENVIRONMENTALLY SENSITIVE, PRESERVE OR CONSERVATION AREAS ON SITE.

### SHEET INDEX

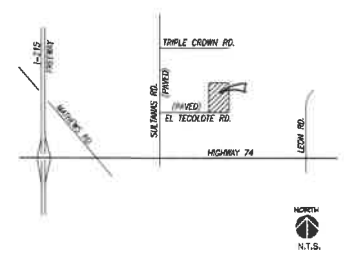
- L-1..... TITLE SHEET
- L-2 & L-3..... PLANTING PLANS
- L-4 & L-5..... IRRIGATION PLANS
- L-6..... IRRIGATION /PLANTING LEGENDS & NOTES
- L-7, L-8 & L-9..... IRRIGATION DETAILS
- L-10..... IRRIGATION SPECIFICATIONS
- L-11..... PLANTING DETAILS & SPECIFICATIONS
- L-12..... FENCE DETAILS

**LANDSCAPE MAINTENANCE RESPONSIBILITY**  
CONTINUED LANDSCAPE MAINTENANCE FOR PROJECT  
SHALL BE PROVIDED BY THE OWNER OF FREEDOM SELF  
STORAGE.

Prior to project construction, I agree to submit a complete Landscape Documentation Package that complies with the requirements of applicable ordinances including but not necessarily limited to Ordinance 859.2; Ordinance 348; Ordinance 461; project conditions of approval; and in substantial conformance with the approved landscape concept plans. Should the ordinances be revised, plans may be subject to change.

SIGNATURE: \_\_\_\_\_ DATE: 1/22/2020

### VICINITY MAP



NOTES:  
WORK CONTAINED WITHIN THESE PLANS  
SHALL NOT CONSTITUTE BASIS FOR  
DISCHARGEMENT PERMIT AND/OR A  
GROUND PORTER HAS BEEN ISSUED.

NO.	DATE	DESCRIPTION



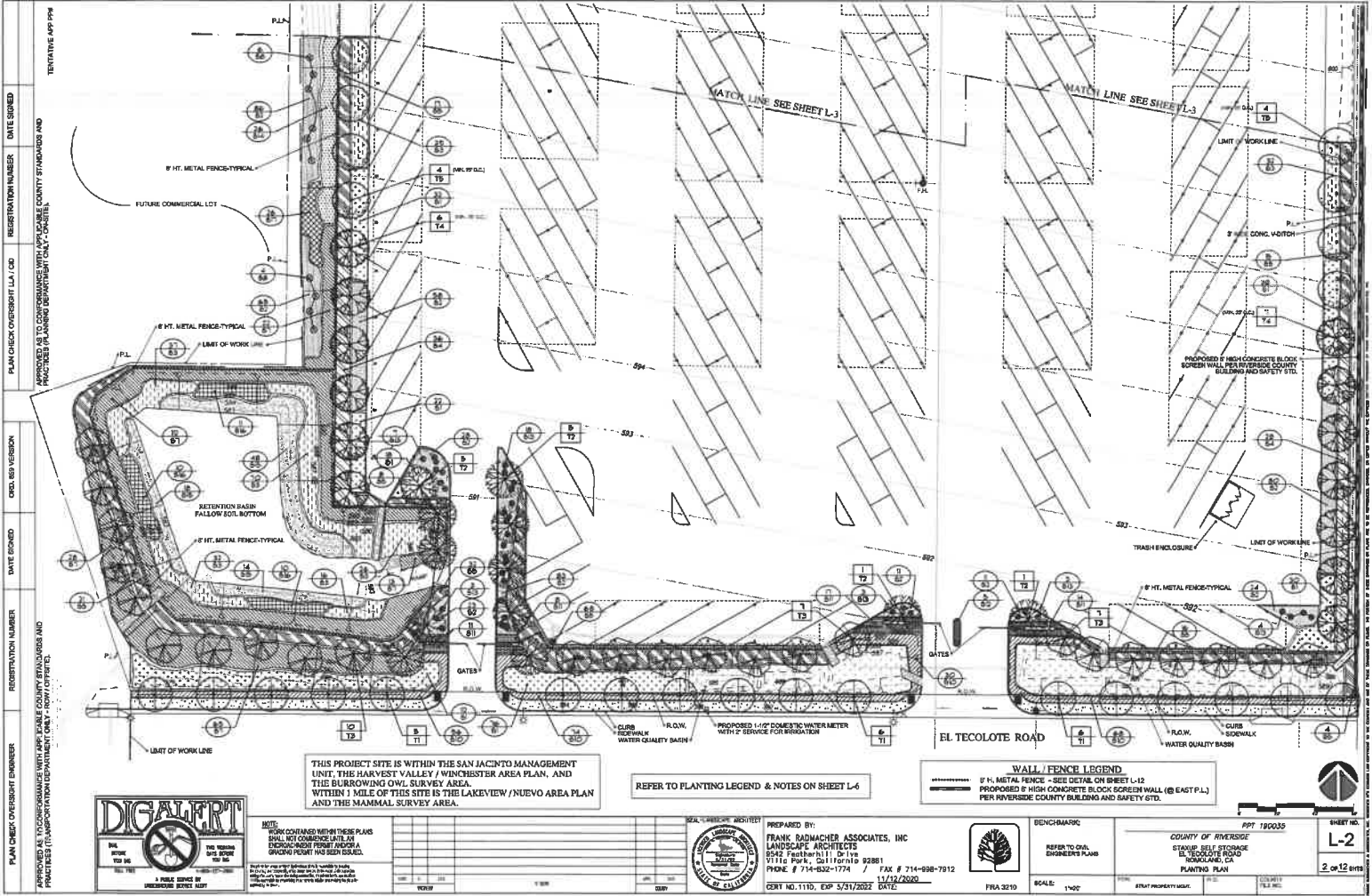
PREPARED BY:  
FRANK RADMACHER ASSOCIATES, INC.  
LANDSCAPE ARCHITECTS  
8045 Frieston Hill Dr. Ste  
Vista Park, California 92081  
PHONE # 714-332-1774 / FAX # 714-999-7912  
CERT NO. 1110, EXP. 5/31/2022 DATE: 11/12/2020



BENCHMARK:  
REFER TO CIVIL  
ENGINEERING PLANS

PROJECT NO. 100025  
COUNTY OF RIVERSIDE  
STAXUP SELF-STORAGE  
EL TECOLOTE ROAD  
ROMOLAND, CA  
TITLE SHEET

SHEET NO. L-1  
1 of 12 SHEETS



PLAN CHECK OVERSIGHT ENGINEER  
 REGISTRATION NUMBER  
 DATE SIGNED  
 PLAN CHECK OVERSIGHT L.L.A. CO.  
 REGISTRATION NUMBER  
 DATE SIGNED  
 ARCHITECT  
 REGISTRATION NUMBER  
 DATE SIGNED  
 TENTATIVE APP. PPM  
 APPROVED AS TO CONFORMANCE WITH APPLICABLE COUNTY STANDARDS AND PRACTICES (TRANSPORTATION DEPARTMENT ONLY - RIPPY / CATEDRAL)

THIS PROJECT SITE IS WITHIN THE SAN JACINTO MANAGEMENT UNIT, THE HARVEST VALLEY / WINCHESTER AREA PLAN, AND THE BURROWING OWL SURVEY AREA. WITHIN 1 MILE OF THIS SITE IS THE LAKEVIEW / NUEVO AREA PLAN AND THE MAMMAL SURVEY AREA.

REFER TO PLANTING LEGEND & NOTES ON SHEET L-6

**WALL / FENCE LEGEND**  
 8" H. METAL FENCE - SEE DETAIL ON SHEET L-12  
 PROPOSED 8" HIGH CONCRETE BLOCK SCREEN WALL (@ EAST P.L.) PER RIVERSIDE COUNTY BUILDING AND SAFETY STD.



**NOTES:**  
 WORK SHOWN ON THESE PLANS SHALL NOT CONSTITUTE A CONTRACT. ANY CHANGES MUST BE MADE BY A CIRCLED NUMBER HAS BEEN ISSUED.

NO.	DATE	DESCRIPTION



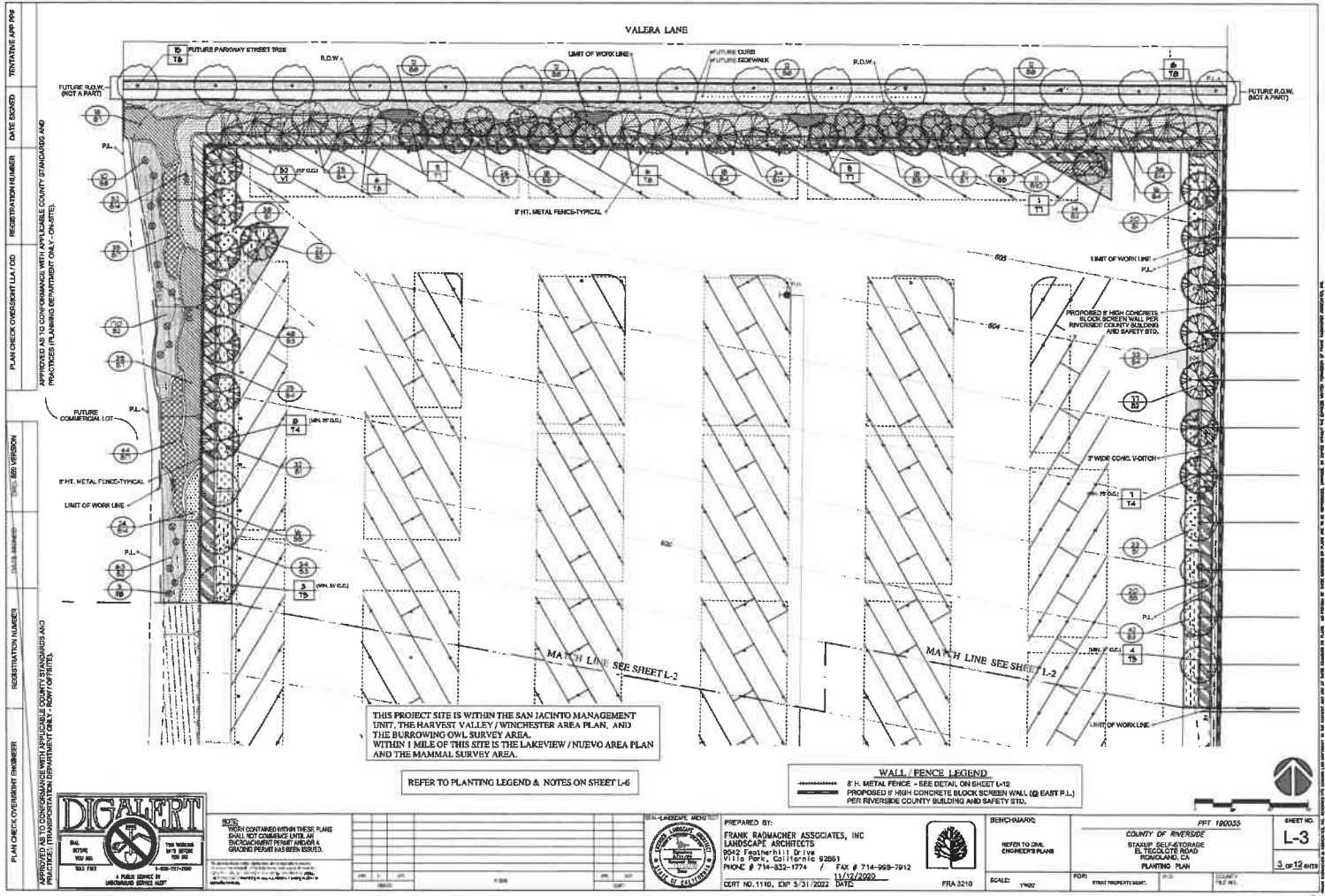
PREPARED BY:  
 FRANK RADMACHER ASSOCIATES, INC.  
 LANDSCAPE ARCHITECTS  
 5242 Fairhill Dr. Ste 104  
 Villa Park, CA 91791 (910) 92881  
 PHONE # 714-632-1774 / FAX # 714-636-7912  
 11/12/2020  
 CERT. NO. 11110, EXP. 5/31/2022 DATE:



BENCHMARK:  
 REFER TO CIVIL ENGINEER'S PLANS

COUNTY OF RIVERSIDE  
 STANLEY SELF STORAGE  
 EL TECOLOTE ROAD  
 ROMULANO, CA  
 PLANTING PLAN  
 1900035  
 1400

SHEET NO.  
**L-2**  
 2 of 12 sheets



THIS PROJECT SITE IS WITHIN THE SAN JACINTO MANAGEMENT UNIT, THE HARVEST VALLEY WINCHESTER AREA PLAN, AND THE BURROWING OWL SURVEY AREA. WITHIN 1 MILE OF THIS SITE IS THE LAKEVIEW / NUEVO AREA PLAN AND THE MAMMAL SURVEY AREA.

REFER TO PLANTING LEGEND & NOTES ON SHEET L-6

**WALL / FENCE LEGEND**  
 - - - - - 8 FT. METAL FENCE - SEE DETAIL ON SHEET L-2  
 - - - - - PROPOSED 8' HIGH CONCRETE BLOCK SCREEN WALL (Q EAST P.L.) PER RIVERSIDE COUNTY BUILDING AND SAFETY STD.



**NOTES:**  
 WORK CONTAINED WITHIN THESE PLANS SHALL NOT CONSTITUTE EITHER AN ARCHITECTURAL PERMIT AND/OR A GEOTECHNICAL PERMIT HAS BEEN ISSUED.

NO.	DATE	DESCRIPTION



PREPARED BY:  
**FRANK RADMACHER ASSOCIATES, INC.**  
 LANDSCAPE ARCHITECTS  
 8042 Featherhill Drive  
 Vista Park, Colton, CA 92618  
 PHONE # 714-832-1774 / FAX # 714-968-7912  
 11/12/2020  
 CERT. NO. 1110, EXP. 5/31/2022 DATE

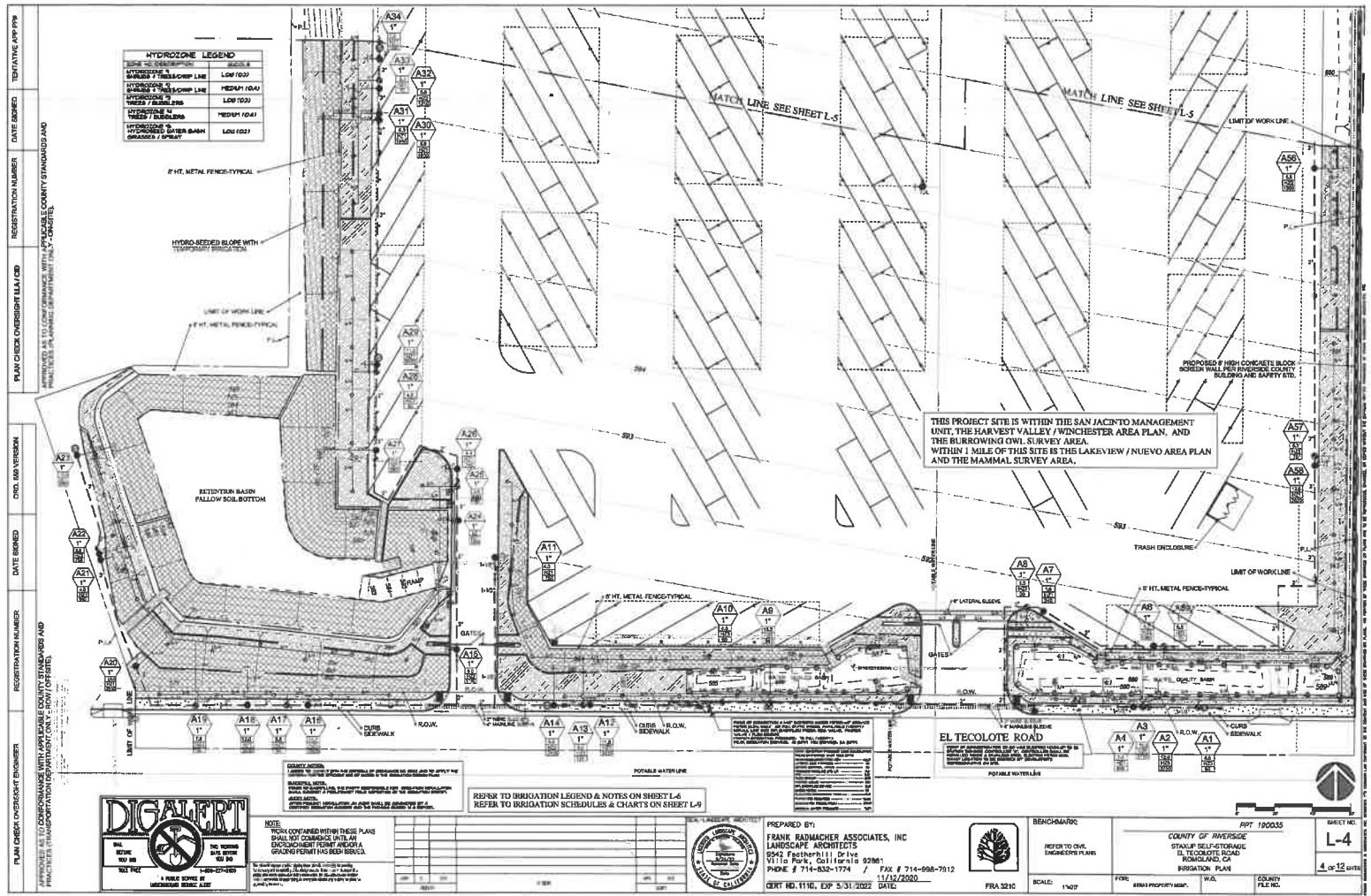


BENCHMARK  
 REFER TO CIVIL ENGINEERING PLANS

PPT 190035  
**COUNTY OF RIVERSIDE**  
 STANLEY BELLEFLORE  
 16 TRICKLE CREEK ROAD  
 RIVERSIDE, CA  
 PLANTING PLAN

SHEET NO.  
**L-3**  
 3 of 12 sheets

TENTATIVE AIR PPM DATE SIGNED  
 REGISTRATION NUMBER  
 PLAN CHECK OVERSIGHT LIA / COO  
 APPROVED AS TO CONFORMANCE WITH APPLICABLE COUNTY STANDARDS AND PRACTICES (PLANNING DEPARTMENT ONLY - ON-SITE)  
 DATE: 08/03/2020  
 REGISTRATION NUMBER  
 APPROVED AS TO CONFORMANCE WITH APPLICABLE COUNTY STANDARDS AND PRACTICES (TRANSPORTATION DEPARTMENT ONLY - ROW OFFSITE)  
 DATE: 08/03/2020  
 REGISTRATION NUMBER  
 APPROVED AS TO CONFORMANCE WITH APPLICABLE COUNTY STANDARDS AND PRACTICES (PUBLIC WORKS DEPARTMENT ONLY - ROW OFFSITE)  
 DATE: 08/03/2020  
 REGISTRATION NUMBER



**HYDROZONE LEGEND**

HYDROZONE 1	LOW (0.0)
HYDROZONE 2	MED-LM (0.4)
HYDROZONE 3	LOW (0.0)
HYDROZONE 4	MED-HI (0.4)
HYDROZONE 5	LOW (0.0)

THIS PROJECT SITE IS WITHIN THE SAN JACINTO MANAGEMENT UNIT, THE HARVEST VALLEY / WINCHESTER AREA PLAN, AND THE BURROWING OWL SURVEY AREA. WITHIN 1 MILE OF THIS SITE IS THE LAKEVIEW / NUEVO AREA PLAN AND THE MAMMAL SURVEY AREA.



**NOTE:**  
WORK SHOWN WITHIN THESE PLANS SHALL NOT CONFLICT WITH AN ENCROACHMENT PERMIT AND/OR A GRADING PERMIT FOR THE PROJECT.

REFER TO IRRIGATION LEGEND & NOTES ON SHEET L-6  
REFER TO IRRIGATION SCHEDULES & CHARTS ON SHEET L-9

PREPARED BY:  
**FRANK RADMACHER ASSOCIATES, INC**  
LANDSCAPE ARCHITECTS  
6542 Featherhill Drive  
Villa Park, California 92881  
PHONE # 714-832-1774 / FAX # 714-888-7912  
11/12/2020  
CERT. NO. 1116, EXP. 5/31/2022 DATE:

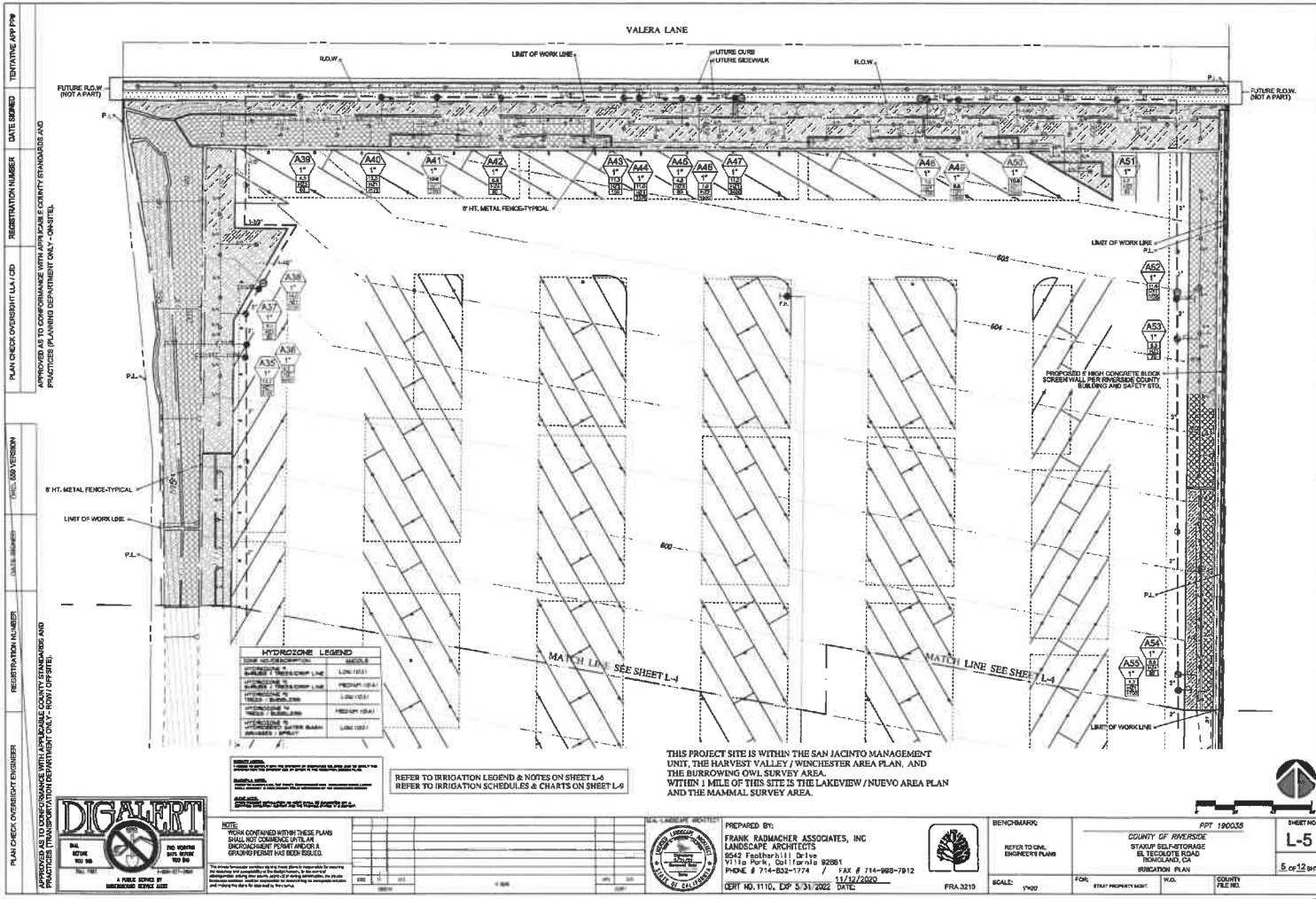


**BENCHMARK:**  
REFER TO CIVIL ENGINEER PLANS

PROJECT NO. RPT 190035  
SHEET NO. **L-4**  
4 of 12 sheets  
COUNTY OF RIVERSIDE  
STANLEY SELF-STORAGE  
EL TECOLOTE ROAD  
RIMOLAND, CA  
IRRIGATION PLAN  
FOR: STANLEY PROPERTY GROUP, I.V.A.  
COUNTY FILE NO.

PLAN CHECK OVERSIGHT ENGINEER: [Name], REGISTRATION NUMBER: [Number], DATE BILLED: [Date]  
 CIVIL ENGINEER: [Name], REGISTRATION NUMBER: [Number], DATE BILLED: [Date]  
 CIVIL SANITARIAN: [Name], REGISTRATION NUMBER: [Number], DATE BILLED: [Date]  
 PLAN CHECK OVERSIGHT ILLUM. CDD: [Name], REGISTRATION NUMBER: [Number], DATE BILLED: [Date]  
 TENTATIVE APP. PPS: [Name], REGISTRATION NUMBER: [Number], DATE BILLED: [Date]

APPROVED AS TO CONFORMANCE WITH APPLICABLE COUNTY STANDARDS AND REGULATIONS (INCLUDING BUT NOT LIMITED TO THE FOLLOWING):  
 APPROVED AS TO CONFORMANCE WITH APPLICABLE COUNTY STANDARDS AND REGULATIONS (INCLUDING BUT NOT LIMITED TO THE FOLLOWING):  
 APPROVED AS TO CONFORMANCE WITH APPLICABLE COUNTY STANDARDS AND REGULATIONS (INCLUDING BUT NOT LIMITED TO THE FOLLOWING):



**HYDROZONE LEGEND**

HYDROZONE	IRRIGATION SCHEDULE
HYDROZONE A38	IRRIGATION SCHEDULE 1
HYDROZONE A39	IRRIGATION SCHEDULE 1
HYDROZONE A40	IRRIGATION SCHEDULE 1
HYDROZONE A41	IRRIGATION SCHEDULE 1
HYDROZONE A42	IRRIGATION SCHEDULE 1
HYDROZONE A43	IRRIGATION SCHEDULE 1
HYDROZONE A44	IRRIGATION SCHEDULE 1
HYDROZONE A45	IRRIGATION SCHEDULE 1
HYDROZONE A46	IRRIGATION SCHEDULE 1
HYDROZONE A47	IRRIGATION SCHEDULE 1
HYDROZONE A48	IRRIGATION SCHEDULE 1
HYDROZONE A49	IRRIGATION SCHEDULE 1
HYDROZONE A50	IRRIGATION SCHEDULE 1
HYDROZONE A51	IRRIGATION SCHEDULE 1

THIS PROJECT SITE IS WITHIN THE SAN JACINTO MANAGEMENT UNIT, THE HARVEST VALLEY / WINCHESTER AREA PLAN, AND THE BURROWING OWL SURVEY AREA. WITHIN 1 MILE OF THIS SITE IS THE LAKEVIEW / NUEVO AREA PLAN AND THE MAMMAL SURVEY AREA.



**NOTE:**  
 WORK CONTAINED WITHIN THESE PLANS SHALL NOT CONFLICT WITH ANY ENCROACHMENT PERMIT AND/OR A GROUNDWATER USE PERMIT.

PREPARED BY:  
**FRANK RADMACHER ASSOCIATES, INC**  
 LANDSCAPE ARCHITECTS  
 6542 Foothill Blvd  
 91118 Park, Dallas TX 75231  
 PHONE # 714-832-1774 / FAX # 714-888-7912  
 11/12/2022  
 CERT. NO. 1116, EXP. 3/31/2022 DATE

**BENCHMARK:**  
 REFER TO CIVIL ENGINEER PLANS

**SCALE:**  
 1"=40'

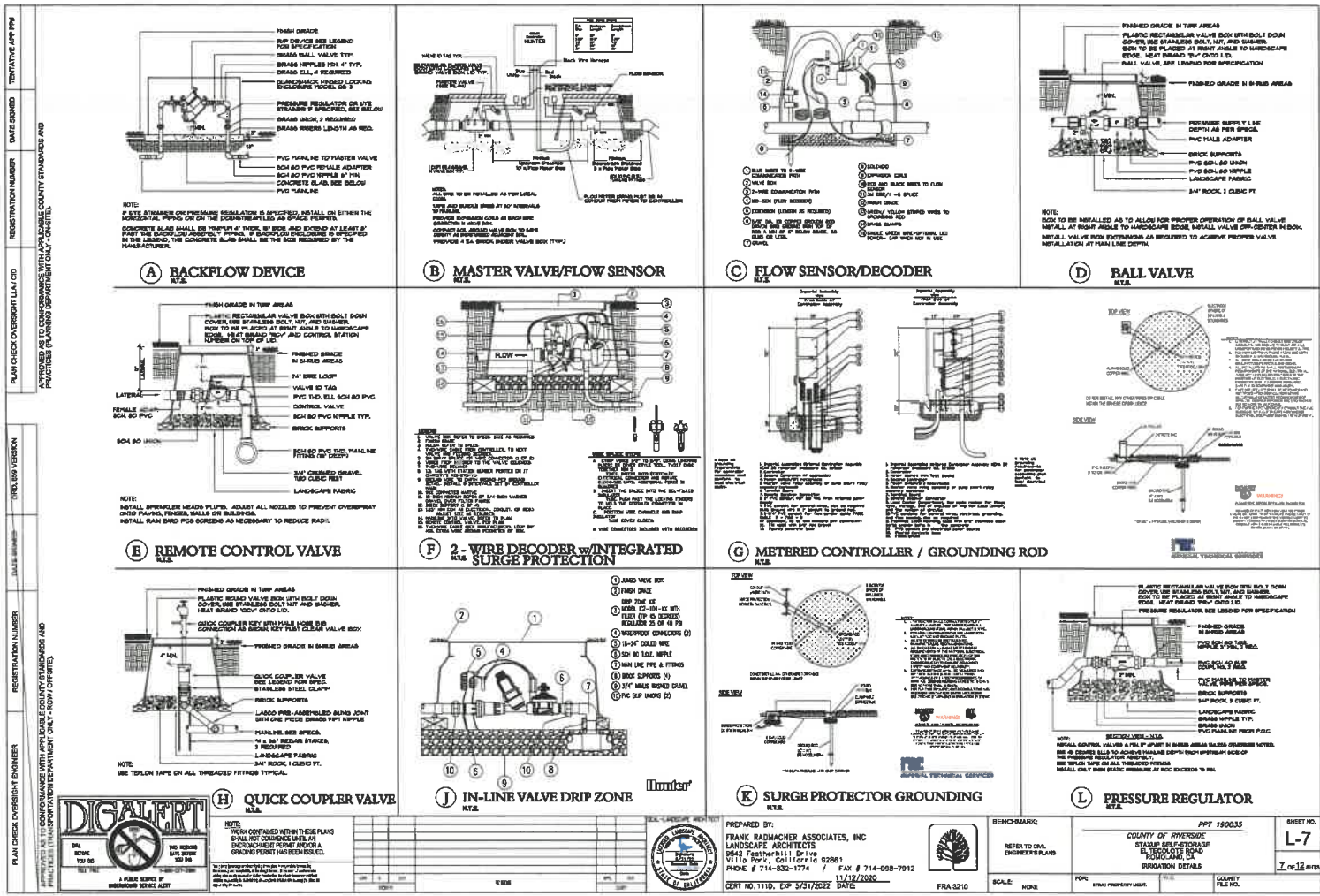
**COUNTY OF RIVERSIDE**  
 STANUP SELF-STORAGE  
 81 TEICOTE ROAD  
 BROWNSLAND, CA  
 REGISTRATION PLAN

PPT 190035

SHEET NO. **L-5**  
 5 of 12 sheets

TENTATIVE APP P/P  
 DATE SUBMITTED  
 REGISTRATION NUMBER  
 PLAN CHECK OVERSIGHT L/A / CD  
 APPROVED AS TO CONFORMANCE WITH APPLICABLE COUNTY STANDARDS AND PRACTICES (PLANNING DEPARTMENT ONLY - ON-SITE)  
 THIS IS A PRELIMINARY PLAN  
 REGISTRATION NUMBER  
 PLAN CHECK OVERSIGHT ENGINEER  
 APPROVED AS TO CONFORMANCE WITH APPLICABLE COUNTY STANDARDS AND PRACTICES (PLANNING DEPARTMENT ONLY - ON-SITE)  
 A PUBLIC SERVICE BY BURROUGHS WELLS





TENTATIVE APP. PMW  
 DATE SUBMITTED  
 REGISTRATION NUMBER  
 PLAN CHECK OVERSIGHT LIAISON  
 APPROVED AS TO CONFORMANCE WITH APPLICABLE COUNTY STANDARDS AND PRACTICES FOR THE DEPARTMENT ONLY - COUNTY COPIES.  
 DATE SUBMITTED  
 REGISTRATION NUMBER  
 PLAN CHECK OVERSIGHT ENGINEER  
 APPROVED AS TO CONFORMANCE WITH APPLICABLE COUNTY STANDARDS AND PRACTICES FOR THE DEPARTMENT ONLY - COUNTY COPIES.  
 DATE SUBMITTED  
 REGISTRATION NUMBER  
 PLAN CHECK OVERSIGHT ENGINEER

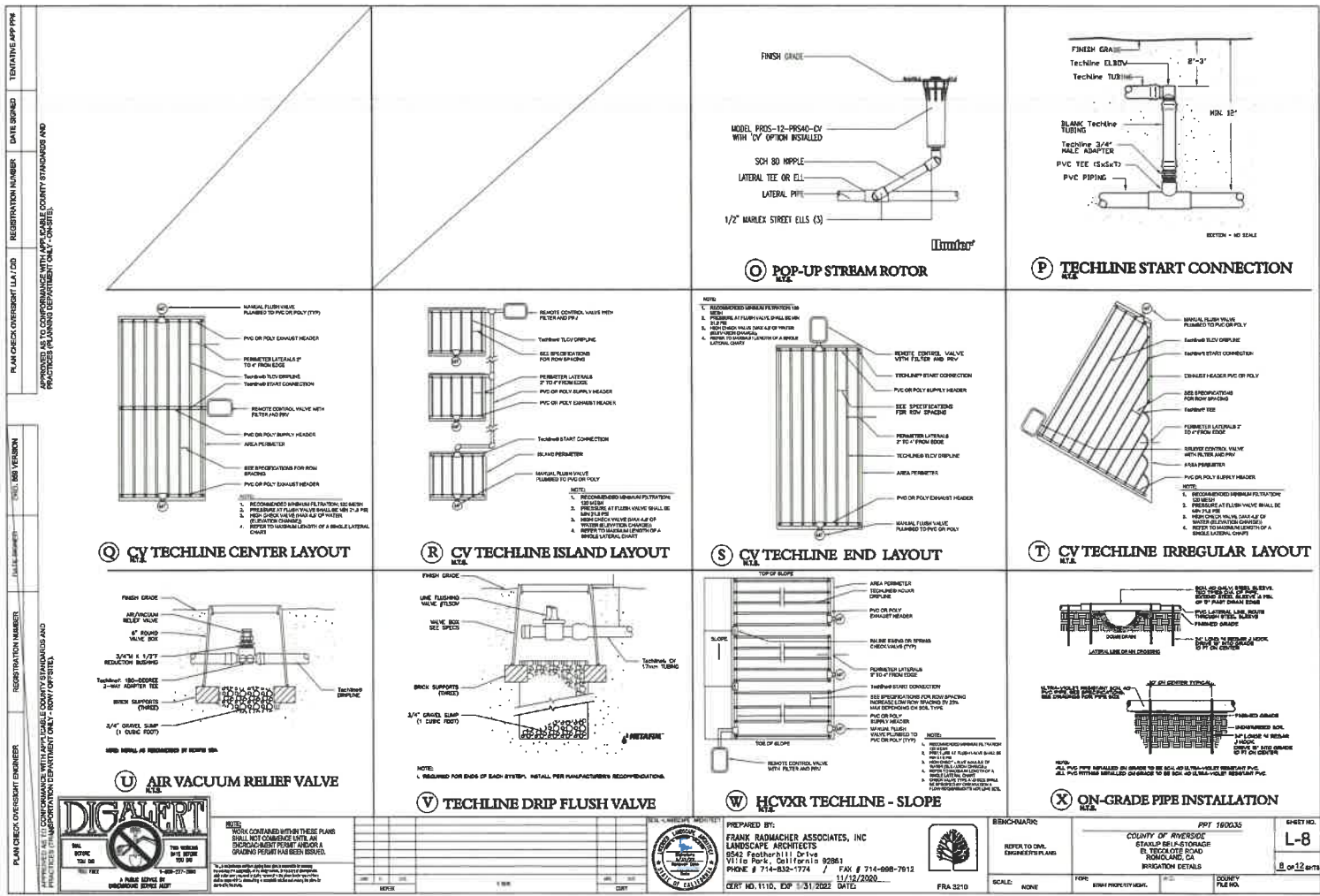


**H QUICK COUPLER VALVE**  
 N.T.S.  
 NOTE:  
 FROM CONTAINED WITHIN THESE PLANS SHALL NOT CONSIDERABLE ENFORCEMENT POWER AND/OR ENFORCEMENT JURISDICTION.

NO.	DATE	REVISION
1	11/12/2020	DATE

PREPARED BY:  
 FRANK RADMACHER ASSOCIATES, INC.  
 LANDSCAPE ARCHITECTS  
 2845 Foothill Dr 1st  
 Vito Pop, Collierville 38281  
 PHONE # 714-832-1774 / FAX # 714-998-7912  
 CERT NO. 1110, EXP 12/31/2022 DATE: 11/12/2020

BENCHMARK: PPT 150035  
 COUNTY OF RIVERSIDE  
 STAMP DELIVERY/STORAGE  
 15, TROVATI ROAD  
 RIVERSIDE, CA  
 REGISTRATION DETAILS  
 SCALE: NONE  
 SHEET NO. L-7  
 7 of 12 sheets  
 COUNTY FILE NO.



TENTATIVE APP FOR  
 DATE ISSUED  
 REGISTRATION NUMBER  
 APPROVED AS TO CONFORMANCE WITH APPLICABLE COUNTY STANDARDS AND PRACTICES PLANNING DEPARTMENT ONLY - CONSULT  
 REGISTRATION NUMBER  
 APPROVED AS TO CONFORMANCE WITH APPLICABLE COUNTY STANDARDS AND PRACTICES PLANNING DEPARTMENT ONLY - CONSULT  
 REGISTRATION NUMBER  
 APPROVED AS TO CONFORMANCE WITH APPLICABLE COUNTY STANDARDS AND PRACTICES PLANNING DEPARTMENT ONLY - CONSULT  
 REGISTRATION NUMBER  
 APPROVED AS TO CONFORMANCE WITH APPLICABLE COUNTY STANDARDS AND PRACTICES PLANNING DEPARTMENT ONLY - CONSULT

**U AIR VACUUM RELIEF VALVE**

1. THIS VALVE SHALL BE INSTALLED IN THE LOWEST POINT OF THE SYSTEM.  
 2. THE VALVE SHALL BE INSTALLED IN THE LOWEST POINT OF THE SYSTEM.  
 3. THE VALVE SHALL BE INSTALLED IN THE LOWEST POINT OF THE SYSTEM.  
 4. THE VALVE SHALL BE INSTALLED IN THE LOWEST POINT OF THE SYSTEM.

**V TECHLINE DRIP FLUSH VALVE**

1. THIS VALVE SHALL BE INSTALLED IN THE LOWEST POINT OF THE SYSTEM.  
 2. THE VALVE SHALL BE INSTALLED IN THE LOWEST POINT OF THE SYSTEM.  
 3. THE VALVE SHALL BE INSTALLED IN THE LOWEST POINT OF THE SYSTEM.  
 4. THE VALVE SHALL BE INSTALLED IN THE LOWEST POINT OF THE SYSTEM.

**W HCVR TECHLINE - SLOPE**

1. THIS VALVE SHALL BE INSTALLED IN THE LOWEST POINT OF THE SYSTEM.  
 2. THE VALVE SHALL BE INSTALLED IN THE LOWEST POINT OF THE SYSTEM.  
 3. THE VALVE SHALL BE INSTALLED IN THE LOWEST POINT OF THE SYSTEM.  
 4. THE VALVE SHALL BE INSTALLED IN THE LOWEST POINT OF THE SYSTEM.

**X ON-GRADE PIPE INSTALLATION**

1. THIS VALVE SHALL BE INSTALLED IN THE LOWEST POINT OF THE SYSTEM.  
 2. THE VALVE SHALL BE INSTALLED IN THE LOWEST POINT OF THE SYSTEM.  
 3. THE VALVE SHALL BE INSTALLED IN THE LOWEST POINT OF THE SYSTEM.  
 4. THE VALVE SHALL BE INSTALLED IN THE LOWEST POINT OF THE SYSTEM.

PREPARED BY:  
**FRANK RADMACHER ASSOCIATES, INC**  
 LANDSCAPE ARCHITECTS  
 5242 Peachtree Hills Dr. N.W.  
 Atlanta, GA 30325-1111  
 PHONE # 770-433-1774 / FAX # 770-433-1772  
 11/12/2020  
 CERT. NO. 1110, EXP. 11/31/2022 DATE:

BENCHMARK: PPT 180035  
 COUNTY OF RIVERSIDE  
 STANLEY DE JONGH  
 10 TECHNOLOGY ROAD  
 ROME, GA 30162  
 BENCHMARK DETAILS  
 SCALE: NONE  
 DATE: 11/12/2020  
 COUNTY FILE NO.

SHEET NO. **L-8**  
 OF 12 SHEETS



TELETYPE AIP P/P#

DATE ISSUED

REGISTRATION NUMBER

PLAN CHECK OVERSIGHT LLA/CSD

APPROVED AS TO COMPLIANCE WITH APPLICABLE COUNTY STANDARDS AND PROVISIONS (UNLESS OTHERWISE INDICATED BY CHECK MARKS)

DATE

REGISTRATION NUMBER

PLAN CHECK OVERSIGHT ENGINEER

APPROVED AS TO COMPLIANCE WITH APPLICABLE COUNTY STANDARDS AND PROVISIONS (UNLESS OTHERWISE INDICATED BY CHECK MARKS)

DATE ISSUED

REGISTRATION NUMBER

PLAN CHECK OVERSIGHT ENGINEER

APPROVED AS TO COMPLIANCE WITH APPLICABLE COUNTY STANDARDS AND PROVISIONS (UNLESS OTHERWISE INDICATED BY CHECK MARKS)

**Y PIPE INSTALLATION**

DIMENSION	A	B	C
1 1/2" TO 2-1/2" IN SIZE	18"	12"	2"
3" TO 6" IN SIZE	24"	12"	2"

**Z SLEEVE INSTALLATION**

DIMENSION	A	B	C	D
1/2" TO 4" IN SIZE	36"	24"	24"	4"

**AA DEEP ROOTED TREE BUBBLER**

MAXIMUM LENGTH OF A SINGLE LATERAL (FEET)										
EMITTER SPACING	22"			30"			36"			
	0.25	0.50	0.75	1.00	0.25	0.50	0.75	1.00	1.50	
25 psi	237	178	135	103	335	243	182	140	244	194
30 psi	227	170	127	94	324	234	172	130	233	183
35 psi	217	161	118	85	313	223	161	121	222	172
40 psi	207	152	109	76	302	212	150	110	211	161
45 psi	197	143	100	67	291	201	139	99	200	150
50 psi	187	134	91	58	280	190	128	90	189	140
55 psi	177	125	82	49	269	179	117	81	178	130
60 psi	167	116	73	40	258	168	106	72	167	120

**CV MAXIMUM LATERAL LENGTH CHART**

**HCVXR MAXIMUM LATERAL LENGTH CHART**

SEASONAL IRRIGATION SCHEDULE									
INITIAL IRRIGATION SCHEDULE									
HYDRO-ZONE #	PLANT TYPE	PLANT FACTOR	IRRIGATION TYPE	EFFICIENCY	CYCLES PER WK	IR/AC MINUTES	IR/AC PER WK	IR/AC PER WK	IR/AC PER WK
1	SHRUB	0.2	DRIP	0.81	---	85	---	---	---
2	SHRUB	0.5	DRIP	0.81	---	85	---	---	---
3	TREE	0.2	BURR	0.81	3	12	---	---	---
4	TREE	0.5	BURR	0.81	3	18	---	---	---
5	SEEDER	0.3	SPRAY	0.71	5	40	---	---	---
6	SEEDER	0.5	SPRAY	0.71	5	40	---	---	---

MAINTENANCE IRRIGATION SCHEDULE									
SEASON: WINTER (Dec-Jan-Feb)									
HYDRO-ZONE #	PLANT TYPE	PLANT FACTOR	IRRIGATION TYPE	EFFICIENCY	CYCLES PER WK	IR/AC MINUTES	IR/AC PER WK	IR/AC PER WK	IR/AC PER WK
1	SHRUB	0.2	DRIP	0.81	---	45	---	---	---
2	SHRUB	0.5	DRIP	0.81	---	45	---	---	---
3	TREE	0.2	BURR	0.81	3	12	---	---	---
4	TREE	0.5	BURR	0.81	3	18	---	---	---
5	SEEDER	0.3	SPRAY	0.71	5	40	---	---	---
6	SEEDER	0.5	SPRAY	0.71	5	40	---	---	---

SEASON: SPRING (March-April-May)									
HYDRO-ZONE #	PLANT TYPE	PLANT FACTOR	IRRIGATION TYPE	EFFICIENCY	CYCLES PER WK	IR/AC MINUTES	IR/AC PER WK	IR/AC PER WK	IR/AC PER WK
1	SHRUB	0.2	DRIP	0.81	---	85	---	---	---
2	SHRUB	0.5	DRIP	0.81	---	85	---	---	---
3	TREE	0.2	BURR	0.81	4	16	---	---	---
4	TREE	0.5	BURR	0.81	4	24	---	---	---
5	SEEDER	0.3	SPRAY	0.71	6	60	---	---	---
6	SEEDER	0.5	SPRAY	0.71	6	60	---	---	---

SEASON: SUMMER (June-July-Aug)									
HYDRO-ZONE #	PLANT TYPE	PLANT FACTOR	IRRIGATION TYPE	EFFICIENCY	CYCLES PER WK	IR/AC MINUTES	IR/AC PER WK	IR/AC PER WK	IR/AC PER WK
1	SHRUB	0.2	DRIP	0.81	---	120	---	---	---
2	SHRUB	0.4	DRIP	0.81	---	145	---	---	---
3	TREE	0.2	BURR	0.81	4	16	---	---	---
4	TREE	0.4	BURR	0.81	4	24	---	---	---
5	SEEDER	0.3	SPRAY	0.71	10	80	---	---	---
6	SEEDER	0.5	SPRAY	0.71	10	80	---	---	---

SEASON: AUTUMN (Sept-Oct-Nov)									
HYDRO-ZONE #	PLANT TYPE	PLANT FACTOR	IRRIGATION TYPE	EFFICIENCY	CYCLES PER WK	IR/AC MINUTES	IR/AC PER WK	IR/AC PER WK	IR/AC PER WK
1	SHRUB	0.2	DRIP	0.81	---	120	---	---	---
2	SHRUB	0.4	DRIP	0.81	---	150	---	---	---
3	TREE	0.2	BURR	0.81	5	20	---	---	---
4	TREE	0.4	BURR	0.81	5	30	---	---	---
5	SEEDER	0.3	SPRAY	0.71	10	80	---	---	---
6	SEEDER	0.5	SPRAY	0.71	10	80	---	---	---

**IRRIGATION OPERATION NOTE: OVERHEAD IRRIGATION SHALL BE LIMITED TO THE HOURS BETWEEN 7 PM AND 9 AM.**

NOTE: WORK CONTAINED WITHIN THESE PLANS SHALL NOT CONSTITUTE A BASIS FOR A BIDDING CONTRACT PRIOR AND/OR A BIDDING POINT FOR ANY BIDDING.

SCALE: NONE

PREPARED BY: FRANK RADMACHER ASSOCIATES, INC. LANDSCAPE ARCHITECTS 5542 Foothill Drive Villa Park, California 92881 PHONE # 714-532-1774 / FAX # 714-558-7912 CERT NO. 1190, EXP. 3/31/2022 DATE: 11/12/2020

BENCHMARK: REFER TO DRAW ENGINEER'S PLANS

COUNTY OF RIVERSIDE STAFF: STAFF-SELF-STORAGE 4110 SOUTHWEST ROAD RIVERSIDE, CA IRRIGATION DETAILS

9 of 12 sheets

- 1. SCOPE OF WORK**
- THE WORK SHOWN ON THESE SPECIFICATIONS IS TO BE PERFORMED BY THE CONTRACTOR UNDER THE SUPERVISION OF THE REGISTERED PROFESSIONAL ENGINEER FOR THE DESIGN OF THE SPRAWLER SYSTEM AND SHALL BE COMPLETED IN ACCORDANCE WITH THE SPECIFICATIONS AND STANDARDS SET FORTH IN THESE SPECIFICATIONS AND STANDARDS.
- 2. GENERAL REQUIREMENTS**
- (1) READ THE ENTIRE SET OF DRAWINGS AND SPECIFICATIONS TO BE SURE YOU UNDERSTAND THE SCOPE OF WORK AND THE REQUIREMENTS OF THE PROJECT.
- (2) THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL, STATE AND FEDERAL AGENCIES IN ADVANCE OF THE START OF WORK.
- (3) THE CONTRACTOR SHALL MAINTAIN ACCESS TO ALL ADJACENT PROPERTIES AND UTILITIES AT ALL TIMES.
- (4) THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL UTILITIES AND STRUCTURES THAT MAY BE AFFECTED BY THE WORK.
- (5) THE CONTRACTOR SHALL MAINTAIN THE SITE IN A SAFE AND SOUND CONDITION AT ALL TIMES.
- (6) THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE REMOVAL AND DISPOSAL OF ALL DEBRIS AND WASTE MATERIALS.
- (7) THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL TREES AND VEGETATION THAT MAY BE AFFECTED BY THE WORK.
- (8) THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL SOILS AND WATER RESOURCES THAT MAY BE AFFECTED BY THE WORK.
- (9) THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL ADJACENT PROPERTIES AND UTILITIES AT ALL TIMES.
- (10) THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL TREES AND VEGETATION THAT MAY BE AFFECTED BY THE WORK.
- (11) THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL SOILS AND WATER RESOURCES THAT MAY BE AFFECTED BY THE WORK.

- 3. MATERIALS**
- (1) ALL MATERIALS SHALL BE OF THE QUALITY AND QUANTITY SPECIFIED AND SHALL BE PROVIDED BY THE CONTRACTOR.
- (2) ALL MATERIALS SHALL BE APPROVED BY THE REGISTERED PROFESSIONAL ENGINEER PRIOR TO THE START OF WORK.
- (3) ALL MATERIALS SHALL BE KEPT ON SITE AND PROTECTED FROM WEATHER AND THEFT AT ALL TIMES.
- (4) ALL MATERIALS SHALL BE USED IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS AND THE SPECIFICATIONS AND STANDARDS.
- (5) ALL MATERIALS SHALL BE USED IN ACCORDANCE WITH THE SPECIFICATIONS AND STANDARDS.
- (6) ALL MATERIALS SHALL BE USED IN ACCORDANCE WITH THE SPECIFICATIONS AND STANDARDS.
- (7) ALL MATERIALS SHALL BE USED IN ACCORDANCE WITH THE SPECIFICATIONS AND STANDARDS.
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- (10) ALL MATERIALS SHALL BE USED IN ACCORDANCE WITH THE SPECIFICATIONS AND STANDARDS.

- 4. INSTALLATION**
- (1) THE CONTRACTOR SHALL INSTALL THE SPRAWLER SYSTEM IN ACCORDANCE WITH THE SPECIFICATIONS AND STANDARDS.
- (2) THE CONTRACTOR SHALL INSTALL THE SPRAWLER SYSTEM IN ACCORDANCE WITH THE SPECIFICATIONS AND STANDARDS.
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**IRRIGATION SPECIFICATIONS**

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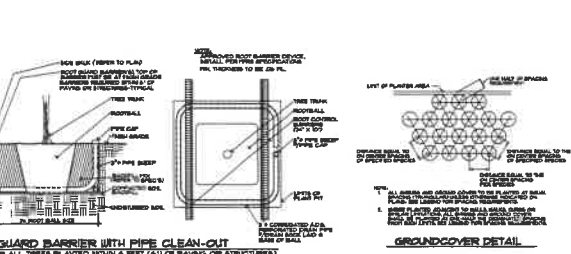
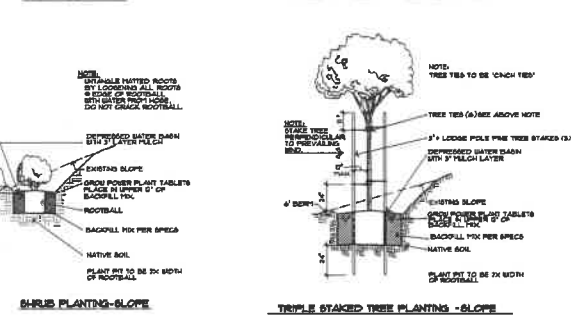
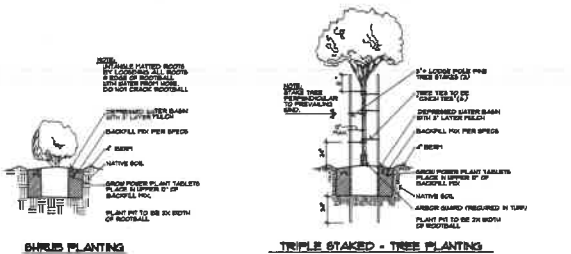


NO.	DATE	DESCRIPTION	BY	CHECKED BY

**PREPARED BY:**  
 FRANK RADMACHER ASSOCIATES, INC  
 LANDSCAPE ARCHITECTS  
 11110 POMA, GAITHERSBURG MD 20878  
 PHONE # 714-433-1774 / FAX # 714-998-7912  
 CERT NO. 1110, EXP 5/31/2022 DATE: 11/12/2020

TENTATIVE APP PPF DATE REVISION REGISTRATION NUMBER DATE REVISION PLAN CHECK OVERSIGHT LLA / CO APPROVED AS TO CONFORMANCE WITH APPLICABLE COUNTY STANDARDS AND PRACTICES (TRANSPORTATION DEPARTMENT ONLY - ROW / OFFSET) SHEET NO. 11 OF 12

### PLANTING & CONSTRUCTION DETAILS



### PLANTING SPECIFICATIONS

1. **REMOVE ALL WEEDS** - REMOVE ALL WEEDS AND MATERIALS TO COMPLETE THE WORK AS SHOWN ON THE DRAWINGS OR WHEN SPECIFIED.
2. **VEGETATION OF EXISTING AREAS** - VEGETATION OF EXISTING AREAS SHALL BE MAINTAINED OR REPLACED AS SPECIFIED. VEGETATION TO BE REMOVED SHALL BE REPLACED WITH EQUIVALENT SPECIES AND PLANTING MATERIALS.
3. **PLANTING MATERIALS** - PLANTS SHALL BE OF THE SPECIES, VARIETY, SIZE AND AGE AS SPECIFIED. PLANTS SHALL BE HEALTHY, FREE FROM DISEASE AND PESTS, AND SHALL BE PLANTED WITH CARE TO MAINTAIN THE INTEGRITY OF THE ROOT SYSTEM.
4. **PLANTING METHODS** - PLANTS SHALL BE PLANTED IN ACCORDANCE WITH THE FOLLOWING SPECIFICATIONS:
  - (a) **PLANTING DEPTH** - PLANTS SHALL BE PLANTED AT THE SAME DEPTH AS THEY WERE GROWN.
  - (b) **PLANTING DISTANCE** - PLANTS SHALL BE PLANTED AT THE DISTANCE SPECIFIED ON THE DRAWINGS.
  - (c) **PLANTING ORIENTATION** - PLANTS SHALL BE PLANTED WITH THE CORRECT ORIENTATION.
  - (d) **PLANTING MEDIA** - PLANTS SHALL BE PLANTED IN THE MEDIA SPECIFIED ON THE DRAWINGS.
5. **PLANTING CARE** - PLANTS SHALL BE WATERED AND MAINTAINED AS SPECIFIED. PLANTS SHALL BE PROTECTED FROM DAMAGE BY VEHICLES AND OTHER OBSTACLES.
6. **PLANTING RECORDS** - THE CONTRACTOR SHALL MAINTAIN RECORDS OF ALL PLANTING WORK, INCLUDING THE SPECIES, VARIETY, SIZE, AGE, AND LOCATION OF EACH PLANT.
7. **PLANTING SCHEDULE** - PLANTING SHALL BE COMPLETED WITHIN THE SCHEDULED TIME FRAME.
8. **PLANTING QUALITY** - PLANTS SHALL BE PLANTED TO THE SATISFACTION OF THE ENGINEER.
9. **PLANTING COSTS** - PLANTING COSTS SHALL BE AS SPECIFIED IN THE BIDDING DOCUMENTS.
10. **PLANTING MATERIALS** - PLANTING MATERIALS SHALL BE OF THE QUALITY SPECIFIED IN THE BIDDING DOCUMENTS.
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88. **PLANTING METHODS** - PLANTING METHODS SHALL BE AS SPECIFIED IN THE BIDDING DOCUMENTS.
89. **PLANTING CARE** - PLANTING CARE SHALL BE AS SPECIFIED IN THE BIDDING DOCUMENTS.
90. **PLANTING RECORDS** - PLANTING RECORDS SHALL BE AS SPECIFIED IN THE BIDDING DOCUMENTS.
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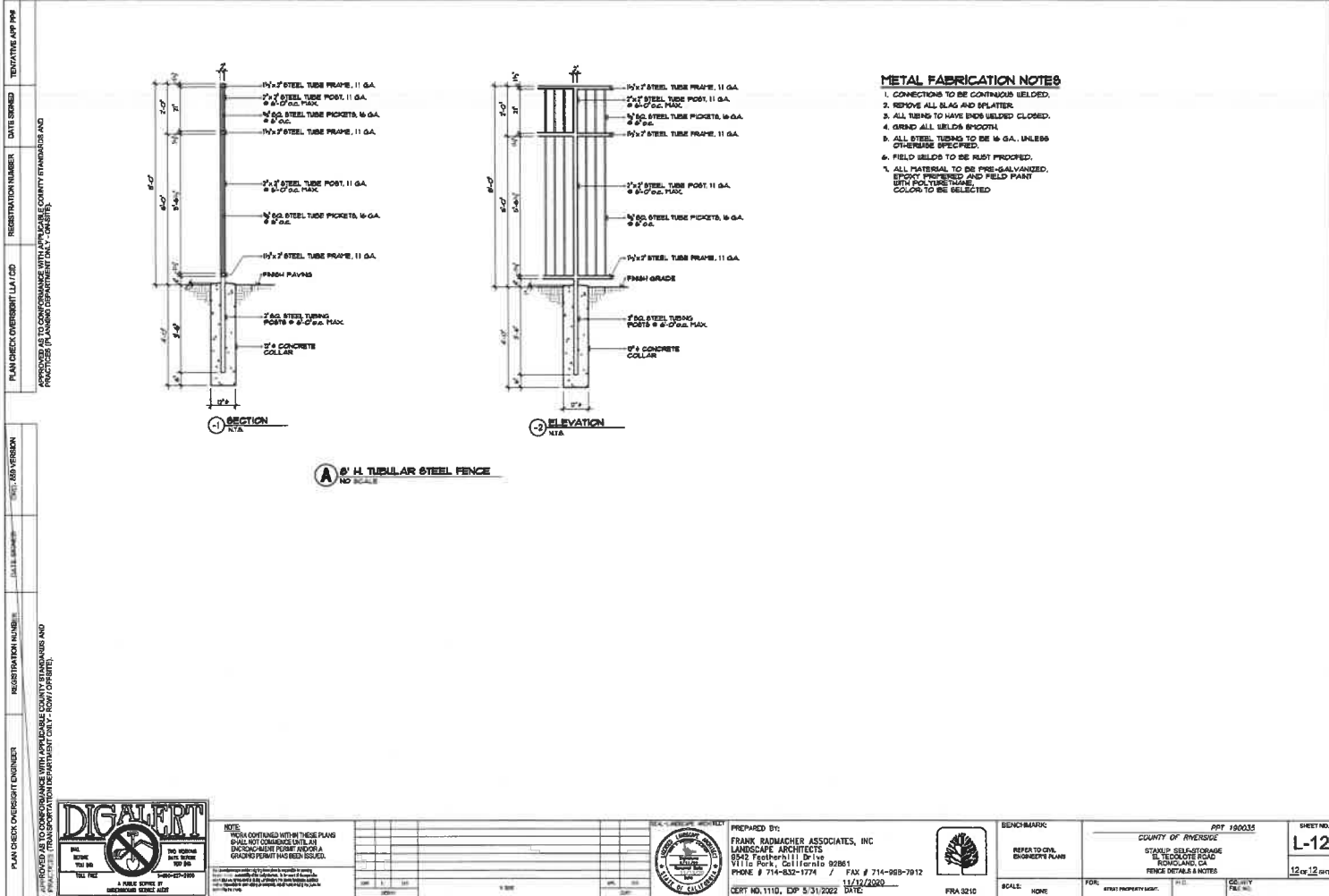


NOTE: NOW CONTAINED WITHIN THESE PLANS SHALL NOT CONSTITUTE EITHER A GUARANTEE OR A WARRANTY FOR THE WORK OR THE RESULTS THEREOF.

NO. 1	NO. 2	NO. 3	NO. 4	NO. 5	NO. 6	NO. 7	NO. 8	NO. 9	NO. 10

PREPARED BY: FRANK RADMACHER ASSOCIATES, INC. LANDSCAPE ARCHITECTS  
 2542 Foothill Blvd. Suite 200  
 WILTON, CA 95791 / FAX # 714-990-7912  
 PHONE # 714-932-1774 / 11/22/2020  
 CERT NO. 1110, EXP. 3/31/2022 DATE: 11/22/2020

BENCHMARK: NONE  
 COUNTY OF RIVERSIDE  
 STATE OF CALIFORNIA  
 PLANTING DETAILS & SPECIFICATIONS  
 PPT 190035  
 SHEET NO. L-11  
 11 of 12 sheets



- METAL FABRICATION NOTES**
1. CONNECTIONS TO BE CONTINUOUS WELDED.
  2. REMOVE ALL SLAG AND SPLATTER.
  3. ALL TUBING TO HAVE ENDS WELDED CLOSED.
  4. GRIND ALL WELDS SMOOTH.
  5. ALL STEEL TUBING TO BE 16 GA. UNLESS OTHERWISE SPECIFIED.
  6. FIELD SEALS TO BE RUST PROTECTED.
  7. ALL MATERIAL TO BE PRE-GALVANIZED, EPXY PRIMERED AND FELD PAINT WITH POLYURETHANE COLOR TO BE SELECTED.

**A** 6' H. TUBULAR STEEL FENCE  
NO SCALE

TENTATIVE APP. PER DATE SERVED REGISTRATION NUMBER APPROVED AS TO CONFORMANCE WITH APPLICABLE COUNTY STANDARDS AND PRACTICES (TRANSPORTATION DEPARTMENT ONLY - DESIGN)  
 PLAN CHECK OVERSIGHT LIAISON DATE SERVED REGISTRATION NUMBER APPROVED AS TO CONFORMANCE WITH APPLICABLE COUNTY STANDARDS AND PRACTICES (TRANSPORTATION DEPARTMENT ONLY - DESIGN)  
 PLAN CHECK OVERSIGHT ENGINEER REGISTRATION NUMBER APPROVED AS TO CONFORMANCE WITH APPLICABLE COUNTY STANDARDS AND PRACTICES (TRANSPORTATION DEPARTMENT ONLY - ROW/OPERATE)

DIGALERT  
 200 N. WILSON  
 SUITE 200  
 FORT WORTH, TX 76102  
 TEL: 817-734-2000  
 FAX: 817-734-2001  
 A PUBLIC SERVICE BY  
 GREENSBORO SERVICE CENTER

NOTE:  
 PRINTS OBTAINED WITH THESE PLANS  
 SHALL NOT BE USED FOR  
 CONSTRUCTION PERMIT AND/OR  
 A GROUND POINT HAS BEEN LOCATED.

NO.	DATE	REVISION



PREPARED BY:  
**FRANK RADMACHER ASSOCIATES, INC.**  
 LANDSCAPE ARCHITECTS  
 5345 TROTTMAN III DRIVE  
 VILLO PARK, CALIFORNIA 92861  
 PHONE # 714-832-1774 / FAX # 714-959-7912  
 CERT. NO. 11110, EXP. 5/31/2022 DATE: 11/12/2020

BENCHMARK	PRJ 100035	SHEET NO.
REFER TO CIVIL ENGINEER'S PLANS	COUNTY OF RIVERSIDE	L-12
SCALE: NONE	STANLEY SILVERSTONE 66 TROTTMAN ROAD RIVERSIDE, CA FENCE DETAILS & NOTES	12 OF 12 SHEETS
FOR: SITE PROPERTY SURVEY	CITY	

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# RIVERSIDE COUNTY PLANNING DEPARTMENT

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

## MITIGATED NEGATIVE DECLARATION

Project/Case Number: SP260S03, CZ2000027, TPM37787, and PPT190035

Based on the Initial Study, it has been determined that the proposed project, subject to the proposed mitigation measures, will not have a significant effect upon the environment.

PROJECT DESCRIPTION, LOCATION, AND MITIGATION MEASURES REQUIRED TO AVOID POTENTIALLY SIGNIFICANT EFFECTS. (see Environmental Assessment/Initial Study and Conditions of Approval)

**COMPLETED/REVIEWED BY:**

By: Deborah Bradford Title: Project Planner Date: 11/24/20

Applicant/Project Sponsor: Strat Property Management, Inc. Date Submitted: November 5, 2019

**ADOPTED BY:** Board of Supervisors

Person Verifying Adoption: \_\_\_\_\_ Date: \_\_\_\_\_

The Mitigated Negative Declaration may be examined, along with documents referenced in the initial study, if any, at:

Riverside County Planning Department 4080 Lemon Street, 12th Floor, Riverside, CA 92501

For additional information, please contact Deborah Bradford at 951-955-6646.

Revised: 11/25/20  
Y:\Planning Master Forms\Templates\CEQA Forms\Cover\_Sheet\_Mitigated\_Negative\_Declaration.docx

Please charge deposit fee case#: ZEA ZCFG

**FOR COUNTY CLERK'S USE ONLY**

**STAXUP R.V. STORAGE FACILITY**  
**Tentative Parcel Map 37787**  
**Plot Plan No. 190035**  
**Specific Plan Substantial Conformance No. 3 to Specific Plan**  
**No. 260**  
**Change of Zone No. 2000027**

---

**Environmental Assessment/Mitigated Negative Declaration**

**Lead Agency:**

County of Riverside  
4080 Lemon Street, 12<sup>th</sup> Floor  
Riverside, CA 92502  
(951) 955-3200

**Project Applicant:**

Strat Property Management, Inc.  
2055 3<sup>rd</sup> Avenue, #200  
San Diego, CA 92101  
(619) 295-2211

**CEQA Consultant:**

Phil Martin & Associates  
1809 E. Dyer Road, Suite 301  
Santa Ana, California 92705  
(949) 454-1800

November 12, 2020

# Environmental Checklist

## For CEQA Compliance

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### TABLE of CONTENTS

<b><u>SECTION</u></b>	<b><u>PAGE</u></b>
1.0 INTRODUCTION.....	1
1.1. Purpose of the Environmental Assessment/Initial Study .....	1
1.2 Document Organization.....	1
2.0 PROJECT SETTING .....	2
2.1. Project Location.....	2
2.2 Existing Land Uses and Designation of the Project Site .....	2
2.3 Surrounding Land Uses and Zoning Designations.....	2
3.0 PROJECT DESCRIPTION .....	6
3.1 Project Characteristics.....	6
3.1.1 Construction .....	6
3.2. Discretionary Approvals.....	10
4.0 ENVIRONMENTAL ASSESSMENT FORM: INITIAL STUDY .....	11
5.0 MITIGATION MONITORING AND REPORTING PROGRAM.....	78
5.1 Introduction .....	78
5.2 Mitigation Monitoring and Reporting Program.....	78

#### **Appendices**

Appendix A - Air Quality/Greenhouse Gas Report  
Appendix B - Biology Report and Jurisdictional Report  
Appendix C - Cultural Resources Report  
Appendix D - Geotechnical Report  
Appendix E - Phase I ESA  
Appendix F - Hydrology Report and WQMP  
Appendix G - Noise Report  
Appendix H – Trip Generation Analysis

# Environmental Checklist

## For CEQA Compliance

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### LIST of FIGURES

<b><u>Figure</u></b>	<b><u>Page</u></b>
1. Regional Map.....	3
2. Local Vicinity Map .....	4
3. Aerial Photo .....	5
4. Tentative Parcel Map 37787.....	7
5. Landscape Plan .....	8
6. Landscape Plan .....	9

### LIST of TABLES

<b><u>Table</u></b>	<b><u>Page</u></b>
1. Ambient Air Quality Standards .....	23
2. Health Effects of Major Criteria Pollutants .....	25
3. Air Quality Monitoring Summary (2015-2018).....	26
4. SCAQMD Daily Emission Thresholds of Significance.....	27
5. Construction Activity Equipment Fleet .....	28
6. Construction Activity Emissions.....	28
7. LST and Project Emissions (pounds/day).....	30
8. Daily Operational Emissions (2021) .....	31
9. Operational Emissions .....	45
10. Estimated Construction Equipment Vibration Levels .....	59
11. Mitigation Monitoring and Reporting Program.....	79



## 1.0 INTRODUCTION

### 1.1 Purpose of the Environmental Assessment / Initial Study

This Environmental Assessment (EA) / Initial Study (IS) has been prepared in accordance with the following:

- California Environmental Quality Act (CEQA) of 1970 (Public Resources Code Sections 21000 et seq.);
- California Code of Regulations, Title 14, Division 6, Chapter 3 (State CEQA Guidelines, Sections 15000 et seq.); and

Pursuant to CEQA, this EA/IS has been prepared to analyze the potential for significant impacts on the environment resulting from implementation of the proposed feed production and storage project. As required by State CEQA Guidelines Section 15063, this EA/IS is a preliminary analysis prepared by the Lead Agency, the County of Riverside, in consultation with other jurisdictional agencies, to determine if a Negative Declaration (MND) or an Environmental Impact Report (EIR) is required for the project.

This EA/IS informs County decision-makers, affected agencies, and the public of potentially significant environmental impacts associated with the implementation of the project. A “significant effect” or “significant impact” on the environment means *“a substantial, or potentially substantial, adverse change in any of the physical conditions within the area affected by the project”* (Guidelines §15382).

The County's intent is to adhere to the following CEQA principles:

- Provide meaningful early evaluation of site planning constraints, service and infrastructure requirements, and other local and regional environmental considerations. (Pub. Res. Code §21003.1)
- Encourage the applicant to incorporate environmental considerations into project conceptualization, design, and planning at the earliest feasible time. (State CEQA Guidelines §5004[b][3])
- Specify mitigation measures for reasonably foreseeable significant environmental effects, and commit the City and applicant to future measures containing performance standards to ensure their adequacy when detailed development plans and applications are submitted. (State CEQA Guidelines §15126.4)

### 1.2 Document Organization

This EA/IS includes the following sections:

#### Section 1.0 Introduction

Provides information about CEQA and its requirements for environmental review and explains that an EA/IS was prepared by the County of Riverside to evaluate the proposed project's potential to impact the physical environment.

#### Section 2.0 Project Setting

Provides information about the proposed project's location.

#### Section 3.0 Project Description

Includes a description of the proposed project's physical features and construction and operational characteristics.

# Environmental Checklist

## For CEQA Compliance

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### Section 4.0 Environmental Assessment Form: Initial Study

Includes the County of Riverside Environmental Checklist and evaluates the proposed project's potential to result in significant adverse effects to the physical environment.

### Section 5.0 Mitigation Monitoring and Reporting Program

This section provides a table showing the proposed mitigation measures and the timing to implement the measures.

## 2.0 PROJECT SETTING

### 2.1 Project Location

The 20.06-gross acre project site is located in the unincorporated Homeland area in Riverside County. The project site is regionally accessed from and is located approximately 3.5 miles east of the I-215/Escondido Freeway interchange as shown in Figure 1, Regional Location Map. Specifically, the project site is located north of El Tecolote Road, south of Triple Crown Road, east of Sultanas Road and west of Branson Lane as shown in Figure 2, Local Vicinity Map. The project site totals 20.6-gross acres (17.72-net acres) and the proposed Tentative Parcel Map 37787 would divide the parcel into two parcels. Parcel 1, which is located on the western portion of the 20.6-gross acre site, totals 11.07-gross acres and Parcel 2, which includes the proposed Staxup Recreational Vehicle (R.V.) self-storage facility and located on the eastern portion of the 20.06-gross acre site totals 8.99-gross acres (8.16-net acres). Parcel 1 would remain vacant. The project is located within the U.S. Geological Survey (USGS) Romoland and Winchester 7.5 Minute Series Topographic Quadrangles.

### 2.2 Existing Land Uses and Designation of the Project Site

The site is vacant and undeveloped. The project is located in the Harvest Valley/Winchester Area Plan. The land use designation for the site is BP (Business Park) and the zoning is Specific Plan 260 North, Planning Area 43. Elevations range from approximately 1,608 feet above mean sea level (AMSL) near the northeast corner of the site to 1,588 feet above mean sea level at the southwest corner of the site. The project site currently slopes approximately 4 percent from northeast to southwest.

### 2.3 Surrounding Land Uses and Zoning Designations

The surrounding land uses are described below. An aerial photo of the project site and surrounding land uses is shown in Figure 3.

**North:** Property to the north of the site is single-family detached and the Homeland Fire Station. The land use designation is Medium Density Residential (MDR) and the zoning is SP Zone, CZ Number 5555.

**West:** Property to the west of the site, west of Sultanas Road, is vacant. The land use designation is Business Park (BP) and the zoning is SP Zone, CZ Number 5555.

**South:** Property to the south of the project site is an R.V. storage facility. The land use designation is Business Park (BP) and the zoning is SP Zone, CZ Number 5555.

**East:** Property to the east of the site is vacant land. The land use designation is Business Park (BP) and Medium Density Residential (MDR) and the zoning is SP Zone, CZ Number 5555.



Figure 1  
Regional Location Map

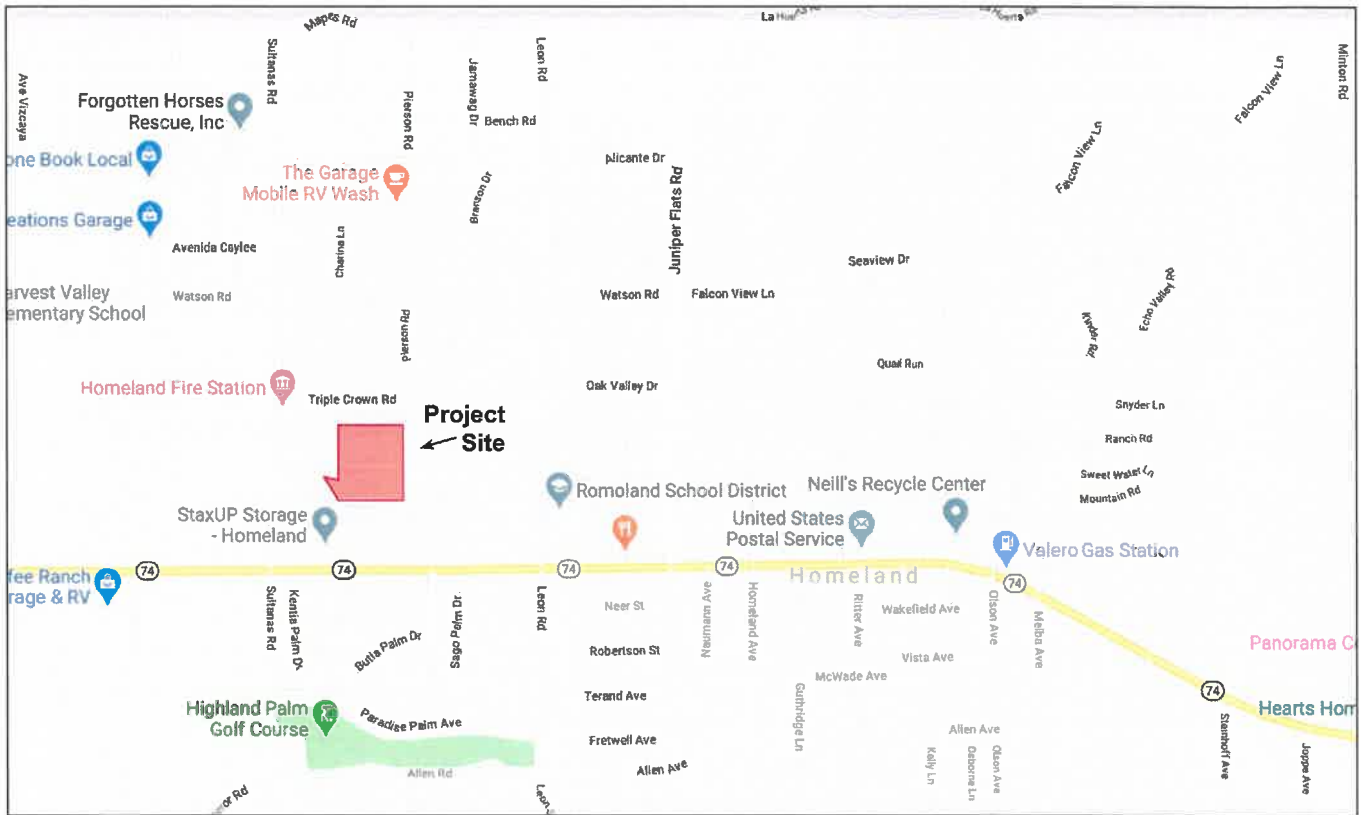


Figure 2  
Local Vicinity Map



**Figure 3**  
**Aerial Photo**

### 3.0 PROJECT DESCRIPTION

#### 3.1 Project Characteristics

The project applicant proposes to subdivide the 20.06-gross acre project site into two parcels with Tentative Parcel Map 37787. Parcel 1 is 11.07-gross acres and would remain vacant. Parcel 2 is 8.99-gross acres and proposed to be developed as a R.V. storage facility with 225 R.V. spaces. R.V. spaces would be leased on a monthly (short-term) or annual (long-term) basis. Each R.V. would be assigned a specific parking space on the surface parking lot. The project is located north of Tecolote Road, south of Varela Lane, east of Sultanas Road and west of Branson Lane. The project proposes to construct a temporary turnaround on private property at the east end of El Tecolote Road for emergency vehicle turnaround. A residential project is proposed adjacent to and east of the project site and once that residential project is developed, El Tecolote Road would be extended onto the residential project and the temporary turnaround would be removed.

The project entrance is from El Tecolote Road and secured with an electronic gate. The project would have 24-hour access provided by an electronic key that is assigned to each guest that is renting an R.V. space. The site would be secured with an 8-foot wrought iron fence along the north, west and south project boundary. An 8-foot block wall is proposed for the east boundary. Nighttime safety and security lighting is proposed throughout the site. A thirty-foot (30) wide public utility easement extends along the entire length of the east project boundary from El Tecolote Road to Valera Lane for public utilities and a road. Solar panels are proposed for the roof of the free-standing canopies that would cover most of the parking spaces and provide the electricity necessary to operate all on-site electrical facilities including the electronic gate and safety and security lights. There are no buildings proposed for the R.V. storage site. The project would employ one person that would serve the project from the existing Staxup self-storage project adjacent to and south of the proposed project and available seven days a week from 6 am – 10 pm. A detention basin is also proposed for the site. Tentative Parcel Map 37787 is shown in Figure 4.

#### Landscaping

The project proposes to install approximately 77,023 square feet of landscaping along the perimeter of the site and would include evergreen trees, shrubs and groundcover. Low water use shrubs and groundcover is also proposed for the slopes of the onsite detention basin and water quality basins. Trees would be installed pursuant to the County Ordinance No. 348, Section 18.12(E), Landscape Screening. The proposed landscape plan is shown in Figures 5 and 6.

#### Drainage Facilities

The project site would be paved with concrete. The project proposes to construct a water quality and detention basin at the southwest corner of the site that would filter, retain, and allow detained storm water to percolate and/or evaporate. Any excess stormwater would be discharged by a storm drain outlet from the detention basin to an existing 36" storm drain under El Tecolote Road adjacent to and west of the detention basin. The construction of the on-site detention basin would control project stormwater and minimize soil erosion and siltation on the site.

#### 3.1.1 Construction

The project would take approximately 6-9 months to construct. The project would require approximately 37,000 cubic yards of cut and approximately 37,000 cubic yards of fill and grading would be balanced on the project site. All hours of construction would comply with Riverside County Ordinance No. 847.

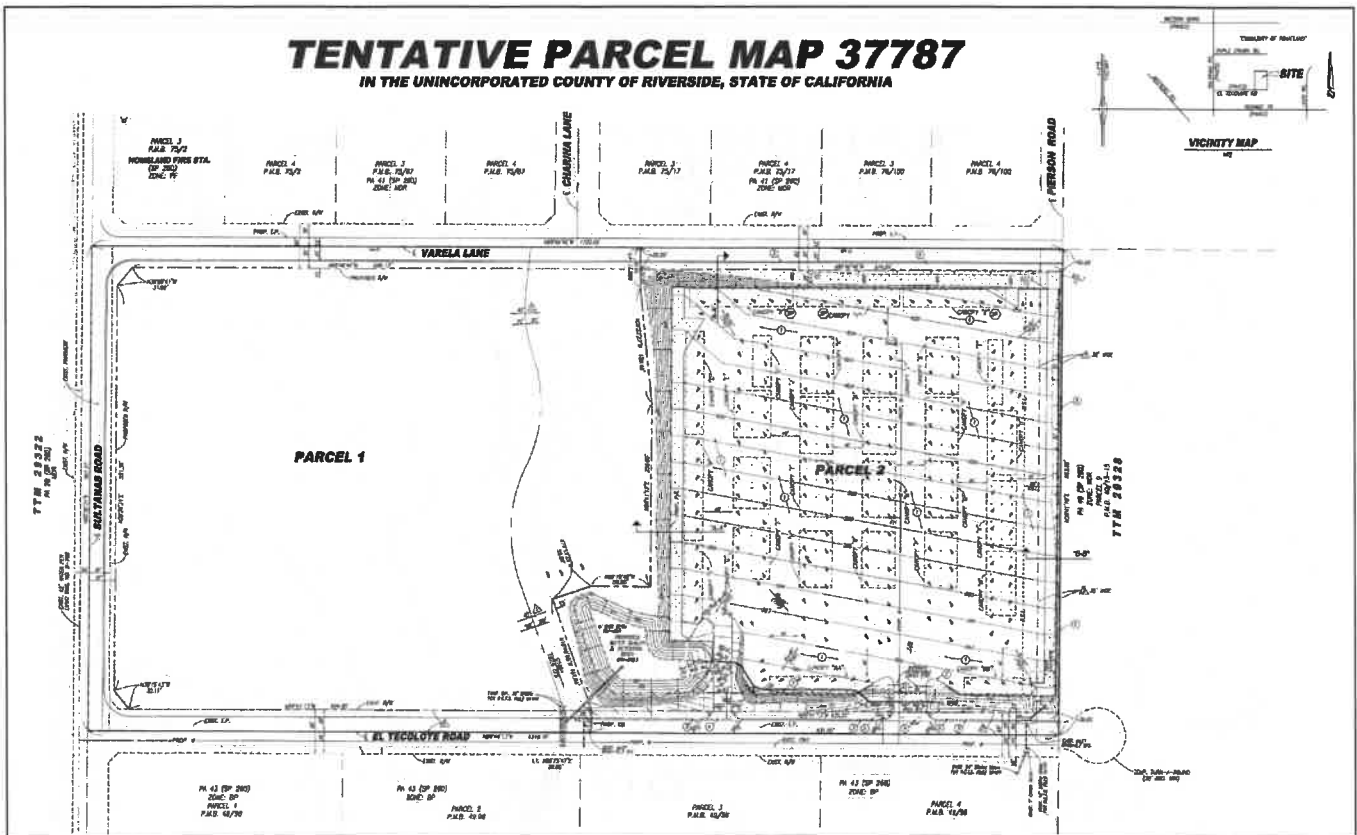


Figure 4  
Tentative Parcel Map 37787

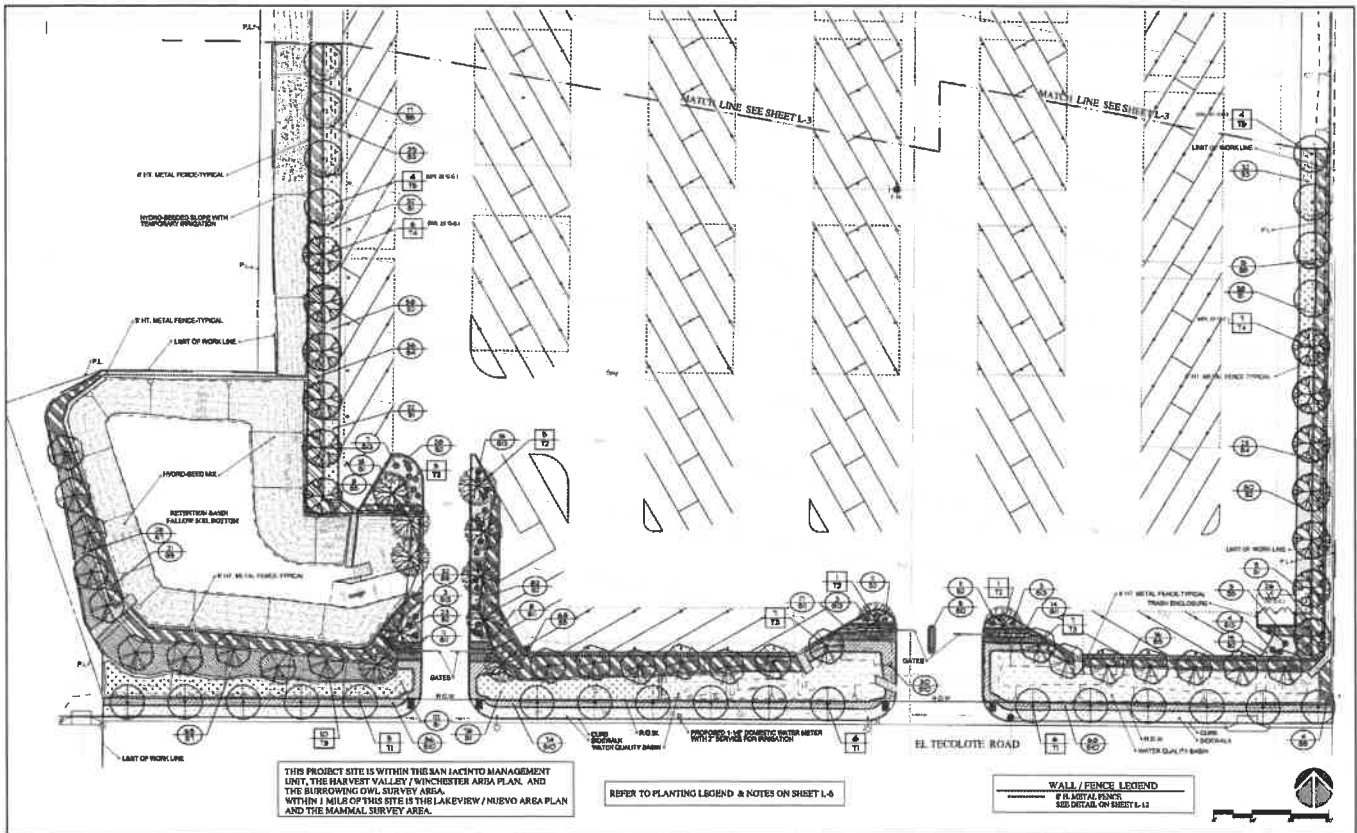


Figure 5  
Landscape Plan



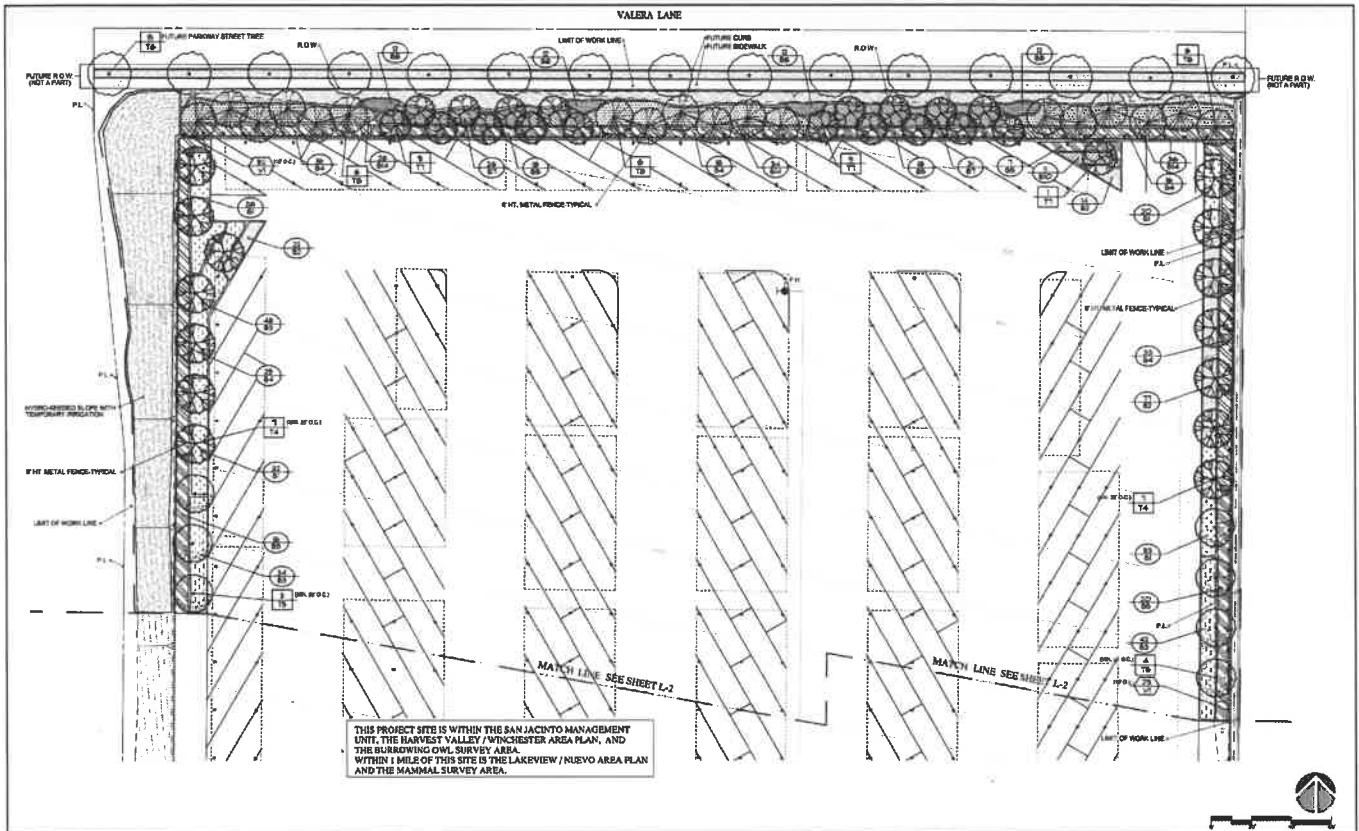


Figure 6  
Landscape Plan

### 3.2 Discretionary Approvals

The project would require the following discretionary approvals:

#### COUNTY OF RIVERSIDE

- Adoption of a Mitigated Negative Declaration (MND)
- Approval of Tentative Parcel Map 37787
- Approval of Substantial Conformance No. 3 to Specific Plan No. 260 as previously amended by Amendment No. 2 that proposes to incorporate the revisions to the Specific Plan zoning ordinance into the Specific Plan text.
- Approval of Change of Zone No. 2000027 that proposes to modify the Specific Plan zoning ordinance to modify the development standards of Planning Area 43 and to establish the legal boundaries of Planning Area 43 within Specific Plan No. 260 (Menifee North).
- Grading and Building Permits
- Plot Plan

#### OTHER AGENCIES

This IS/MND would also provide environmental information to responsible agencies and other public agencies that may be required to grant approvals or coordinate with the County as part of project implementation. These agencies include, but are not limited to the following:

- Santa Ana Regional Water Quality Control Board for approval of a Stormwater Pollution Prevention Plan (SWPPP) and a Water Quality Management Plan (WQMP).
- Eastern Municipal Water District
- South Coast Air Quality Management District (SCAQMD)

**COUNTY OF RIVERSIDE**

**4.0 ENVIRONMENTAL ASSESSMENT FORM: INITIAL STUDY**

**Environmental Assessment (CEQ / EA) Number:** 190162  
**Project Case Type (s) and Number(s):** PPT190035, Tentative Parcel Map 37787, Substantial Conformance No. 3 to Specific Plan No. 260, Change of Zone No. 2000027  
**Lead Agency Name:** Riverside County Planning Department  
**Address:** P.O. Box 1409, Riverside, CA 92502-1409  
**Contact Person:** Deborah Bradford  
**Telephone Number:** (951) 955-1417  
**Applicant's Name:** Strat Property Management, Inc.  
**Applicant's Address:** 2055 3<sup>rd</sup> Avenue, #200, San Diego, CA 91750

**I. PROJECT INFORMATION**

**Project Description:** The project applicant proposes to subdivide the 20.06-gross acre project site into two parcels with Tentative Parcel Map 37787. Parcel 1 is 11.07-gross acres and would remain vacant. Parcel 2 is 8.99-gross acres and proposed to be developed as a R.V. storage facility with 225 R.V. spaces. R.V. spaces would be leased on a monthly (short-term) or annual (long-term) basis. Each R.V. would be assigned a specific parking space on the surface parking lot. The project is located north of Tecolote Road, south of Varela Lane, east of Sultanas Road and west of Branson Lane. The project proposes to construct a temporary turnaround on private property at the east end of El Tecolote Road for emergency vehicle turnaround. A residential project is proposed adjacent to and east of the project site and once that residential project is developed, El Tecolote Road would be extended onto the residential project and the temporary turnaround would be removed.

The project entrance is from El Tecolote Road and secured with an electronic gate. The project would have 24-hour access provided by an electronic key that is assigned to each guest renting an R.V. space. The site would be secured with an 8-foot wrought iron fence along the north, west and south project boundary. An 8-foot block wall is proposed for the east boundary. Nighttime safety and security lighting is proposed throughout the site. A thirty-foot (30) wide public utility easement extends along the entire length of the east project boundary from El Tecolote Road to Valera Lane for public utilities and a road. Solar panels are proposed for the roof of the free-standing canopies that would cover most of the parking spaces and provide the electricity necessary to operate the electronic gate and safety and security lights. There are no buildings proposed for the recreational vehicle storage site. The project would employ one person that would serve the project from the existing Staxup self-storage project adjacent to and south of the proposed project and would be available seven days a week from 6 am – 10 pm. A detention basin is also proposed for the southwest corner of the site.

**A. Type of Project:** Site Specific ; Countywide ; Community ; Policy .

**B. Total Project Area:**

<b>Residential Acres:</b>	<b>Lots:</b>	<b>Units:</b>	<b>Projected No. of Residents:</b>
<b>Commercial Acres:</b> 20.06	<b>Lots:</b> 2	<b>Sq. Ft. of Bldg. Area:</b> N/A	<b>Est. No. of Employees:</b> 1 <sup>1</sup>
<b>Industrial Acres:</b>	<b>Lots:</b>	<b>Sq. Ft. of Bldg. Area:</b>	<b>Est. No. of Employees:</b>
<b>Other:</b>			

**C. Assessor's Parcel No(s):** 457-350-027

**Street References:** El Tecolote Road at Sultanas Road

**D. Section, Township & Range Description or reference/attach a Legal Description:** T5S, R2W Sec. 7, SBM.

**E. Brief description of the existing environmental setting of the project site and its surroundings:** The project site is vacant. The land uses surrounding the site include single-family detached dwelling units to the north and a Riverside County Fire station is located adjacent to and north of the northwest corner of the site, vacant land adjacent to and west and east of the site and an R.V. storage facility is located adjacent to and south of the site.

## II. APPLICABLE GENERAL PLAN AND ZONING REGULATIONS

### A. General Plan Elements/Policies:

1. **Land Use:** The project site has a General Plan land use designation of Business Park (BP), which allows a 0.25-0.60 floor area ratio (FAR). As described in the Harvest Valley/Winchester Area Plan, this designation is for employee intensive uses, including research and development, technology centers, corporate offices, clean industry and supporting retail uses.
2. **Circulation:** The Riverside County General Plan identifies Sultanas Road as a Collector Street (74' right-of-way) and El Tecolote Street and Valera Way are local streets.
3. **Multipurpose Open Space:** The project proposes to develop an R.V. storage facility on a site that is permitted for business park use. There are no natural or renewable resources or multi-purpose open space located within the project site that is proposed to be protected or reserved.
4. **Safety:** The Harvest Valley/Winchester Area Plan shows the site is not located within a Special Flood Hazard Area. The project site does not have steep slopes and is not subject to landslides or rock falls. The site has a low susceptibility to liquefaction. The site is not within a Local Responsibility Area Very High Fire Severity Zone or State Responsibility Area Very High Fire Severity Zone.
5. **Noise:** The Noise Element requires projects to limit the volume of noise effecting residential or other noise-sensitive uses.

<sup>1</sup> An existing employee at the Staxup Self-Storage facility adjacent to and south of the project would be available to serve the project site.

6. **Housing:** The project does not include housing, and there are no applicable Housing Element policies.
7. **Air Quality:** The project site is within the South Coast Air Basin and is within the jurisdiction of the South Coast Air Quality Management District.
8. **Healthy Communities:** The Health Communities Element states that, where feasible, air pollutant sources and sensitive receptors should be sited apart from each other.
9. **Environmental Justice (After Element is Adopted):** N/A

**B. General Plan Area Plan(s):** Harvest Valley/Winchester Area Plan

**C. Foundation Component(s):** Community Development

**D. Land Use Designation(s):** Business Park

**E. Overlay(s), if any:** N/A

**F. Policy Area(s), if any:** Highway 79

**G. Adjacent and Surrounding:**

1. **General Plan Area Plan(s):** Harvest Valley/Winchester Area Plan

2. **Foundation Component(s):** Community Development

3. **Land Use Designation(s):** Medium Residential (7,200 sq. ft. lot min.) to the north and east, Commercial/Business Park to the south and Commercial/Business Park and Medium Residential (6,000 sq. ft. lot min.) to the west.

4. **Overlay(s), if any:** N/A

5. **Policy Area(s), if any:** Highway 79

**H. Adopted Specific Plan Information**

1. **Name and Number of Specific Plan, if any:** Menifee North Specific Plan No. 260, Area 43

2. **Specific Plan Planning Area, and Policies, if any:** N/A

**I. Existing Zoning:** Specific Plan 260 North, Planning Area 43, Business Park.

**J. Proposed Zoning, if any:** No zone change is proposed or required.

**K. Adjacent and Surrounding Zoning:** The zoning of the properties adjacent to and north, south, east and west is SP Zone, CZ Number 5555.

III. ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED

The environmental factors checked below ( x ) would be potentially affected by this project, involving at least one impact that is a "Potentially Significant Impact" or "Less than Significant with Mitigation Incorporated" as indicated by the checklist on the following pages.

- |   |   |   |
|---|---|---|
| <input type="checkbox"/> <a href="#">Aesthetics</a>                         | <input type="checkbox"/> <a href="#">Hazards &amp; Hazardous Materials</a>    | <input type="checkbox"/> <a href="#">Recreation</a>                         |
| <input type="checkbox"/> <a href="#">Agriculture &amp; Forest Resources</a> | <input type="checkbox"/> <a href="#">Hydrology / Water Quality</a>            | <input type="checkbox"/> <a href="#">Transportation</a>                     |
| <input type="checkbox"/> <a href="#">Air Quality</a>                        | <input type="checkbox"/> <a href="#">Land Use / Planning</a>                  | <input type="checkbox"/> <a href="#">Tribal Cultural Resources</a>          |
| <input checked="" type="checkbox"/> <a href="#">Biological Resources</a>    | <input type="checkbox"/> <a href="#">Mineral Resources</a>                    | <input type="checkbox"/> <a href="#">Utilities / Service Systems</a>        |
| <input checked="" type="checkbox"/> <a href="#">Cultural Resources</a>      | <input checked="" type="checkbox"/> <a href="#">Noise</a>                     | <input type="checkbox"/> <a href="#">Wildfire</a>                           |
| <input type="checkbox"/> <a href="#">Energy</a>                             | <input checked="" type="checkbox"/> <a href="#">Paleontological Resources</a> | <input type="checkbox"/> <a href="#">Mandatory Findings of Significance</a> |
| <input type="checkbox"/> <a href="#">Geology / Soils</a>                    | <input type="checkbox"/> <a href="#">Population / Housing</a>                 |   |
| <input type="checkbox"/> <a href="#">Greenhouse Gas Emissions</a>           | <input type="checkbox"/> <a href="#">Public Services</a>                      |   |

IV. DETERMINATION

On the basis of this initial evaluation:

**A PREVIOUS ENVIRONMENTAL IMPACT REPORT/NEGATIVE DECLARATION WAS NOT PREPARED**

- I find that the proposed project **COULD NOT** have a significant effect on the environment, and a **NEGATIVE DECLARATION** will be prepared.
- I find that although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because revisions in the project, described in this document, have been made or agreed to by the project proponent. **A MITIGATED NEGATIVE DECLARATION** will be prepared.
- I find that the proposed project **MAY** have a significant effect on the environment, and an **ENVIRONMENTAL IMPACT REPORT** is required.

**A PREVIOUS ENVIRONMENTAL IMPACT REPORT/NEGATIVE DECLARATION WAS PREPARED**

- I find that although the proposed project could have a significant effect on the environment, **NO NEW ENVIRONMENTAL DOCUMENTATION IS REQUIRED** because (a) all potentially significant effects of the proposed project have been adequately analyzed in an earlier EIR or Negative Declaration pursuant to applicable legal standards, (b) all potentially significant effects of the proposed project have been avoided or mitigated pursuant to that earlier EIR or Negative Declaration, (c) the proposed project will not result in any new significant environmental effects not identified in the earlier EIR or Negative Declaration, (d) the proposed project will not substantially increase the severity of the environmental effects identified in the earlier EIR or Negative Declaration, (e) no considerably different mitigation measures have been identified and (f) no mitigation measures found infeasible have become feasible.
- I find that although all potentially significant effects have been adequately analyzed in an earlier EIR or Negative Declaration pursuant to applicable legal standards, some changes or additions are necessary but none of the conditions described in California Code of Regulations, Section 15162 exist. An **ADDENDUM** to a previously-certified EIR or Negative Declaration has been prepared and will be considered by the approving body or bodies.

I find that at least one of the conditions described in California Code of Regulations, Section 15162 exist, but I further find that only minor additions or changes are necessary to make the previous EIR adequately apply to the project in the changed situation; therefore a **SUPPLEMENT TO THE ENVIRONMENTAL IMPACT REPORT** is required that need only contain the information necessary to make the previous EIR adequate for the project as revised.

I find that at least one of the following conditions described in California Code of Regulations, Section 15162, exist and a **SUBSEQUENT ENVIRONMENTAL IMPACT REPORT** is required: (1) Substantial changes are proposed in the project which will require major revisions of the previous EIR or negative declaration due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects; (2) Substantial changes have occurred with respect to the circumstances under which the project is undertaken which will require major revisions of the previous EIR or negative declaration due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects; or (3) New information of substantial importance, which was not known and could not have been known with the exercise of reasonable diligence at the time the previous EIR was certified as complete or the negative declaration was adopted, shows any the following:(A) The project will have one or more significant effects not discussed in the previous EIR or negative declaration;(B) Significant effects previously examined will be substantially more severe than shown in the previous EIR or negative declaration;(C) Mitigation measures or alternatives previously found not to be feasible would in fact be feasible, and would substantially reduce one or more significant effects of the project, but the project proponents decline to adopt the mitigation measures or alternatives; or,(D) Mitigation measures or alternatives which are considerably different from those analyzed in the previous EIR or negative declaration would substantially reduce one or more significant effects of the project on the environment, but the project proponents decline to adopt the mitigation measures or alternatives.

Signature \_\_\_\_\_

Date \_\_\_\_\_

For: John Hildebrand  
Interim Planning Director

Printed Name \_\_\_\_\_

**V. ENVIRONMENTAL ISSUES ASSESSMENT**

In accordance with the California Environmental Quality Act (CEQA) (Public Resources Code Section 21000-21178.1), this Initial Study has been prepared to analyze the proposed project to determine any potential significant impacts upon the environment that would result from construction and implementation of the project. In accordance with California Code of Regulations, Section 15063, this Initial Study is a preliminary analysis prepared by the Lead Agency, the County of Riverside, in consultation with other jurisdictional agencies, to determine whether a Negative Declaration, Mitigated Negative Declaration, or an Environmental Impact Report is required for the proposed project. The purpose of this Initial Study is to inform the decision-makers, affected agencies, and the public of potential environmental impacts associated with the implementation of the proposed project.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
<b>AESTHETICS: Would the project:</b>				
<b>1. Scenic Resources</b>				
a) Have a substantial effect upon a scenic	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

highway corridor within which it is located?

b) Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings and unique or landmark features; obstruct any prominent scenic vista or view open to the public; or result in the creation of an aesthetically offensive site open to public view?

c) In non-urbanized areas, substantially degrade the existing visual character or quality of public views of the site and its surroundings? (Public views are those that are experienced from publicly accessible vantage points.) If the project is in an urbanized area, would the project conflict with applicable zoning and other regulations governing scenic quality?

**Source(s):** Riverside County General Plan Figure C-8 "Scenic Highways"; Harvest Valley/Winchester Area Plan Figure 10 "Scenic Highways"; California Scenic Highway Mapping System (Caltrans 2016). Accessed: <https://dot.ca.gov/programs/design/lap-landscape-architecture-and-community-livability/lap-liv-i-scenic-highways>

Findings of Fact:

**a) No Impact.** The project site is not located along or adjacent to a designated scenic highway corridor. The closest designated State Scenic Highway is Highway 243 at Highway 74, located approximately 23 miles east of the project site. State Highway 74, approximately 625 feet south of the project site, is an Eligible State Scenic Highway. Due to the distance from both Highway 74 and Highway 243, the project site is not visible from Highway 243, therefore the project would not impact the scenic qualities associated with scenic highway 243. While the project is visible from Eligible State Scenic Highway 74, the site is more than 625 feet from the highway and would not impact the eligible scenic qualities of the highway. The project would not result in any impacts to an existing scenic highway corridor.

**b) Less Than Significant Impact.** The project site is vacant and undeveloped and does not have any known scenic resources. Public views along Sultanas Road and El Tecolote Road adjacent to the site include long distance, unobstructed views of the hills and mountains to the north, east, south and west. The project site and the immediate project vicinity is relatively flat, and does not include any unique visual features, significant rock outcroppings, or landmark features.

The project proposes to provide 225 R.V. parking spaces, including free-standing canopies with solar panels over most of the parking spaces to provide the electricity necessary to operate all on-site electrical facilities, including the electronic gate, safety and security lights. Light standards are proposed throughout the site for safety and security. Wrought iron fencing is proposed around the perimeter of the site for security. The project proposes to install 53,700 square feet of landscaping along the perimeter of the site. The landscaping would include trees, shrubs and groundcover. The size and height of the trees would be installed pursuant to the County Ordinance No. 348, Section 18.12(E), Landscape Screening, which states that landscape screening located around the perimeter of the project shall be designed to be opaque up to a minimum height of 6 feet at maturity, except that planting within 10 feet of an entry or exit driveway shall not be permitted to grow higher than 30 inches and no trees shall be planted within 10 feet of driveways or street intersections. The proposed landscape plan was shown previously in Figure 5 and Figure 6.



The proposed site improvements and perimeter landscaping would not have any significant aesthetic impacts. The project would protect and not impact the existing scenic views of the distant hills and mountains from both Sultanas Road and El Tecolote Road. The project would have less than significant aesthetic impacts.

**c) Less Than Significant Impact.** The area within the immediate vicinity of the project site includes residential development adjacent to and north of the site, commercial development adjacent to and south of the site and vacant land to the west and east. As described in the previous response, the proposed project would develop an R.V. storage facility on vacant land. The proposed free-standing shade canopies, R.V.'s and wrought iron fencing around the perimeter of the site would not encroach into the existing long-distance views of the distant hills and mountains surrounding the site from Sultanas Road and El Tecolote Road. The project does not propose any buildings and the site would be relatively open, with the exception of the R.V.'s and shade canopies. The proposed site improvements are not out of character with the existing storage facility located adjacent to and south of the site, except the proposed project does not propose to construct any buildings. Therefore, the project would not substantially degrade the existing visual character or quality of public views of the site and its surroundings, and the visual character impacts would be less than significant.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

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**2. Mt. Palomar Observatory**

a) Interfere with the nighttime use of the Mt. Palomar Observatory, as protected through Riverside County Ordinance No. 655?

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**Source(s):** Riverside County General Plan, Ord. No. 655 (Regulating Light Pollution); Riverside County Ordinance No. 915 (Regulating Outdoor Lighting); Harvest Valley/Winchester Area Plan Figure 7 "Harvest Valley/Winchester Area Plan Mt. Palomar Night Time Lighting Policy Area"

Findings of Fact:

**a) Less Than Significant Impact.** The project site is located approximately 31 miles northwest of the Mt. Palomar Observatory and located within Zone B, as designated by Riverside County Ordinance No. 655. Zone B includes areas between 15 and 45 miles from the observatory. Property within Zone B is required to meet specific lighting design standards to minimize light that could have a detrimental effect on astronomical observation and research. To ensure that project lighting meets the required lighting standards for Zone B, the project is required to submit lighting plans to the County for approval that meet and comply with Ordinance No. 655 and Riverside County Ordinance No. 915 that regulates outdoor lighting as part of the project permitting process. As required, all parking lot lights and other outdoor lighting would be required to be hooded and directed so as not to shine directly upon adjoining property or public rights-of-way, and shall be shown on the electrical plans. All outdoor luminaires shall be appropriately located and adequately shielded and directed so that no direct light falls outside the project site, or onto the public right-of-way. In addition, outdoor luminaires shall not blink, flash, or rotate and shall be shown on electrical plans submitted to the Department of Building and Safety during the plan check approval process. Therefore, through the County's development review process, the project would be required to comply with Riverside County Ordinance No. 655 and Ordinance No. 915, to reduce potential project lighting impacts to the Mt. Palomar Observatory to less than significant.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

**3. Other Lighting Issues**

a) Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Expose residential property to unacceptable light levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

**Source(s):** Riverside County Ord. No. 655 (Regulating Light Pollution); Ord. No. 915 (Regulating Outdoor Lighting).

Findings of Fact:

**a) Less Than Significant Impact.** The project site is vacant and undeveloped and there is no source of on-site nighttime lighting. However, there are areas adjacent to and in close proximity of the site that are developed and generate nighttime lighting, including security and outdoor lighting associated with the self-storage facility adjacent to and south of the site, the residential homes adjacent to and north of the site and headlights from motor vehicles traveling along Sultanas Road and El Tecolote Road adjacent to the site.

The project proposes to install new lighting sources throughout the parking lot area for safety and security. All on-site lighting would be required to comply with the County's lighting ordinance and Building and Safety standards per County Ordinances No. 655 and No. 915. The project would be required to submit lighting plans for approval as part of the project permitting process to ensure compliance with the Riverside County lighting requirements per County Ordinances No. 655 and No. 915. The project would not result in substantial new sources of light and the impacts would be less than significant.

Reflective light (glare) can be caused by sunlight or artificial light reflecting from finished surfaces such as window glass and other reflective materials. Solar panels are proposed for the top of the free-standing shade canopies to provide some of the electricity required for the project. Solar panels are designed to capture and absorb sunlight and as a result would minimize the amount of glare generated by the solar panels. The solar panels are proposed for the roof of the free-standing canopies that would cover most of the parking spaces and provide the electricity necessary to operate all on-site electrical facilities including the electronic gate and safety and security lights. The solar panels would be elevated approximately 18 feet above the parking lot and would not be directed in a position that would generate a glare to any off-site receptor. The project does not propose and structures or materials that would generate a substantial amount of glare. Project glare impacts would be less than significant.

**b) Less Than Significant Impact.** The closest residences to the project are located approximately 200 feet north of the site. The project would be required to meet all applicable Riverside County lighting regulations, including the requirement that all exterior lighting be hooded and angled to focus on the project site and away from residential uses. The project would be required to submit lighting plans for approval as part of the project permitting process per Ordinances No. 655 and No. 915 to ensure that all project lighting complies with the Riverside County lighting requirements. Project

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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compliance with all applicable County lighting requirements would reduce project lighting impacts to less than significant.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

**AGRICULTURE & FOREST RESOURCES: Would the project:**

**4. Agriculture**

a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland) as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Conflict with existing agricultural zoning, agricultural use or with land subject to a Williamson Act contract or land within a Riverside County Agricultural Preserve?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Cause development of non-agricultural uses within 300 feet of agriculturally zoned property (Ordinance No. 625 "Right-to-Farm")?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

**Source(s):** Riverside County General Plan Figure OS-2 "Agricultural Resources", Harvest Valley/Winchester Area Plan Figure 3, Land Use Plan, and the Farmland Mapping and Monitoring Program (FMMP) California Important Farmland Finder. Accessed at: <http://www.conservation.ca.gov/dlrp/fmmp> <https://maps.conservation.ca.gov/dlrp/ciff/>.

**Findings of Fact:**

**a) No Impact.** The project site is identified by the Farmland Mapping and Monitoring Program as Farmland of Local Importance and is not identified as Prime Farmland, Unique Farmland, or Farmland of Statewide Importance. Similarly, none of the land adjacent to and surrounding the site is identified as Prime, Unique, or Farmland of Statewide importance. The site is designated as Farmland of Local Importance by Figure OS-2 of the General Plan. The land surrounding the site to the east is identified as Urban and Built-Up Land and the other land surrounding the site to the north, west and south are designated as Farmland of Local Importance. The project would not convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance to non-agricultural use. The project would not impact any Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland).

**b) No Impact.** The project site is zoned for Business Park use by the Menifee North Specific Plan No. 260. The project site is vacant and has not been in agricultural use for many years. The project site and none of the adjacent surrounding areas are in a Williamson Act contract or a Riverside County Agricultural Preserve. Thus, the project would not conflict and impact with any agricultural zoning, existing agricultural use, a Williamson Act contract, or a Riverside County Agricultural Preserve.

**c) No Impact.** The project site is zoned Specific Plan 260 North, Planning Area 43. The zoning of the surrounding properties includes SP Zone, CZ Number 5555 to the north, south, east and west. None

of the parcels adjacent to the site are zoned for agricultural use. The project would not impact any agriculturally zoned property.

**d) No Impact.** As discussed in Section "4.b)" above, the project site has not been in agricultural use for many years. There is no existing agricultural use on any of the adjacent surrounding properties. The project site is designated as Farmland of Local Importance by Figure OS-2 of the General Plan. There is no agricultural zoned land adjacent to the site. Because there is no agricultural zoned property or any existing agricultural use on any land adjacent to the site, the project would not result in the conversion of any agricultural land to non-agricultural use. Therefore, the project would not impact any farmland.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

<b>5. Forest</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
a) Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code section 12220(g)), timberland (as defined by Public Resources Code section 4526), or timberland zoned Timberland Production (as defined by Govt. Code section 51104(g))?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Result in the loss of forest land or conversion of forest land to non-forest use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of forest land to non-forest use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

**Source(s):** Riverside County General Plan Figure OS-3a "Forestry Resources Western Riverside County Parks, Forests, and Recreation Areas."

Findings of Fact:

**a-c) No Impact.** The project area and surrounding lands include single-family residential to the north, vacant land to the west and east and a self-storage facility to the south. The land to the east and west is vacant and undeveloped. As shown in Figure OS-3a of the General Plan, there is no forest or timberland either on the project site or any of properties adjacent to or within the immediate project vicinity. The Specific Plan 260 North, Planning Area 43 zoning for the site does not include or allow forest or timberland. Therefore, the project would not conflict with any current zoning or cause the rezoning of any forest or timberland, result in the loss of any forest land, or involve other changes that could result in the conversion of forest land to non-forest uses. The project would not have any forest or timberland impacts.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

**AIR QUALITY:** Would the project:

<b>6. Air Quality Impacts</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
a) Conflict with or obstruct implementation of the applicable air quality plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

b) Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Expose sensitive receptors, which are located within one (1) mile of the project site, to substantial pollutant concentrations?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Result in other emissions (such as those leading to odors) adversely affecting a substantial number of people?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

**Source(s):** Riverside County General Plan, Riverside County Climate Action Plan (“CAP”), SCAQMD CEQA Air Quality Handbook, Air Quality and GHG Impact Analysis, Freedom RV Self-Storage, Homeland (Riverside County), California, Giroux & Associates, April 6, 2020 – Appendix A.

Findings of Fact:

**a) Less Than Significant Impact.** The project site is located in the South Coast Air Basin, which is under the jurisdictional boundaries of the South Coast Air Quality Management District (SCAQMD). The SCAQMD and Southern California Association of Governments (SCAG) are responsible for preparing the Air Quality Management Plan (AQMP), which addresses federal and state Clean Air Act (CAA) requirements. The AQMP details goals, policies, and programs for improving air quality in the Basin. In preparation of the AQMP, SCAQMD and SCAG use land use designations contained in General Plan documents to forecast, inventory, and allocate regional emissions from land use and development-related sources. For purposes of analyzing consistency with the AQMP, if a proposed project would have a development density and vehicle trip generation that is substantially greater than what was anticipated in the General Plan, then the proposed project would conflict with the AQMP. On the other hand, if a project’s density is consistent with the General Plan, its emissions would be consistent with the assumptions in the AQMP, and the project would not conflict with SCAQMD’s attainment plans. In addition, the SCAQMD considers projects consistent with the AQMP if the project would not result in an increase in the frequency or severity of existing air quality violations or cause a new violation.

The project site is designated for Business Park use by the Menifee North Specific Plan No. 260. The proposed RV storage project is consistent with the types of uses allowed in a Business Park. Therefore, the project is consistent with the assumptions in the AQMP and would not conflict with SCAQMD’s attainment plans.

In addition, emissions generated by construction and operation of the project would not exceed thresholds as described in the air quality analysis below, which is based on the AQMP and are designed to bring the Basin into attainment for the criteria pollutants for which it is in nonattainment. Because the project does not exceed any SCAQMD adopted air quality thresholds the project would not conflict with SCAQMD’s goal of bringing the Basin into attainment for all criteria pollutants and is consistent with the AQMP. Therefore, the project’s air quality emissions related to the AQMP would be less than significant.

**b) Less Than Significant Impact.** Cumulative projects include local development as well as general growth within the project area. However, as with most development, the greatest source of emissions is from mobile sources that travel well out of the local area. Therefore, from an air quality standpoint, the cumulative analysis would extend beyond any local projects and when wind patterns are considered, would cover an even larger area.

The project site is located within the SCAB, which is non-attainment for ozone and PM10 particulate matter. The emissions generated with the construction and operation of cumulative projects would further degrade the local air quality, as well as the air quality of the SCAB. The greatest cumulative impact on the regional air quality is the incremental addition of pollutants mainly from increased traffic by residential, commercial, and industrial development and the use of heavy equipment and trucks to construct these projects. Air quality would be temporarily degraded during construction activities that occur separately or simultaneously. However, in accordance with the SCAQMD methodology, projects that do not exceed the SCAQMD criteria or can be mitigated to less than criteria levels are not significant and do not add to the overall cumulative impact.

As stated in Section "6. c)" below the project would not generate any short- or long-term air emissions that exceed SCAQMD emission thresholds. Therefore, the project would not have any significant cumulative criteria pollutant impacts.

**c) Less Than Significant Impact.** A sensitive receptor is a person in the population who is particularly susceptible to health effects due to exposure to an air contaminant. The following are land uses (sensitive sites) where sensitive receptors are typically located:

- Schools, playgrounds and childcare centers
- Long-term health care facilities
- Rehabilitation centers
- Convalescent centers
- Hospitals
- Retirement homes
- Residences<sup>2</sup>

The closest sensitive receptors to the project site are the residents the live adjacent to and north of the site.

### **Criteria Pollutants, Health Effects, and Standards**

Under the Federal Clean Air Act (FCAA), the U.S. EPA has established National Ambient Air Quality Standards (NAAQS) for six major pollutants; ozone (O<sub>3</sub>), respirable particulate matter (PM<sub>10</sub>), fine particulate matter (PM<sub>2.5</sub>), carbon monoxide (CO), nitrogen dioxide (NO<sub>2</sub>), sulfur dioxide (SO<sub>2</sub>), and lead. These seven air pollutants are referred to as the criteria pollutants. The NAAQS are two tiered: primary, to protect public health, and secondary, to prevent degradation to the environment (i.e., impairment of visibility, damage to vegetation and property).

Under the California Clean Air Act (CCAA), the California Air Resources Board has established California Ambient Air Quality Standards (CAAQS) to protect the health and welfare of Californians. State standards have been established for the six criteria pollutants as well as four additional pollutants; visibility reducing particles, sulfates, hydrogen sulfide, and vinyl chloride. Table 1 presents the state and national ambient air quality standards. Table 2 shows the health effects of the various pollutants.

### **Monitored Air Quality**

Air quality at any site is dependent on the regional air quality and local pollutant sources. Regional air quality is determined by the release of pollutants throughout the air basin. Long term air quality monitoring is carried out by the South Coast Air Quality Management District (SCAQMD) at 38 air-

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<sup>2</sup> South Coast Air Quality Management District, Guidance Document for Addressing Air Quality Issues in General Plans and Local Planning, Chapter 2, page 2-1, May 6, 2005.

**Table 1  
Ambient Air Quality Standards**

<b>Ambient Air Quality Standards</b>							
Pollutant	Averaging Time	California Standards <sup>1</sup>		National Standards <sup>2</sup>			
		Concentration <sup>3</sup>	Method <sup>4</sup>	Primary <sup>3,5</sup>	Secondary <sup>3,6</sup>	Method <sup>7</sup>	
Ozone (O <sub>3</sub> ) <sup>8</sup>	1 Hour	0.09 ppm (180 µg/m <sup>3</sup> )	Ultraviolet Photometry	—	Same as Primary Standard	Ultraviolet Photometry	
	8 Hour	0.070 ppm (137 µg/m <sup>3</sup> )		0.070 ppm (137 µg/m <sup>3</sup> )			
Respirable Particulate Matter (PM <sub>10</sub> ) <sup>9</sup>	24 Hour	50 µg/m <sup>3</sup>	Gravimetric or Beta Attenuation	150 µg/m <sup>3</sup>	Same as Primary Standard	Inertial Separation and Gravimetric Analysis	
	Annual Arithmetic Mean	20 µg/m <sup>3</sup>		—			
Fine Particulate Matter (PM <sub>2.5</sub> ) <sup>9</sup>	24 Hour	—	—	35 µg/m <sup>3</sup>	Same as Primary Standard	Inertial Separation and Gravimetric Analysis	
	Annual Arithmetic Mean	12 µg/m <sup>3</sup>	Gravimetric or Beta Attenuation	12.0 µg/m <sup>3</sup>			15 µg/m <sup>3</sup>
Carbon Monoxide (CO)	1 Hour	20 ppm (23 mg/m <sup>3</sup> )	Non-Dispersive Infrared Photometry (NDIR)	35 ppm (40 mg/m <sup>3</sup> )	—	Non-Dispersive Infrared Photometry (NDIR)	
	8 Hour	9.0 ppm (10 mg/m <sup>3</sup> )		9 ppm (10 mg/m <sup>3</sup> )			
	8 Hour (Lake Tahoe)	6 ppm (7 mg/m <sup>3</sup> )		—			
Nitrogen Dioxide (NO <sub>2</sub> ) <sup>10</sup>	1 Hour	0.18 ppm (339 µg/m <sup>3</sup> )	Gas Phase Chemiluminescence	100 ppb (188 µg/m <sup>3</sup> )	—	Gas Phase Chemiluminescence	
	Annual Arithmetic Mean	0.030 ppm (57 µg/m <sup>3</sup> )		0.053 ppm (100 µg/m <sup>3</sup> )			Same as Primary Standard
Sulfur Dioxide (SO <sub>2</sub> ) <sup>11</sup>	1 Hour	0.25 ppm (655 µg/m <sup>3</sup> )	Ultraviolet Fluorescence	75 ppb (196 µg/m <sup>3</sup> )	—	Ultraviolet Fluorescence; Spectrophotometry (Pararosaniline Method)	
	3 Hour	—		—			0.5 ppm (1300 µg/m <sup>3</sup> )
	24 Hour	0.04 ppm (105 µg/m <sup>3</sup> )		0.14 ppm (for certain areas) <sup>11</sup>			—
	Annual Arithmetic Mean	—		0.030 ppm (for certain areas) <sup>11</sup>			—
Lead <sup>12,13</sup>	30 Day Average	1.5 µg/m <sup>3</sup>	Atomic Absorption	—	—	High Volume Sampler and Atomic Absorption	
	Calendar Quarter	—		1.5 µg/m <sup>3</sup> (for certain areas) <sup>12</sup>			Same as Primary Standard
	Rolling 3-Month Average	—		0.15 µg/m <sup>3</sup>			
Visibility Reducing Particles <sup>14</sup>	8 Hour	See footnote 14	Beta Attenuation and Transmittance through Filter Tape	<b>No National Standards</b>			
Sulfates	24 Hour	25 µg/m <sup>3</sup>	Ion Chromatography				
Hydrogen Sulfide	1 Hour	0.03 ppm (42 µg/m <sup>3</sup> )	Ultraviolet Fluorescence				
Vinyl Chloride <sup>12</sup>	24 Hour	0.01 ppm (26 µg/m <sup>3</sup> )	Gas Chromatography				

See footnotes on next page ...

For more information please call ARB-PIO at (916) 322-2990

California Air Resources Board (5/4/16)

1. California standards for ozone, carbon monoxide (except 8-hour Lake Tahoe), sulfur dioxide (1 and 24 hour), nitrogen dioxide, and particulate matter (PM10, PM2.5, and visibility reducing particles), are values that are not to be exceeded. All others are not to be equaled or exceeded. California ambient air quality standards are listed in the Table of Standards in Section 70200 of Title 17 of the California Code of Regulations
2. National standards (other than ozone, particulate matter, and those based on annual arithmetic mean) are not to be exceeded more than once a year. The ozone standard is attained when the fourth highest 8-hour concentration measured at each site in a year, averaged over three years, is equal to or less than the standard. For PM10, the 24 hour standard is attained when the expected number of days per calendar year with a 24-hour average concentration above  $150 \mu\text{g}/\text{m}^3$  is equal to or less than one. For PM2.5, the 24 hour standard is attained when 98 percent of the daily concentrations, averaged over three years, are equal to or less than the standard. Contact the U.S. EPA for further clarification and current national policies.
3. Concentration expressed first in units in which it was promulgated. Equivalent units given in parentheses are based upon a reference temperature of  $25^\circ\text{C}$  and a reference pressure of 760 torr. Most measurements of air quality are to be corrected to a reference temperature of  $25^\circ\text{C}$  and a reference pressure of 760 torr; ppm in this table refers to ppm by volume, or micromoles of pollutant per mole of gas.
4. Any equivalent measurement method which can be shown to the satisfaction of the ARB to give equivalent results at or near the level of the air quality standard may be used.
5. National Primary Standards: The levels of air quality necessary, with an adequate margin of safety to protect the public health.
6. National Secondary Standards: The levels of air quality necessary to protect the public welfare from any known or anticipated adverse effects of a pollutant.
7. Reference method as described by the U.S. EPA. An "equivalent method" of measurement may be used but must have a "consistent relationship to the reference method" and must be approved by the U.S. EPA.
8. On October 1, 2015, the national 8-hour ozone primary and secondary standards were lowered from 0.075 to 0.070 ppm
9. On December 14, 2012, the national annual PM2.5 primary standard was lowered from  $15 \mu\text{g}/\text{m}^3$  to  $12.0 \mu\text{g}/\text{m}^3$ . The existing national 24-hour PM2.5 standards (primary and secondary) were retained at  $35 \mu\text{g}/\text{m}^3$ , as was the annual secondary standard of  $15 \mu\text{g}/\text{m}^3$ . The existing 24-hour PM10 standards (primary and secondary) of  $150 \mu\text{g}/\text{m}^3$  also were retained. The form of the annual primary and secondary standards is the annual mean, averaged over 3 years.
10. To attain the 1-hour national standard, the 3-year average of the annual 98th percentile of the 1-hour daily maximum concentrations at each site must not exceed 100 ppb. Note that the national 1-hour standard is in units of parts per billion (ppb). California standards are in units of parts per million (ppm). To directly compare the national 1-hour standard to the California standards the units can be converted from ppb to ppm. In this case, the national standard of 100 ppb is identical to 0.100 ppm.
11. On June 2, 2010, a new 1-hour  $\text{SO}_2$  standard was established and the existing 24-hour and annual primary standards were revoked. To attain the 1-hour national standard, the 3-year average of the annual 99th percentile of the 1-hour daily maximum concentrations at each site must not exceed 75 ppb. The 1971  $\text{SO}_2$  national standards (24-hour and annual) remain in effect until one year after an area is designated for the 2010 standard, except that in areas designated nonattainment for the 1971 standards, the 1971 standards remain in effect until implementation plans to attain or maintain the 2010 standards are approved.  
Note that the 1-hour national standard is in units of parts per billion (ppb). California standards are in units of parts per million (ppm). To directly compare the 1-hour national standard to the California standard the units can be converted to ppm. In this case, the national standard of 75 ppb is identical to 0.075 ppm.
12. The ARB has identified lead and vinyl chloride as 'toxic air contaminants' with no threshold level of exposure for adverse health effects determined. These actions allow for the implementation of control measures at levels below the ambient concentrations specified for these pollutants
13. The national standard for lead was revised on October 15, 2008 to a rolling 3-month average. The 1978 lead standard ( $1.5 \mu\text{g}/\text{m}^3$  as a quarterly average) remains in effect until one year after an area is designated for the 2008 standard, except that in areas designated nonattainment for the 1978 standard, the 1978 standard remains in effect until implementation plans to attain or maintain the 2008 standard are approved.
14. In 1989, the ARB converted both the general statewide 10-mile visibility standard and the Lake Tahoe 30-mile visibility standard to instrumental equivalents, which are "extinction of 0.23 per kilometer" and "extinction of 0.07 per kilometer" for the statewide and Lake Tahoe Air Basin standards, respectively.

**For more information please call ARB-PIO at (916) 322-2990**

**California Air Resources Board (5/4/16)**



**Table 2  
Health Effects of Major Criteria Pollutants**

<b>Pollutants</b>	<b>Sources</b>	<b>Primary Effects</b>
Carbon Monoxide (CO)	<ul style="list-style-type: none"> <li>• Incomplete combustion of fuels and other carbon-containing substances, such as motor exhaust.</li> <li>• Natural events, such as decomposition of organic matter.</li> </ul>	<ul style="list-style-type: none"> <li>• Reduced tolerance for exercise.</li> <li>• Impairment of mental function.</li> <li>• Impairment of fetal development.</li> <li>• Death at high levels of exposure.</li> <li>• Aggravation of some heart diseases (angina).</li> </ul>
Nitrogen Dioxide (NO <sub>2</sub> )	<ul style="list-style-type: none"> <li>• Motor vehicle exhaust.</li> <li>• High temperature stationary combustion.</li> <li>• Atmospheric reactions.</li> </ul>	<ul style="list-style-type: none"> <li>• Aggravation of respiratory illness.</li> <li>• Reduced visibility.</li> <li>• Reduced plant growth.</li> <li>• Formation of acid rain.</li> </ul>
Ozone (O <sub>3</sub> )	<ul style="list-style-type: none"> <li>• Atmospheric reaction of organic gases with nitrogen oxides in sunlight.</li> </ul>	<ul style="list-style-type: none"> <li>• Aggravation of respiratory and cardiovascular diseases.</li> <li>• Irritation of eyes.</li> <li>• Impairment of cardiopulmonary function.</li> <li>• Plant leaf injury.</li> </ul>
Lead (Pb)	<ul style="list-style-type: none"> <li>• Contaminated soil.</li> </ul>	<ul style="list-style-type: none"> <li>• Impairment of blood function and nerve construction.</li> <li>• Behavioral and hearing problems in children.</li> </ul>
Respirable Particulate Matter (PM-10)	<ul style="list-style-type: none"> <li>• Stationary combustion of solid fuels.</li> <li>• Construction activities.</li> <li>• Industrial processes.</li> <li>• Atmospheric chemical reactions.</li> </ul>	<ul style="list-style-type: none"> <li>• Reduced lung function.</li> <li>• Aggravation of the effects of gaseous pollutants.</li> <li>• Aggravation of respiratory and cardio respiratory diseases.</li> <li>• Increased cough and chest discomfort.</li> <li>• Soiling.</li> <li>• Reduced visibility.</li> </ul>
Fine Particulate Matter (PM-2.5)	<ul style="list-style-type: none"> <li>• Fuel combustion in motor vehicles, equipment, and industrial sources.</li> <li>• Residential and agricultural burning.</li> <li>• Industrial processes.</li> <li>• Also, formed from photochemical reactions of other pollutants, including NO<sub>x</sub>, sulfur oxides, and organics.</li> </ul>	<ul style="list-style-type: none"> <li>• Increases respiratory disease.</li> <li>• Lung damage.</li> <li>• Cancer and premature death.</li> <li>• Reduces visibility and results in surface soiling.</li> </ul>
Sulfur Dioxide (SO <sub>2</sub> )	<ul style="list-style-type: none"> <li>• Combustion of sulfur-containing fossil fuels.</li> <li>• Smelting of sulfur-bearing metal ores.</li> <li>• Industrial processes.</li> </ul>	<ul style="list-style-type: none"> <li>• Aggravation of respiratory diseases (asthma, emphysema).</li> <li>• Reduced lung function.</li> <li>• Irritation of eyes.</li> <li>• Reduced visibility.</li> <li>• Plant injury.</li> <li>• Deterioration of metals, textiles, leather, finishes, coatings, etc.</li> </ul>

Source: California Air Resources Board, 2002.

monitoring areas with a designated ambient air monitoring station in most areas. There are no baseline air quality data available directly from the project site. Long-term air quality monitoring for ozone, nitrogen oxides, and 10-micron diameter particulate matter (PM-10) is conducted by the South Coast Air Quality Management District (SCAQMD) in the City of Perris, but the closest data resource for some gaseous and/or particulate species is in the City of Riverside. Table 3 summarizes the last

**Table 3**  
**Air Quality Monitoring Summary (2015-2018)**  
**(Number of Days Standards Were Exceeded, and**  
**Maximum Levels During Such Violations)**  
**(Entries shown as ratios = samples exceeding standard/samples taken)**

Pollutant/Standard	2015	2016	2017	2018
<i>Ozone</i>				
1-Hour > 0.09 ppm (S)	25	23	33	31
8-Hour > 0.07 ppm (S)	49	55	80	67
8- Hour > 0.075 ppm (F)	31	30	52	47
Max. 1-Hour Conc. (ppm)	0.124	0.131	0.120	0.117
Max. 8-Hour Conc. (ppm)	0.102	0.098	0.105	0.103
<i>Carbon Monoxide</i>				
1-Hour > 20. ppm (S)	0	0	0	0
8-Hour > 9. ppm (S, F)	0	0	0	0
Max 8-Hour Conc. (ppm)	1.6	1.4	1.7	2.0
<i>Nitrogen Dioxide</i>				
1-Hour > 0.18 ppm (S)	0	0	0	0
Max. 1-Hour Conc. (ppm)	0.019	0.064	0.063	0.055
<i>Inhalable Particulates (PM-10)</i>				
24-Hour > 50 µg/m <sup>3</sup> (S)	3/57	5/57	11/59	3/60
24-Hour > 150 µg/m <sup>3</sup> (F)	0/57	0/57	0/59	0/60
Max. 24-Hr. Conc. (µg/m <sup>3</sup> )	74.	76.	75.	64.
<i>Ultra-Fine Particulates (PM-2.5)</i>				
24-Hour > 35 µg/m <sup>3</sup> (F)	9/341	4/357	6/353	2/354
Max. 24-Hr. Conc. (µg/m <sup>3</sup> )	54.7	39.1	50.3	64.8

S=State Standard

F=Federal Standard

Source: South Coast AQMD

Perris Air Monitoring Station- Ozone and PM-10

Rubidoux Air Monitoring Station – Carbon Monoxide, Nitrogen Dioxide and PM-2.5

data: [www.arb.ca.gov/adam/](http://www.arb.ca.gov/adam/)

four years of monitoring data from a composite of these data resources. The following conclusions can be drawn from this data:

- Photochemical smog (ozone) levels occasionally exceed air quality standards. The 8-hour state ozone standard has been exceeded on nine percent of all days. The 1-hour state standard as well as the 8-hour federal standard have been exceeded approximately five percent of all days in the past four years. While ozone levels are still high, they are lower than 10 to 20 years ago. Attainment of all clean air standards in the project vicinity is not likely to occur soon, but the severity and frequency of violations is expected to continue to slowly decline during the current decade.
- Measurements of carbon monoxide have shown low baseline levels in comparison to the most stringent one- and eight-hour standards.
- Respirable dust (PM-10) levels exceed the state standard on approximately four percent of measurement days, but the less stringent federal PM-10 standard has not

been violated once for the same time period. Year to year fluctuations of overall maximum 24-hour PM-10 levels seem to follow no discernable trend, though 2016 had the lowest maximum 24-hour concentration in recent history.

A substantial fraction of PM-10 is comprised of ultra-small diameter particulates capable of being inhaled into deep lung tissue (PM-2.5). Both the frequency of violations of particulate standards, as well as high percentage of PM-2.5, are occasional air quality concerns in the project area. However, approximately two percent of all days exceeded the current national 24-hour standard of 35 ug/m<sup>3</sup> (micrograms per cubic meter of air) from 2015-2018.

### Air Emission Thresholds

In the "1993 CEQA Air Quality Handbook", SCAQMD establishes significance thresholds to assess the impact of project related air pollutant emissions. These emissions are shown in Table 4. As shown, there are separate thresholds for short-term construction and long-term operational emissions. A project with daily emission rates below these thresholds is considered to have a less than significant effect on air quality. The thresholds shown below are used to evaluate the potential project air emission impacts of the project.

**Table 4**  
**SCAQMD Daily Emissions Thresholds of Significance<sup>3</sup>**

<b>Pollutant</b>	<b>Construction</b>	<b>Operations</b>
ROG	75	55
NO <sub>x</sub>	100	55
CO	550	550
PM-10	150	150
PM-2.5	55	55
SO <sub>x</sub>	150	150
Lead	3	3

Source: SCAQMD CEQA Air Quality Handbook, November, 1993 Rev.

### Additional Indicators

The SCAQMD CEQA Handbook states that additional indicators should be used as screening criteria to determine the need for further analysis with respect to air quality. The additional indicators include the following:

- Project could interfere with the attainment of the federal or state ambient air quality standards by either violating or contributing to an existing or projected air quality violation.
- Project could result in population increases within the regional statistical area, which would be in excess of that projected in the AQMP and in other than planned locations for the project's build-out year.
- Project could generate vehicle trips that cause a CO hot spot.

<sup>3</sup> lbs/day

## Construction Emission Impacts

Dust is typically the primary concern during project grading and construction. Because such emissions are not amenable to collection and discharge through a controlled source they are called "fugitive emissions." Emission rates vary as a function of many parameters (soil silt, soil moisture, wind speed, area disturbed, number of vehicles, depth of disturbance or excavation, etc.). Because of the inherent uncertainty in the predictive factors for estimating fugitive dust generation, regulatory agencies typically use one universal "default" factor based on the area disturbed assuming that all other input parameters into emission rate prediction fall into midrange average values.

CalEEMod was developed by the SCAQMD to provide a model to calculate both construction and operational emissions from a variety of land use projects. It calculates both the daily maximum and annual average emissions for criteria pollutants as well as total or annual greenhouse gas (GHG) emissions.

Estimated construction emissions were modeled using CalEEMod2016.3.2 to identify maximum daily emissions for each pollutant during construction are shown in Table 5 using default construction equipment and a construction schedule for a project of the size proposed.

Utilizing the equipment fleet in Table 5, the worst-case daily construction emissions were calculated and are shown in Table 6.

**Table 5  
Construction Activity Equipment Fleet**

Phase Name and Duration	Equipment
Grading (20 days)	1 Grader
	1 Excavator
	1 Dozer
	2 Tractors
Solar Panel Installation (60 days)	1 Crane
	3 Loader/Backhoes
	1 Welder
	1 Generator Set
	3 Forklifts
Paving (80 days)	2 Pavers
	2 Paving Equipment
	2 Rollers

**Table 6  
Construction Activity Emissions  
Maximum Daily Emissions (pounds/day)**

Maximal Construction Emissions	ROG	NO <sub>x</sub>	CO	SO <sub>2</sub>	PM-10	PM-2.5
<b>2021</b>						
Unmitigated	3.0	35.0	24.0	0.1	8.2	4.7
Mitigated	3.0	26.4	24.0	0.1	4.2	2.7
SCAQMD Thresholds <sup>4</sup>	75	100	550	150	150	55

<sup>4</sup> lbs./day

As shown, the peak daily construction activity emissions are estimated to be below SCAQMD CEQA thresholds without the need for mitigation. The only model-based mitigation measure that was applied to the project was watering exposed dirt surfaces at least three times per day during grading to minimize the generation of fugitive dust as required by SCAQMD Rule 403.

#### SCAQMD's Rule 403

The project would be required to comply with SCAQMD rules to reduce fugitive dust emissions during project construction and the life of the project. Project compliance with Rule 403 is achieved through the application of standard best management practices during construction and operation activities, which include the application of water or chemical stabilizers to disturbed soils, manage haul road dust by the use of water, cover haul vehicles, restrict vehicle speeds on on-site unpaved roads to 15 mph, sweep loose dirt from paved site access roadways, stop construction activity when wind speeds exceed 25 mph and establish a permanent ground cover on finished areas.

While construction activities are not anticipated to cause dust emissions to exceed SCAQMD CEQA thresholds, especially with compliance with Rule 403, the following mitigation measure is recommended for enhanced dust control because the air basin is non-attainment.

#### **Mitigation Measure AQ- 1**

Prior to the start and throughout project construction, the contractor shall implement and maintain the following fugitive dust control measures:

- Apply soil stabilizers or moisten inactive areas.
- Water exposed surfaces as needed to avoid visible dust leaving the construction site (typically 2-3 times/day).
- Cover all stockpiles with tarps at the end of each day or as needed.
- Provide water spray during loading and unloading of earthen materials.
- Minimize in-out traffic from construction zone.
- Cover all trucks hauling dirt, sand, or loose material and require all trucks to maintain at least two feet of freeboard.
- Sweep streets daily if visible soil material is carried out from the construction site.

Similarly, ozone precursor emissions (ROG and NO<sub>x</sub>) are calculated to be below SCAQMD thresholds. However, because of the regional non-attainment for photochemical smog, the use of reasonably available control measures to control diesel exhaust emissions is recommended. The following mitigation measure is recommended to control combustion emissions:

#### **Mitigation Measure AQ- 2**

Throughout project construction the contractor shall:

- Utilize well-tuned off-road construction equipment.
- Establish a preference for contractors using Tier 3 or better heavy equipment.
- Enforce 5-minute idling limits for both on-road trucks and off-road equipment.

### *Construction-Related Toxic Air Contaminant Impacts*

The greatest potential for toxic air contaminant emissions from the project would be due to diesel particulate emissions due to the operation of heavy equipment operations during construction of the project. According to SCAQMD methodology, health effects from carcinogenic air toxics are described in terms of "individual cancer risk". "Individual Cancer Risk" is the likelihood that a person exposed to concentrations of toxic air contaminants over a 30-year lifetime would contract cancer, based on the use of standard risk-assessment methodology. Given the relatively limited number of heavy-duty construction equipment and the short-term construction schedule, the project would not result in a long-term (i.e., 30 years) substantial source of toxic air contaminant emissions and corresponding individual cancer risk. Furthermore, construction-based particulate matter (PM) emissions (including diesel exhaust emissions) do not exceed local or regional thresholds. Therefore, no significant short-term toxic air contaminant impacts would occur during project construction.

### **Localized Significance Thresholds**

The SCAQMD developed analysis parameters to evaluate ambient air quality on a local level in addition to the more regional emissions-based thresholds of significance. These analysis elements are called Localized Significance Thresholds (LSTs). LSTs were developed in response to Governing Board's Environmental Justice Enhancement Initiative 1-4 and the LST methodology was provisionally adopted in October 2003 and formally approved by SCAQMD's Mobile Source Committee in February 2005

While an LST analysis for a project is optional, the analysis was conducted due to the presence of existing residents approximately 25 meters north of the project. For the project, the primary source of potential LST impact would be during construction. LSTs are applicable for a sensitive receptor where it is possible that an individual could remain for 24 hours such as a residence, hospital or convalescent facility. LSTs are only applicable to the following criteria pollutants: oxides of nitrogen (NOx), carbon monoxide (CO), and particulate matter (PM-10 and PM-2.5) and represent the maximum emissions by a project that are not expected to cause or contribute to an exceedance of the most stringent applicable federal or state ambient air quality standard. The following LST thresholds and estimated emissions (pounds per day) are shown in Table 7 based on a disturbance of 2.0 acres per day.

**Table 7  
LST and Project Emissions (pounds/day)**

<b>LST 2.0 acres/25 meters Perris Valley</b>	<b>CO</b>	<b>NOx</b>	<b>PM-10</b>	<b>PM-2.5</b>
<b>LST Threshold</b>	883	170	7	4
<b>Max. On-Site Emissions</b>				
<b>Unmitigated</b>	24	35	8	5
<b>Mitigated</b>	24	35	4	3

As shown, the project construction emissions are less than the LST emission thresholds. As a result, project construction emissions would be less than significant.

### **Operational Emission Impacts**

The calculated operational emissions generated by the project based on 40 daily vehicle trips are shown in Table 8. As shown, the operational emissions would not exceed SCAQMD

operational emission thresholds of significance. The long-term operational emissions generated by the project would be less than significant.

**Table 8  
Daily Operational Emissions (2021)**

Source	Operational Emissions (lbs/day)					
	ROG	NOx	CO	SO <sub>2</sub>	PM-10	PM-2.5
Area	0.2	0.0	0.0	0.0	0.0	0.0
Energy	0.0	0.0	0.0	0.0	0.0	0.0
Mobile	0.5	2.2	4.4	0.0	0.8	0.3
<b>Total</b>	<b>0.7</b>	<b>2.2</b>	<b>4.4</b>	<b>0.0</b>	<b>0.8</b>	<b>0.3</b>
SCAQMD Threshold <sup>5</sup>	55	55	550	150	150	55
Exceeds Threshold?	No	No	No	No	No	No

**d) Less Than Significant Impact.** The project would not generate any air emissions that have not been discussed above that would impact any employees or sensitive receptors (residents) in the project vicinity. Also, typical land uses generally associated with odor complaints include: agricultural uses (livestock and farming), wastewater treatment plants, food processing plants, chemical plants, composting operations, refineries, landfills, dairies, and fiberglass molding facilities. None of these types of odor generating facilities are adjacent to or within one mile of the project.

The potential sources of odors during project construction include exhaust from the operation of construction equipment and the application of asphalt and architectural coatings. The potential odors during project operations includes exhaust emissions from the operation of diesel trucks on the site to deliver materials or pick up finished products for delivery and on-site trash storage areas.

The closest sensitive receptors to the site are adjacent to and north of the site. The construction odor emissions would be temporary, short-term, and intermittent in nature and would cease upon completion of project construction and would be less than significant. On-site solid waste would be stored in covered containers and removed on a regular basis in compliance with Riverside County solid waste regulations. The project would be required to comply with SCAQMD Rule 402 (included as a County condition of approval and verified during the permitting and plan check process) to prevent odor nuisances on sensitive land uses.

Based on the proposed use and the requirement for the project to comply with SCAQMD Rule 402 to reduce and minimize nuisance odor, the odor impacts of the project would be less than significant.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

**BIOLOGICAL RESOURCES:** Would the project:

**7. Wildlife & Vegetation**

a) Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Conservation Community Plan, or other approved local, regional, or state conservation plan?

<sup>5</sup> lbs./day.

b) Have a substantial adverse effect, either directly or through habitat modifications, on any endangered, or threatened species, as listed in Title 14 of the California Code of Regulations (Sections 670.2 or 670.5) or in Title 50, Code of Federal Regulations (Sections 17.11 or 17.12)?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Wildlife or U. S. Wildlife Service?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, and regulations or by the California Department of Fish and Game or U. S. Fish and Wildlife Service?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Have a substantial adverse effect on State or federally protected wetlands (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
g) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

**Source(s):** Biological Technical Report for the Staxup Self Storage Project, Glenn Lukos Associates, Inc., May 2020, Jurisdictional Evaluation for the Staxup Self Storage Project, Glenn Lukos Associates, May 21, 2020. – Appendix B.

Findings of Fact:

**a) No Impact.** The project site is located within the Harvest Valley/Winchester Area Plan of the Western Riverside County Multiple Species Habitat Conservation Plan (MSHCP). The project is not located within a MSHCP Criteria Area, a Criteria Area Plant Species Survey Area, a Narrow Endemic Plant Species Survey Area, Mammal and Amphibian Survey Areas, or a Core and Linkage area. However, the project site is within a Burrowing Owl Survey Area for the MSHCP.

As stated in the Biological Technical Report, the project would be consistent with the biological requirements of the MSHCP; specifically pertaining to the project's relationship to reserve assembly, *Section 6.1.2* (Protection of Species Associated with Riparian/Riverine Areas and Vernal Pools), *Section 6.1.3* (Protection of Narrow Endemic Plant Species), *Section 6.1.4* (Guidelines Pertaining to the Urban/Wildlands Interface), and *Section 6.3.2* (Additional Survey Needs and Procedures).<sup>6</sup> Therefore, the project would not conflict with the MSHCP.

**b-c) Less Than Significant Impact with Mitigation Incorporated.** The project site is vacant and has been vacant for many years. The project site consists of ruderal and disturbed land and does not support any native or natural vegetation communities. The project is not located within the MSHCP Narrow Endemic Plant Species Survey Area (NEPSSA) or Criteria Area Plant Species Survey Area

<sup>6</sup>Biological Technical Report for the Staxup Self Storage Project, Glenn Lukos Associates, Inc., May 2020, page 48, section 7.6 Conclusion of MSHCP Consistency.



(CAPSSA). As a result, there is no potential for rare plants to be present and focused plant surveys were not required by the MSHCP.

No special-status animal species were observed on the project site during a site survey that was conducted on February 18, 2020. However, the project site is located within the MSHCP survey area for burrowing owl, which is a Species of Special Concern as designated by the California Department of Fish and Wildlife (CDFW). The site was surveyed for the presence of burrowing owls and suitable burrowing owl habitat. Based on the burrowing owl survey the project site has habitat that is suitable for burrowing owls in the ruderal and disturbed areas throughout the site. Because suitable habitat is present on the site, focused burrowing owl surveys were conducted pursuant to the MSHCP in March and April 2020. Based on the focused surveys no burrowing owls or any evidence of burrowing owls were observed on the site.<sup>7</sup> However, a preconstruction burrowing owl survey (herein referred to as Mitigation Measure BIO-1) shall be complete a maximum of 30 days prior to the start of construction to ensure conditions related to burrowing owl do not change prior to construction.

The project has the potential to impact active bird nests if vegetation on the site is removed during nesting season that extends from February 1 to August 31. Impacts to nesting birds are prohibited by the Migratory Bird Treaty Act (MBTA) and California Fish and Game Code. Therefore, Mitigation Measure BIO-2 is recommended to require a nesting bird survey if construction activities occur during the nesting season. The implementation of Mitigation Measure BIO-1 and Mitigation Measure BIO-2 would reduce potential biological resource impacts to less than significant.

**d) No Impact.** The project site does not support any migratory wildlife corridors/linkages or wildlife nursery sites. Therefore, the project would not interfere with or impact the movement of native resident or migratory fish or wildlife species or established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites.<sup>8</sup> The project would not have any migratory wildlife corridor or native wildlife nursery site impacts.

**e-f) No Impact.** As defined in the MSHCP, riparian/riverine areas are lands that contain habitat dominated by trees, shrubs, persistent emergent or emergent mosses and lichens that occur close to or depend on a nearby freshwater source or areas that contain a freshwater flow during all or a portion of the year.

There are no features on the project site that meet and are subject to the jurisdiction of the U.S. Army Corps of Engineers (Corps), CDFW, or the Santa Ana Regional Water Quality Control Board (SARWQCB). In addition, the project site does not have any riparian/riverine or vernal pool resources.<sup>9</sup> Therefore, the project would not impact any riparian habitat or other sensitive natural community identified in local or regional plans, policies, and regulations or by the California Department of Fish and Game or U. S. Fish and Wildlife Service.

The project site does not have any state or federally protected wetlands since none exist on the site.<sup>10</sup> Therefore, the project would not have any wetlands impact.

**g) No Impact.** There are no biological resources on the site that are protected by a local policy or ordinance. The project would not conflict with any county policy or ordinance protecting biological resources.

<sup>7</sup> Ibid, page 37, section 4.5.2, Birds

<sup>8</sup> Biological Technical Report for the Staxup Self Storage Project, Glenn Lukos Associates, Inc., May 2020, page 38-39, section 4.7 Wildlife Linkages/Corridors and Nursery Sites.

<sup>9</sup> Ibid, page 44, section 5.8 Jurisdictional Waters.

<sup>10</sup> Ibid, page 42, section 5.4 Wetlands.

Mitigation:

**Mitigation Measure BIO- 1**

Pre-Construction Burrowing Owl Survey. A preconstruction burrowing owl survey shall be completed by a qualified biologist a maximum of 30 days prior to the start of construction. All areas of the site shall be included, as well as a visual survey of the undeveloped property around the site. The results shall be provided to the Riverside County Planning Director as a letter report. If burrowing owls are observed within the site, additional coordination with the MSHCP and/or CDFW shall be required. No burrowing owls may be harmed, and no burrowing owl occupied burrows may be collapsed between February 1 and August 31 to avoid the nesting season. If burrowing owl are documented and need to be impacted, a Determination of Biological Equivalent or Superior Preservation Report, as required by the MSHCP shall be prepared.

**Mitigation Measure BIO- 2**

Nesting Birds Survey. If project activities occur during the nesting season, a nesting bird survey shall be conducted by a qualified biologist at a maximum of one (1) week prior to start of grading or construction activities, whichever occurs first, to avoid taking of nesting birds, vegetation removal, and initial ground disturbance should it occur outside the nesting bird breeding season (February through August). If active nests of protected native species are located, construction work shall be delayed until after the nesting season or until the young are no longer dependent upon the nest site. Construction near an active nest shall be conducted at the discretion of a biological monitor utilizing appropriate buffers and other methods to minimize potential impacts.

Monitoring: 30-days prior to the start of grading for a Burrowing owl survey and one week prior to the start of grading or construction for the nesting bird survey.

**CULTURAL RESOURCES:** Would the project:

**8. Historic Resources**

a) Alter or destroy a historic site?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Cause a substantial adverse change in the significance of a historical resource, pursuant to California Code of Regulations, Section 15064.5?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

**Source(s):** Phase I Cultural Resources Assessment, The Staxup Storage Project, Tentative Parcel Map No. 37787 and Plot Plan No. 190035, Assessor Parcel Number 457-350-027, Jean Keller, Ph.D., March 2020 – Appendix C.

Findings of Fact:

**a-b) No Impact.** The project is vacant and undeveloped. The Phase I Cultural Resources Assessment that was prepared for the site included archival research and a site survey and did not identify any existing historic resources on the property. The project site does not have any historic sites or historical resources. Therefore, the project would not have any impacts to a historic site or historical resource.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

<b>9. Archaeological Resources</b>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
a) Alter or destroy an archaeological site?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Cause a substantial adverse change in the significance of an archaeological resource, pursuant to California Code of Regulations, Section 15064.5?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c) Disturb any human remains, including those interred outside of formal cemeteries?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

**Source(s):** Phase I Cultural Resources Assessment, The Staxup Storage Project, Tentative Parcel Map No. 37787 and Plot Plan No. 190035, Assessor Parcel Number 457-350-027, Jean Keller, Ph.D., March 2020 – Appendix C.

Findings of Fact:

**a-b) Less Than Significant Impact with Mitigation Incorporated.** A records search at the Eastern Information Center in July, 2019 did not identify any recorded cultural resources on the project site. A reconnaissance-level survey of the site was conducted on August 10, 2019 and based on the site survey no cultural resources were identified. Although no cultural resources were identified during a field survey and the fact that there are no recorded cultural resources on the property, there are numerous prehistoric archaeological sites that have been recorded within one mile of the project vicinity. The project site is therefore considered to be sensitive for buried cultural resources. Therefore, Mitigation Measure No. CUL-1 is recommended to reduce potential cultural resource impacts to less than significant.

**c) Less Than Significant Impact.** The project site has been previously disturbed, as described above, and has not been previously used as a cemetery. Therefore, impacts related to human remains are less than significant. However, California Health and Safety Code Section 7050.5, CEQA Section 15064.5, and Public Resources Code Section 5097.98 mandate the process to be followed in the event of an accidental discovery of any human remains in a location other than a dedicated cemetery. Specifically, California Health and Safety Code Section 7050.5 requires that if human remains are discovered within the project site, disturbance of the site shall remain halted until the coroner has conducted an investigation into the circumstances, manner, and cause of death, and made recommendations concerning the treatment and disposition of the human remains to the person responsible for the excavation, or to his or her authorized representative, in the manner provided in Section 5097.98 of the Public Resources Code. If the coroner determines that the remains are not subject to his or her authority and if the coroner has reason to believe the human remains to be those of a Native American, he or she shall contact, by telephone within 24 hours, the Native American Heritage Commission. Although soil-disturbing activities associated with the project could result in the discovery of human remains, compliance with existing law would ensure that significant impacts to human remains would be less than significant.

Mitigation:

**Mitigation Measure CUL-1**

Prior to issuance of a grading permit: The applicant/developer shall provide evidence to the County of Riverside Planning Department that a County certified professional archaeologist (Project Archaeologist) has been contracted to implement a Cultural Resource Monitoring Program. A Cultural Resource Monitoring Plan shall be developed that addresses the details of

all activities and provides procedures that must be followed in order to reduce the impacts to cultural and historic resources to a level that is less than significant as well as address potential impacts to undiscovered buried archaeological resources associated with this project. A fully executed copy of the contract and a wet-signed copy of the Monitoring Plan shall be provided to the County Archaeologist to ensure compliance with this condition of approval. Working directly under the Project Archaeologist, an adequate number of qualified Archaeological Monitors shall be present to ensure that all earth moving activities are observed and shall be on-site during all grading activities for areas to be monitored including off-site improvements. Inspections will vary based on the rate of excavation, the materials excavated, and the presence and abundance of artifacts and features. The frequency and location of inspections would be determined by the Project Archaeologist.

**Monitoring:** By the Riverside County Department of Building and Safety through the plan check and construction permitting process and by the County qualified archaeologist, as described in Mitigation Measure CUL-1.

**ENERGY:** Would the project:

**10. Energy Impacts**

a) Result in potentially significant environmental impacts due to wasteful, inefficient, or unnecessary consumption of energy resources, during project construction or operation?

b) Conflict with or obstruct a State or Local plan for renewable energy or energy efficiency?

**Source(s):** Riverside County General Plan, Riverside County Climate Action Plan (“CAP”), Air Quality and GHG Impact Analysis, Freedom RV Self-Storage, Homeland (Riverside County), California, Giroux & Associates, April 6, 2020 – Appendix A.

**Findings of Fact:**

**a) Less Than Significant Impact.**

**Construction**

The project would consume energy in three general forms during construction:

1. Petroleum-based fuels used to power off-road construction vehicles and equipment on the project sites, construction worker travel to and from the project sites, as well as delivery truck trips;
2. Electricity associated with providing temporary power for lighting and electric equipment; and
3. Energy used in the production of construction materials, such as asphalt, steel, concrete, pipes, and manufactured or processed materials such as lumber and glass.

Construction activities to construct the project and required infrastructure is not anticipated to demand fuel in greater per-unit quantities than other similar type of development throughout Southern California. The project is estimated to take approximately 6-9 months to construct and once

construction is completed the demand for construction-related energy, including electricity and fuels, would cease.

Project contractors are required to demonstrate compliance with applicable California Air Resources Board (CARB) regulations governing the accelerated retrofitting, repowering, or replacement of heavy-duty diesel on- and off-road equipment. In addition, compliance with existing CARB idling restrictions and the use of newer engines and equipment and implementation of Mitigation Measure AQ-2 would reduce fuel combustion and energy consumption as much as feasible. Overall, construction activities would require limited energy consumption, would comply with all existing regulations, and would therefore not be expected to use large amounts of energy or fuel in a wasteful manner. The project impacts related to construction energy usage would be less than significant.

### **Operation**

Once operational, the project would generate a minimal demand for electricity because solar panels are proposed for the roof of the free-standing canopies that would cover most of the parking spaces and would provide the electricity necessary to operate the electronic gate and safety and security lights. The project would not require natural gas or consume any gasoline because the one person that would manage the project is employed by the existing self-storage facility adjacent to and south of the proposed project. Therefore, the demand and use of energy by the project would be minimal.

As with all development in California, the project would be required to meet all applicable adopted California Energy Code (Code of Regulations, Title 24 Part 6) and the California Green (CalGreen) Building Standards. The County's administration of the Title 24 requirements and the County's Climate Action Plan (CAP) includes review of design components and energy conservation measures that occurs during the permitting process to ensure that all applicable energy requirements are met. Typical Title 24 measures the project would be required to meet solar-reflective roofing materials and energy-efficient outdoor lighting systems. Project compliance with the Title 24 standards would reduce and minimize peak energy usage periods and impacts to statewide and regional energy needs would be reduced. As a result, the project would not consume large amounts of energy or fuel in a wasteful manner and project operational energy impacts would be less than significant.

**b) Less Than Significant Impact.** The State of California has a comprehensive framework for the use of efficient energy through the implementation of the Clean Energy and Pollution Reduction Act of 2015 (SB 350), Title 24 Energy Efficiency Standards, and the California Green (CalGreen) Building Standards. CalGreen specifications are required to be incorporated into building plans as a condition of building permit approval and verified through the plan check process.

Based on the global climate change report that was prepared for the project, the project's air emissions would meet the threshold for compliance with Executive Order S-3-05 and comply with the goals of AB 32 and the County of Riverside Climate Action Plan (CAP). Additionally, the project meets the current interim emissions targets/thresholds established by SCAQMD and meets the reduction target to reduce GHG emissions by 40 percent below 1990 levels by 2030 mandated by SB-32 and AB 398. Furthermore, the project would be required to meet and comply with all post 2020 reductions in GHG emissions as required by regulations at the State level as the regulations come into effect. Therefore, the energy impacts of the project will be less than significant.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

**GEOLOGY AND SOILS:** Would the project directly or indirectly:

**11. Alquist-Priolo Earthquake Fault Zone or County Fault Hazard Zones**                       

a) Be subject to rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault?

**Source(s):** Riverside County General Plan Figure S-2 "Earthquake Fault Study Zones," Geology Report (Preliminary Geotechnical Investigation, Proposed Storage Center, Assessor's Parcel Number 457-035-027, Homeland Area, Riverside County, California, LOR Geotechnical Group, Inc., May 31, 2019) – Appendix D.

Findings of Fact:

**a) No Impact.** Based on Figure S-2 of the Safety Element of the General Plan and the preliminary geotechnical report that was prepared for the project, the site is not located within an Alquist-Priolo fault rupture hazard study zone. Furthermore, there are no active faults known to exist or extend through the site. The closest Alquist-Priolo Earthquake Fault zones to the project include the San Jacinto Fault zone that is located approximately 6.7 miles northeast of the project site and the Elsinore Fault zone that is located 11.2 miles southwest of the project site. The project would not be impacted by the rupture of an on-site fault.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

**12. Liquefaction Potential Zone**                          
a) Be subject to seismic-related ground failure, including liquefaction?

**Source(s):** Riverside County General Plan Figure S-3 "Generalized Liquefaction," Geology Report (Preliminary Geotechnical Investigation, Proposed Storage Center, Assessor's Parcel Number 457-035-027, Homeland Area, Riverside County, California, LOR Geotechnical Group, Inc., May 31, 2019).

Findings of Fact:

**a) Less Than Significant Impact.** Liquefaction occurs when vibrations or water pressure causes soil particles to lose its friction properties. As a result, soil behaves like a liquid, has an inability to support weight, and can flow down very gentle slopes. This condition is usually temporary and is most often caused by an earthquake vibrating water-saturated fill or unconsolidated soil. However, effects of liquefaction can include sand boils, settlement, and structural foundation failures. Soils that are most susceptible to liquefaction are clean, loose, saturated, and uniformly graded fine-grained sands in areas where the groundwater table is within approximately 50 feet below ground surface.

Based on Figure S-3 of the Safety Element of the General Plan the project site is located within an area mapped by Riverside County GIS as having a very low liquefaction susceptibility. The Preliminary Geotechnical Investigation that was prepared for the site determined the liquefaction

potential at the site is “nil” due to groundwater being more than 50 feet or more below the ground surface and the onsite earth materials are dense.<sup>11</sup>

All structures that are constructed in the County are required to be developed in compliance with the CBC (California Code of Regulations, Title 24, Part 2), which is adopted by the County of Riverside. Project compliance with the CBC requires proper construction of building footings and foundations to ensure that the building withstand the effects of potential ground movement, including liquefaction. The Riverside County Department of Building and Safety reviews structural plans and geotechnical data prior to issuance of grading and building permits and conducts inspections during construction, which would ensure that all required CBC measures are incorporated. Compliance by the project with the CBC as verified by the County’s review and permitting process would ensure that impacts to the project due to liquefaction are less than significant.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

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**13. Ground-shaking Zone**

a) Be subject to strong seismic ground shaking?

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**Source(s):** Riverside County General Plan Figure S-4 “Earthquake-Induced Slope Instability Map,” and Figures S-13 through S-21 (showing General Ground Shaking Risk), Geology Report (Preliminary Geotechnical Investigation, Proposed Storage Center, Assessor’s Parcel Number 457-035-027, Homeland Area, Riverside County, California, LOR Geotechnical Group, Inc., May 31, 2019).

Findings of Fact:

**a) Less Than Significant Impact.** The project site, like most areas of southern California, could be subject to seismically related strong ground shaking. Ground shaking is a major cause of structural damage from earthquakes. The amount of motion expected at a specific building site can vary from none to forceful depending upon the distance to the fault, the magnitude of the earthquake, and the local geology at the site.

The project site is located approximately 6.7 miles from the San Jacinto Fault zone and 11.2 miles from the Elsinore Fault Zone. A major earthquake along either of these faults could cause substantial seismic ground shaking at the site. Based on the preliminary geotechnical report, the project site could be exposed to a moderate to large seismic event at the site. Structures that are constructed in the County are required to be constructed in compliance with the CBC (California Code of Regulations, Title 24, Part 2) that provides provisions for earthquake safety based on factors including shade canopy supports, the types of soils on-site, and the probable strength of ground motion. Compliance with the CBC would require the incorporation of: 1) proper shade canopy footings so the shade canopies and solar panels would withstand the effects of strong ground shaking.

The Riverside County Department of Building and Safety permitting process would require that all applicable CBC seismic safety measures are incorporated into the project. Project compliance with the CBC as verified by the County’s review and permitting project process would reduce strong seismic ground shaking impacts to less than significant level.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

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<sup>11</sup> Preliminary Geotechnical Investigation, Proposed Storage Center, Assessor’s Parcel Number 457-035-027, Homeland Area, Riverside County, California, LOR Geotechnical Group, Inc., May 31, 2019, page 8.

**14. Landslide Risk**

a) Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, collapse, or rockfall hazards?

**Source(s):** Riverside County General Plan Figure S-5 "Regions Underlain by Steep Slope," Geology Report (Preliminary Geotechnical Investigation, Proposed Storage Center, Assessor's Parcel Number 457-035-027, Homeland Area, Riverside County, California, LOR Geotechnical Group, Inc., May 31, 2019).

Findings of Fact:

**a) No Impact.** Landslides are the downhill movement of masses of earth and rock, and are often associated with earthquakes; but other factors, such as the slope, moisture content of the soil, composition of the subsurface geology, heavy rains, and improper grading can influence the occurrence of landslides. The project site and the adjacent parcels are flat and do not contain any hills or steep slopes. Based on Figure S-5 of the Safety Element of the General Plan and Figure 14 Steep Slopes of the Harvest Valley/Winchester Area Plan, the project site is not exposed to a landslide. The project would not be impacted by a landslide and would not generate an on-site landslide that would impact adjacent properties. The project would not have any landslide impacts.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

**15. Ground Subsidence**

a) Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in ground subsidence?

**Source(s):** Riverside County General Plan Figure S-7 "Documented Subsidence Areas Map," Geology Report (Preliminary Geotechnical Investigation, Proposed Storage Center, Assessor's Parcel Number 457-035-027, Homeland Area, Riverside County, California, LOR Geotechnical Group, Inc., May 31, 2019).

Findings of Fact:

**a) Less Than Significant Impact.** Subsidence is a general lowering of the ground surface over a large area that is generally attributed to lowering of the ground water levels within a groundwater basin. Localized or focal subsidence or settlement of the ground can occur as a result of earthquake motion in an area where groundwater in a basin is lowered. The project area overlies the Perris North Groundwater basin, which is located within the West San Jacinto (WSJ) Basin, which is managed through the WSJ Groundwater Management Plan that was adopted in 1995. The plan manages groundwater extraction, supply, and quality. Because the groundwater basin is managed through this plan it limits the allowable withdrawal of water from the basin by water purveyors. The project does not propose and would not pump local ground water from the site to serve the project. Rather, water for the project would be provided by Eastern Municipal Water District.

Based on Figure S-7 of the Safety Element of the General Plan the project site is susceptible to subsidence. The geotechnical investigation states that maximum settlement of shallow foundations are estimated to be 0.5 inches. Thus, the potential for subsidence at the site is low. Project compliance with the CBC would be required by the Riverside County Department of Building and



Safety. In addition, the project would be required to comply with the requirements of the CBC as part of the building plan check and development review process to ensure the on-site soils are stable. The potential for subsidence on the site would be less than significant.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

**16. Other Geologic Hazards**

a) Be subject to geologic hazards, such as seiche, mudflow, or volcanic hazard?

Source(s): Geology Report (Preliminary Geotechnical Investigation, Proposed Storage Center, Assessor's Parcel Number 457-035-027, Homeland Area, Riverside County, California, LOR Geotechnical Group, Inc., May 31, 2019).

Findings of Fact:

**a) No Impact.** A seiche is the sloshing of a closed body of water from earthquake shaking. Seiches are of concern relative to water storage facilities because inundation from a seiche can occur if the wave overflows a containment wall, such as the wall of a reservoir, water storage tank, dam, or other artificial body of water. The closest open body of water to the site is Diamond Valley Reservoir that is approximately 5.5 miles southeast of the project. Due to the distance, a seiche at Diamond Valley Reservoir would not impact the project. There are no water bodies near to the project that could pose a flood hazard to the site resulting from a seiche. Therefore, no seiche impacts would occur.

A mudflow is an earthflow consisting of material that is wet enough to flow rapidly and typically occurs in small, steep stream channels. The project site and the adjacent parcels are flat. The site and adjacent properties do not contain steep slopes that could generate a mudflow. The proposed project would not be impacted by a mudflow.

There are no known volcanoes in the immediate project region. Thus, the project would not be exposed to or impacted by volcanic hazards. Overall, the project would not be impacted by a seiche, mudflow, or volcanic hazard.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

**17. Slopes**

a) Change topography or ground surface relief features?

b) Create cut or fill slopes greater than 2:1 or higher than 10 feet?

c) Result in grading that affects or negates subsurface sewage disposal systems?

Source(s): Riverside County General Plan Figure S-5 "Regions Underlain by Steep Slopes," Harvest Valley/Winchester Area Plan, Figure 14 Harvest Valley/Winchester Area Plan Steep Slope, Plot Plan and Conceptual Grading Plan, Geology Report (Preliminary Geotechnical Investigation, Proposed Storage Center, Assessor's Parcel Number 457-035-027, Homeland Area, Riverside County, California, LOR Geotechnical Group, Inc., May 31, 2019).

Findings of Fact:

**a-c) No Impact.** The project site and the adjacent parcels are generally flat and do not contain any hills or significant slopes. The existing ground surface elevations on the site range from approximately 1,608 AMSL near the northeast corner of the site to approximately 1,580 feet AMSL at the southwest corner of the site that results in a 4 percent slope.

The project would require approximately 37,000 cubic yards of cut and fill and would be balanced on-site. The project proposes slopes that would range from 2:1 to 4:1. There would not be any slopes greater than 2:1. The project would not significantly change the existing topography and the site would remain relatively flat once the project is constructed. Therefore, any impacts related to a change in topography or cut and fill slopes greater than 2:1 would be less than significant. The project would not generate any sewage. Therefore, the project would not be required to connect to a public sewer system and does not propose to construct an on-site sewage disposal system. The project would not have any slope impacts.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

**18. Soils**

a) Result in substantial soil erosion or the loss of topsoil?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Be located on expansive soil, as defined in Section 1803.5.3 of the California Building Code (2019), creating substantial direct or indirect risks to life or property?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Have soils incapable of adequately supporting use of septic tanks or alternative waste water disposal systems where sewers are not available for the disposal of waste water?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

**Source(s):** Geology Report (Preliminary Geotechnical Investigation, Proposed Storage Center, Assessor's Parcel Number 457-035-027, Homeland Area, Riverside County, California, LOR Geotechnical Group, Inc., May 31, 2019).

Findings of Fact:

**a) Less Than Significant Impact.** There is a potential for soil erosion and the loss of topsoil during project grading and construction. Grading activities would expose and loosen topsoil, which could be eroded by wind or water.

To reduce the potential for soil erosion and the loss of topsoil, a Stormwater Pollution Prevention Plan (SWPPP) is required by the County and Regional Water Quality Control Board (RWQCB) regulations to be developed by a QSD (Qualified SWPPP Developer), as implemented by standard conditions of approval. The SWPPP is required to address site-specific conditions related to specific grading and construction activities that could cause erosion and the loss of topsoil, and provide erosion control Best Management Practices (BMPs) to reduce and/or eliminate soil erosion and the loss of topsoil. Typical erosion control BMPs that would be incorporated into the project include the use of silt fencing, fiber rolls, or gravel bags, stabilized construction entrance/exit and hydroseeding.

In addition, the project proposes to install landscaping around the project perimeter as required by County Ordinance No. 348, Section 18.12(E), Landscape Screening. The project landscaping would

reduce the loss of topsoil after construction due to wind and water erosion. In addition, the hydrologic features of the project, including a water quality and detention basin at the southwest corner of the site is designed to slow, filter, and retain stormwater and reduce potential soil erosion due to stormwater. The County requires the approval of a Water Quality Management Plan (WQMP), which would ensure that RWQCB requirements and appropriate operational BMPs would be incorporated into the project to minimize or eliminate the potential for soil erosion and the loss of topsoil throughout the life of the project. As a result, compliance with Riverside County Ordinance No. 754 and standard conditions of approval, as verified by the County's plan check process, the soil impacts related to soil erosion and loss of topsoil by the project would be less than significant.

**b) Less Than Significant Impact.** Expansive soils contain significant amounts of clay particles that swell when wet and shrink when dry. Foundations constructed on expansive soils are subjected to forces caused by the swelling and shrinkage of the soils. Without proper measures taken, heaving and cracking of both building foundations and slabs-on-grade could result.

The Preliminary Geotechnical Report that was prepared for the project conducted soils testing and determined that on-site soils have a very low expansion index. In addition, as described above, compliance with the CBC is required for all development projects in the state and is verified through the County's plan check process as a standard County practice. Therefore, compliance with soil expansion requirements of the CBC as part of the building plan check and development review process, would ensure that expansive soil related impacts would be less than significant.

**c) No Impact.** The project would not generate any wastewater. Therefore, the project does not propose to connect to the public wastewater collection system and does not propose to install an on-site wastewater collection and disposal system. The project would not have any septic tank or alternative waste water disposal system impacts.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

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19. **Wind Erosion and Blowsand from project either on or off site.**                       

a) Be impacted by or result in an increase in wind erosion and blowsand, either on or off site?

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**Source(s):** Riverside County General Plan Safety Element, Figure S-8 "Wind Erosion Susceptibility Map," Ord. No. 460, Article XV & Ord. No. 484

Findings of Fact:

**a) Less Than Significant Impact.** Like the majority of the County, the project site is identified by the General Plan Safety Element Figure S-8 as having a moderate wind erosion susceptibility. The General Plan, Safety Element Policy for Wind Erosion requires buildings and structures to be designed to resist wind loads that are covered by the CBC. The project proposes free-standing canopies with solar panels are proposed over most of the parking spaces that would have to meet CBC wind load calculations. The project proposes to install landscaping along the project perimeter that would somewhat reduce wind erosion on the site. The project does not propose any use that would be significantly impacted by wind erosion. In addition, the project would not increase wind erosion within the project or to any properties adjacent to the site. As described previously, the project would be developed in compliance with CBC regulations, which would be verified by the County Department of Building and Safety prior to approval of building permits. The project would not have any significant wind erosion impacts.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

**GREENHOUSE GAS EMISSIONS: Would the project:**

**20. Greenhouse Gas Emissions**

a) Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?

b) Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?

**Source(s)**: Riverside County General Plan, Riverside County Climate Action Plan (“CAP”), Air Quality and GHG Impact Analysis, Freedom RV Self-Storage, Homeland (Riverside County), California, Giroux & Associates, April 6, 2020 – Appendix A.

Findings of Fact:

**Thresholds**

The analysis methodologies from SCAQMD are used to evaluate the potential GHG impacts of the project. SCAQMD does not have approved thresholds, however, SCAQMD does have draft thresholds that provides a tiered approach to evaluate GHG impacts of a project that includes:

- Tier 1: determine whether or not the project qualifies for any applicable exemption under CEQA
- Tier 2: determine whether the project is consistent with a greenhouse gas reduction plan, which would mean that it does not have significant greenhouse gas emissions.
- Tier 3: determine if the project would be below screening values; if a project’s GHG emissions are under one of the following screening thresholds, then the project is less than significant:
  - All land use types: 3,000 MTCO<sub>2e</sub><sup>12</sup> per year
  - Residential: 3,500 MTCO<sub>2e</sub> per year
  - Commercial: 1,400 MTCO<sub>2e</sub> per year
  - Mixed use: 3,000 MTCO<sub>2e</sub> per year

**Climate Action Plan**

The County of Riverside adopted a Climate Action Plan (CAP) in December 8, 2015. The CAP was designed under the premise that Riverside County’s emission reduction efforts should coordinate with the state strategies of reducing emissions in order to accomplish these reductions in an efficient and cost-effective manner. To determine whether the project GHG emissions are significant, the County of Riverside uses the conservative SCAQMD Tier 3 threshold of 3,000 MTCO<sub>2e</sub> per year.

**a) Less Than Significant Impact.** Project construction activities would produce combustion emissions from various sources, such as site excavation, grading, the operation of construction vehicles, equipment hauling materials to and from the site, concrete paving, and construction workers commuting to the site. Exhaust emissions from the operation of on-site construction equipment would vary daily depending upon the type and level of construction activity.

<sup>12</sup> Million tonnes of carbon dioxide equivalents.

In addition, the daily operation of the project would generate indirect sources of operational GHG emissions primarily due to vehicle trips. The solar panels that are proposed for the site would provide the electricity required to operate all on-site electrical equipment for nighttime safety, security lighting and operation of the electronic access gate. The project would not require or consume any of source of energy, including natural gas or electricity. GHG emissions from water transportation are also indirect emissions resulting from the energy required to transport water from its source to the site.

The estimated operational GHG emissions that would be generated from implementation of the proposed project are shown in Table 9. Additionally, in accordance with SCAQMD recommendation, the project's amortized construction-related GHG emissions are added to the operational emissions estimate in order to determine the project's total annual GHG emissions.

**Table 9  
Operational Emissions**

<b>Consumption Source</b>	<b>MTCO<sub>2</sub>e</b>
Area Sources	0.0
Energy Utilization	0.0
Mobile Source	239.3
Solid Waste Generation	56.65
Water Consumption	116.06
Construction	9.5 <sup>13</sup>
<b>Total Emissions</b>	<b>248.8</b>
<b>Guideline Thresholds</b>	<b>3,000</b>

As shown in Table 9, the project would generate approximately 248.8 MTCO<sub>2</sub>e per year of GHG emissions and would not exceed the County's screening threshold of 3,000 MTCO<sub>2</sub>e per year. Project GHG emissions would meet the threshold for compliance with Executive Order S-3-05 and comply with the goals of AB 32 and the County of Riverside CAP. Additionally, the project meets the current interim emissions targets/thresholds established by SCAQMD and meet the reduction target of GHG emissions by 40 percent below 1990 levels by 2030 mandated by SB-32 and AB 398. Furthermore, the project would be required to meet and comply with all post 2020 reductions in GHG emissions as required by regulations at the State level as the regulations come into effect. Therefore, impacts related to greenhouse gas emissions would be less than significant.

**b) No Impact.** The project must meet and comply with all mandatory efficient energy and water consumption measures pursuant to California Title 24, California Energy Code, and the CALGreen Code. In addition, the CARB Scoping Plan provides strategies to reduce GHG emissions and applicable to the project. The project would be consistent with the County's CAP, and would not exceed the screening threshold, as shown above in Table 9. The project would not conflict with existing plans, policies, and regulations adopted for the purpose to reduce the emissions of greenhouse gas. The project would not impact the County's CAP or any other applicable plan, policy or regulation adopted for to reduce GHG emissions.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

<sup>13</sup> The 9.5 MTCO<sub>2</sub>e of construction emissions represents 285.3 MTCO<sub>2</sub>e of estimated construction emissions amortized over 30 years.

**HAZARDS AND HAZARDOUS MATERIALS:** Would the project:

**21. Hazards and Hazardous Materials**

a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?

b) Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?

c) Impair implementation of or physically interfere with an adopted emergency response plan or an emergency evacuation plan?

d) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter (1/4) mile of an existing or proposed school?

e) Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?

**Source(s):** Phase I Environmental Site Assessment, Undeveloped Approximate 20.06-Acre Parcel – APN 457-350-027 Northwest of the Eastern Terminus of El Tecolote Road, Homeland, Riverside County, California, 92548, CW Soils, March 8, 2020 - Appendix E.

Findings of Fact:

**a) Less Than Significant Impact.** A hazardous material is typically defined as any material that due to its quantity, concentration, or physical or chemical characteristics, poses a significant potential hazard to human health and safety or the environment if released. Hazardous materials may include, but are not limited to hazardous substances, hazardous wastes, and any material that would be harmful if released.

There are multiple state and local laws that regulate the storage, use, and disposal of hazardous materials. The Riverside County Department of Environmental Health Hazardous Materials Branch is the local administrative agency that coordinates the following programs that regulate use, storage, and handling of hazardous materials, including Hazardous Materials Disclosure Plan Business Plans, per the County's Standard Conditions of Approval 90.E Health 001, listed below (should future uses utilize or transport hazardous materials) and the California Accidental Release Program (CalARP).

**Construction**

Construction activities for the project include the transport, use, and disposal of hazardous materials such as paints, solvents, oils, grease, and caulking. In addition, hazardous materials would be used for fueling and servicing on-site construction equipment. These types of hazardous materials used during construction are not acutely hazardous, and all storage, handling, use, and disposal of these materials are regulated by existing state and federal laws that the project contractor is required to strictly adhere to. Therefore, the project would have less than significant impacts with the routine transport, use or disposal of hazardous materials during construction.

## Operation

The operation of the project includes the storage of recreational vehicles on a concrete parking lot. The project does not propose and is not anticipated to handle or use any hazardous materials in the daily operation and maintenance of the business. However, should the daily operations of the project require the use of any acutely hazardous materials (as defined in Section 25500 of California Health and Safety Code, Division 20, Chapter 6.95) the business would require a permit from the Riverside County Department of Environmental Health Hazardous Materials Branch. If the business has to use or store hazardous materials on the site in the future, the business owner would be required to comply with all applicable federal, state, and local regulations, as permitted by the County Department of Environmental Health Hazardous Materials Branch to ensure proper use, storage, and disposal of hazardous substances. The proposed project would result in a less than significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials.

### b) Less Than Significant Impact.

#### Construction

As described above, construction of the project would result in the limited use and disposal of hazardous materials during construction. Equipment that would be used to construct the project has the potential to release gas, oils, greases, solvents should spills occur. However, the amount of on-site hazardous materials would be limited and construction activities would be required to adhere to all applicable regulations regarding hazardous materials storage and handling, as well as to implement construction BMPs (through implementation of a required SWPPP implemented by County conditions of approval) to prevent a hazardous materials release and to promptly contain and clean up any spills, which would minimize the potential for harmful exposures. Project compliance with existing hazardous material laws and regulations, which is mandated by the County through construction permitting, would ensure that the project's construction-related impacts would be less than significant.

#### Operation

The project would not use or store any hazardous materials other than typical janitorial and maintenance materials such as household cleaners, solvents, grease, paints, and pesticides. Any hazardous materials used on the site for routine cleaning, maintenance, etc. would be brought to the site short-term for that specific use. Thus, no hazardous materials would be stored on the project site. These types of hazardous materials are not acutely hazardous and are regulated by existing federal, state, and local laws that have been implemented to reduce risks related to the use of these substances. As discussed above, any future use of acutely hazardous materials associated with the daily operation of the business would be required to file a Hazardous Materials Business Plan and receive a permit from the County Department of Environmental Health Hazardous Materials Branch to ensure proper use, storage, and disposal of hazardous substances. As a result, the daily operation of the project would not create a reasonably foreseeable upset and accident condition involving the release of hazardous materials into the environment, and impacts would be less than significant.

**c) No Impact.** The County of Riverside has implemented a Multi-Jurisdictional Local Hazard Mitigation Plan<sup>14</sup>. The plan, "aims to reduce the impact of a disaster by identifying hazards and developing ways to decrease their impact. Risk assessments rate hazards with the greatest potential impact to the community. In addition, long-term prevention or protection steps are developed to lessen the impact of the hazard. This plan creates awareness of hazards, threats, and vulnerabilities within the community, and paves a path forward for jurisdictions to prepare for local disasters". As

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<sup>14</sup> County of Riverside, Multi-Jurisdictional Local Hazard Mitigation Plan, July 2018

proposed, the project would not conflict with or impact the implementation by the County of the Multi-Jurisdictional Local Hazard Mitigation Plan.

### **Construction**

The construction activities required to construct the project include equipment and supply staging and storage, would occur within the project site and would not restrict access of emergency vehicles to the project site or adjacent properties. During construction of the project driveway, El Tecolote Road would remain open to allow adequate emergency access to the project site as well as properties adjacent to and within the immediate project area. The project would not impact or interfere with the County's adopted emergency response and evacuation plan.

### **Operation**

The operation of the project would not physically interfere with an emergency response evacuation. Direct access to the project site would be provided from El Tecolote Road Street that is adjacent to the site. The project is also required to design and construct suitable internal access and circulation and provide adequate on-site fire suppression facilities (e.g., hydrants) in conformance with Ordinance No. 787. The Riverside County Fire Department would review the proposed development plans prior to their approval to ensure that adequate emergency access is provided to and throughout the site pursuant to the requirements in the International Fire Code and Section 503 of the California Fire Code (Title 24, California Code of Regulations, Part 9. As a result, the project would not impact or impair the implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan.

**d) No Impact.** There are no schools or proposed schools within one-quarter mile of the project site. The closest school to the site is Harvest Valley Elementary School that is located at 29955 Watson Road and approximately three-quarters of a mile northwest of the project site. As discussed above, the use of hazardous materials during the life of the project would be limited to typical janitorial and cleaning materials and used and disposed of in compliance with federal, state, and local regulations and would reduce the potential of accidental release into the environment.

Furthermore, the emissions that would be generated from construction and operation of the project were evaluated in the air quality analysis presented in Section "6.b)" above, and the emissions generated from the project in that analysis would not cause or contribute to an exceedance of the federal or state air quality standards. Therefore, the project would not emit hazardous or handle acutely hazardous materials, substances, or waste within one-quarter mile of school. The project would not have any hazardous material impacts to any existing or proposed schools.

**e) No Impact.** The Phase I ESA that was prepared for the project conducted a database search to determine if the project site or any nearby properties are identified as having hazardous materials. The Phase I record search determined that the project site is not located on or near by a site that is included on a list of hazardous materials sites (ERM 2018). As a result, the project would not be impacted by an existing hazardous material site.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.



<b>22. Airports</b>				
a) Result in an inconsistency with an Airport Master Plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Require review by the Airport Land Use Commission?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) For a project located within an airport land use plan or, where such a plan has not been adopted, within two (2) miles of a public airport or public use airport, would the project result in a safety hazard for people residing or working in the project area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) For a project within the vicinity of a private airstrip, or heliport, would the project result in a safety hazard for people residing or working in the project area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

**Source(s):** Harvest Valley/Winchester Area Plan, Figure 5.

**Findings of Fact:**

**a) No Impact.** The closest airport to the project site is the Hemet-Ryan Airport that is located approximately 5.5 miles east of the site. As shown in Figure 5 of the Harvest Valley/Winchester Area Plan the project site is not located within the Hemet–Ryan Airport Influence Area. The second closest airport to the project is Perris Valley Aviation that is approximately 5.6 miles west of the site. The project is not within the influence area of this airport.<sup>15</sup> The project would not result in a safety hazard to people working at the project site.

**b) No Impact.** Because the project site is not located with the influence area of either the Hemet-Ryan Airport or Perris Valley Aviation the project would not require review by the Riverside County Airport Land Use Commission.

**c) No Impact.** As discussed above, the project site is not located with the influence area of either the Hemet-Ryan Airport or Perris Valley Aviation the project would not require review by the Riverside County Airport Land Use Commission. As a result, the project would not result in a safety hazard for anyone employed at the project site. The project would not have any safety impacts associated with airport operations at either Hemet-Ryan Airport or Perris Valley Aviation.

**d) No Impact.** Because the project is located outside of the influence area of Hemet-Ryan Airport and Perris Valley Airport the project would not have any safety hazard for any employees of the project.

**Mitigation:** No mitigation is required.

**Monitoring:** No monitoring is required.

**HYDROLOGY AND WATER QUALITY: Would the project:**

<b>23. Water Quality Impacts</b>				
a) Violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or ground water quality?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Substantially decrease groundwater supplies or interfere substantially with groundwater recharge such that the project may impede sustainable groundwater management of the basin?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

<sup>15</sup> Perris Valley Airport Compatibility Plan, Map PV-2

c) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river or through the addition of impervious surfaces?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Result in substantial erosion or siltation on-site or off-site?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Substantially increase the rate or amount of surface runoff in a manner which would result in flooding on-site or off-site?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f) Create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
g) Impede or redirect flood flows?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
h) In flood hazard, tsunami, or seiche zones, risk the release of pollutants due to project inundation?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
i) Conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

**Source(s):** Riverside County General Plan Figure S-9 “Special Flood Hazard Areas,” Figure S-10 “Dam Failure Inundation Zone,” Eastern Municipal Water District 2015 Urban Water Management Plan (UWMP 2015), Preliminary Hydrology and Hydraulics Report, Tentative Parcel Map 37787, Stevenson, Porto & Pierce, October 22, 2019, Project Specific Water Quality Management Plan, Freedom Self Storage – Homeland, TTM 37787, Stevenson, Porto & Pierce, October 25, 2019, Federal Emergency Management (FEMA) Flood Insurance Rate Map (FIRM) Community Panel No. 06065C2060H dated August 18, 2014, Community Panel No. 06065C2080H dated August 18, 2014, Harvest Valley/Winchester Area Plan Figure 11, Flood Hazards – Appendix F.

**Findings of Fact:**

**a) Less Than Significant Impact.** The project is within the Santa Ana River watershed, San Jacinto River basin and under the jurisdiction of the Santa Ana RWQCB, which sets water quality standards for all ground and surface waters within its region. Water quality standards are defined under the Clean Water Act (CWA) to include both the beneficial uses of specific water bodies and the levels of water quality that must be met and maintained to protect those uses (water quality objectives). Water quality standards for all ground and surface waters overseen by the Santa Ana RWQCB are documented in its Basin Plan, and the regulatory program of the Santa Ana RWQCB is designed to minimize and control discharges to surface and groundwater, largely through permitting, such that water quality standards are effectively attained.

The project site is undeveloped and the soil surface is pervious. The runoff from the existing site flows from northeast to the southwest in a sheet flow condition and flows to a double 36” reinforced concrete pipe (RCP) that extends under El Tecolote Road adjacent to the southwest project boundary. A drainage inlet at the southeast corner of the project site collects on-site runoff along the eastern portion of the site along with runoff from east of the project site and discharges the runoff into a catch basin adjacent to El Tecolote Road where the runoff evaporates and percolates.

**Construction**

Construction of the project would require grading and excavation of soils that would loosen sediment, and have the potential to mix with surface water runoff and degrade water quality. Project grading

and construction would require the use of heavy equipment and construction-related chemicals, such as cement, asphalt, fuels, oils, antifreeze, transmission fluid, grease, solvents and paints that could potentially be accidentally spilled or improperly disposed and inadvertently mixed with surface water runoff that could pollute downstream waters.

These types of construction related water quality impacts would be prevented through implementation of a grading and erosion control plan that is required by the Construction Activities General Permit (State Water Resources Board Order No. 2012-0006-DWQ, NPDES No. CAS000002), which requires preparation of a SWPPP by a Qualified SWPPP Developer as discussed previously in Section "18.a)" above. The SWPPP is required to be approved by the County's Building and Safety Division, prior to the issuance of a project grading permit. The SWPPP includes construction BMPs such as:

- Silt fencing, fiber rolls, or gravel bags
- Street sweeping and vacuuming
- Storm drain inlet protection
- Stabilized construction entrance/exit
- Vehicle and equipment maintenance, cleaning, and fueling
- Hydroseeding
- Material delivery and storage
- Stockpile management
- Spill prevention and control
- Solid waste management
- Concrete waste management

Project compliance with the SWPPP, including the incorporation and maintenance of the BMPs, would ensure that activities associated with grading and construction would not violate any water quality standards. Therefore, impacts related to the degradation of water quality during grading and construction of the project would be less than significant.

## **Operation**

The project proposes the construction of a paved parking lot and striped to park recreational vehicles. The project would introduce minimal pollutants associated with stored recreational vehicles such including drippings of oil and grease from the parked vehicles, pesticides and sediment from landscape maintenance, trash and debris. These pollutants could potentially discharge into surface waters and result in the degradation of local surface water quality. However, in accordance with State Water Resources Board Order No. 2012-0006-DWQ, NPDES No. CAS000002 the project would be required to incorporate a WQMP with post-construction (or permanent) Low Impact Development (LID) site design, source control, and treatment control BMPs. The LID site design would minimize impervious surfaces and to the extent feasible, given the nature of the proposed land use, and provide infiltration of runoff into landscaped areas.

The source control BMPs would minimize the introduction of pollutants that may result in water quality impacts; and treatment control BMPs that would treat stormwater runoff. The project proposes to construct a water quality and detention basin at the southwest corner of the site that would filter, retain, and allow detained high storm water flows to percolate and/or evaporate. Excess stormwater would be discharged by a storm drain outlet from the detention basin to an existing 36" storm drain adjacent to and west of the detention basin that extends under El Tecolote Road. The construction of the on-site detention basin would control project stormwater and minimize soil erosion and siltation on the site and remove trash and debris and pollutants (i.e., bacteria, metals, nutrients, pesticides, toxic organic compounds, sediments, and oil and grease). A 3-foot wide "v" ditch is proposed along the east project boundary and would collect surface water east of the project and discharge runoff into the water quality basins that are proposed along the southern project boundary. High storm water flow in

the eastern most water quality basin would be discharged into an existing 24-inch storm drain located in El Tecolote Road at the east project boundary and high storm water flow from the other four water quality basins would drain to the proposed water quality and detention basin at the southwest corner of the site.

The implementation and continued maintenance of the operational source and treatment control BMPs identified in the proposed WQMP and required by the County during the project permitting and approval process, the potential pollutants generated by the project would be reduced to the maximum extent feasible. The project would not substantially degrade water quality and the potential to violate water quality standards or waste discharge requirements or otherwise substantially degrade surface or ground water quality would be less than significant.

**b) Less Than Significant Impact.** The project would not significantly deplete groundwater supplies. The Eastern Municipal Water District (EMWD) provides water services to the project area, which receives a large portion of water from imported sources (UWMP 2015). The project area overlies the Perris South Groundwater basin, which is located within the West San Jacinto Basin, and managed through the West San Jacinto (WSJ) Groundwater Management Plan that was adopted in 1995. The URMP manages groundwater extraction, supply, and quality. Because the groundwater basin is managed through this plan, which limits the allowable withdrawal of water from the basin by water purveyors, and the project would not directly pump water from the project area (as water supplies would be provided by EMWD), the project would not result in a substantial depletion of local groundwater supplies.

The project proposes the construction of a water quality and detention basin at the southwest corner of the site that would filter, retain, and allow detained high storm water flows to percolate into the groundwater basin or evaporate. The project also proposes to install landscaping on the site that would also allow stormwater to infiltrate within the landscaped areas. The project would consume a minimal amount of water for landscape irrigation. Therefore, the project would not substantially interfere with groundwater recharge such that there would not be a net deficit in aquifer volume or a lowering of the local groundwater table level, or impede sustainable groundwater management of the Perris South Groundwater basin. As a result, impacts to groundwater supplies by the project would be less than significant.

**c) Less Than Significant Impact.** There are no streams or rivers either on or adjacent to the project site. Therefore, the project would not alter or impact the course of a stream or river.

The increased stormwater runoff generated by the project due to an increase of impervious surfaces by the project would be conveyed to a water quality and detention basin at the southwest corner of the site that would filter, retain, and allow detained high storm water flows to percolate and/or evaporate. The project also proposes to construct a 3-foot wide "v" ditch along the east project boundary and collect surface water east of the project and discharge runoff into the water quality basins that are proposed along the southern project boundary. High storm water flow in the eastern most water quality basin would be discharged into an existing 24-inch storm drain located in El Tecolote Road at the east project boundary and high storm water flow from the other four water quality basins would drain to the proposed water quality and detention basin at the southwest corner of the site. The construction of the on-site detention basin and water quality basins would control project stormwater and minimize soil erosion and siltation both on and off the site. In addition, a WQMP is required to be approved and implemented to satisfy the requirements of the NPDES program, which would be verified by the County's Building and Safety Division through the County's permitting process. The compliance by the project with existing state and Riverside County regulations, including plan reviews and permitting would reduce impacts to existing drainage patterns both on and off the site to less than significant.

**d) Less Than Significant Impact.** As discussed in Section “23.a)” and “23.c)” above, the project is required by the RQWCB and the County to implement a project specific SWPPP during grading and construction, which includes the implementation of erosion control BMPs to reduce potential siltation and erosion impacts. In addition, the project would be required by the state to implement a WQMP that would implement operational BMPs to ensure that throughout the life of the project erosion and siltation control measures are maintained to minimize erosion impacts. Project compliance with state and Riverside County regulations to control erosion and siltation throughout project construction and the life of the project would reduce on and off-site erosion and siltation impacts to less than significant.

**e) Less Than Significant Impact.** As discussed in Section “23.c)” above, the project proposes an on-site water quality and detention basin at the southwest corner of the site to capture project generated surface water runoff. The project also proposes to construct a 3-foot wide “v” ditch along the east project boundary and collect surface water east of the project and discharge runoff into the water quality basins that are proposed along the southern project boundary. The on-site detention basin and water quality basins would not only filter and retain stormwater, the basins would also meter and slowly discharge collected on-site stormwater that has not infiltrated or evaporated into the local storm drain system such that generated offsite stormwater would be controlled. Therefore, the project would not generate stormwater flows that would result in either on or off-site flooding. Based on the hydrology report, the on-site detention basin and water quality basins are designed to adequately control and maintain surface water flows by the project to minimize flooding by the project. Therefore, on- and offsite flooding impacts by the project would be less than significant.

**f) Less Than Significant Impact.** As discussed in Section “23.e)” above, the proposed water quality and detention basin and the water quality basins along the southern project boundary are designed to capture and retain project runoff and slowly discharge stormwater from the basins to the existing local storm drain system. The basins have been designed to adequately accommodate the calculated stormwater flows by the project and as a result, project generated runoff would not create or contribute runoff water that would exceed the capacity of existing stormwater drainage system that currently serves the site. In addition, Section “23.a)” and Section “23.c)” above, provide information on the measures the project is required to meet, including a SWPPP and WQMP, which includes the implementation of erosion control BMPs to reduce potential siltation and erosion impacts. As part of the County’s permitting process, the project developer would be required to provide a SWPPP and a WQMP for approval to satisfy the requirements of the adopted NPDES program, which would be verified by the County’s Building and Safety Division. The County’s permitting process would ensure the project would not provide additional sources of polluted runoff. Thus, the project would have less than significant polluted water runoff impacts.

**g) No Impact.** According to the Federal Emergency Management (FEMA) Flood Insurance Rate Map (FIRM) Community Panel No. 06065C2060H dated August 18, 2014 and Community Panel No. 06065C2080H dated August 18, 2014 and Harvest Valley/Winchester Area Plan Figure 11, Flood Hazards, the project site is not located within a flood zone. The project would impede or redirect flood flows and would have no flooding impacts.

**h) No Impact.** As discussed in Section “23.g)” above, the project is not located within a flood zone. Therefore, the project would not release pollutants due to a flood. The project site is located approximately 36 miles northeast of the Pacific Ocean and separated by the Santa Ana Mountains. Therefore, the project would not be impacted by a tsunami. Similarly, a seiche is the disturbance or oscillation sloshing of a closed body of water from earthquake shaking. Seiches are of concern relative to water storage facilities because inundation from a seiche can occur if the wave overflows a containment wall, such as the wall of a reservoir, water storage tank, dam, or other artificial body of water. Diamond Valley Reservoir, which is approximately 5.5 miles southeast of the project, is the closest body of water to the site. Due to the distance, a seiche at Diamond Valley Reservoir would not impact the project. The project would not be impacted by a flood hazard, tsunami, or seiche.

**i) Less Than Significant Impact.** As discussed in Section “23.a)” and Section “23.c)” above, the project would be required to have an approved SWPPP, which would include construction BMPs to minimize the potential for construction related sources of pollution. The project would also be required to implement source control BMPs throughout the life of the project to minimize the introduction of pollutants; and treatment control BMPs to treat runoff. The required implementation of construction and operational treatment control BMPs by the state, RWQCB and the County during the project approval and permitting process would reduce potential conflicts and obstruction of the implementation of a water quality control plan to less than significant.

As discussed in Section “23.b)” above, the project area overlies the Perris South Groundwater basin, which is located within the West San Jacinto Basin, and managed through the WSJ Groundwater Management Plan that manages groundwater extraction, supply, and quality. The Groundwater Management Plan limits the allowable withdrawal of water from the basin by water purveyors. The project does not propose to directly withdraw groundwater. Therefore, the project would not conflict with or obstruct EMWD’s Groundwater Management Plan.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

**LAND USE/PLANNING:** Would the project:

<b>24. Land Use</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
a) Cause a significant environmental impact due to a conflict with any land use plan, policy, or regulation adopted for the purpose of avoiding or mitigating an environmental effect?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Disrupt or divide the physical arrangement of an established community (including a low-income or minority community)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source(s): Riverside County General Plan

Findings of Fact:

**a) No Impact.** The project site is currently vacant and undeveloped. The land use designation for the site is BP (Business Park) with a Floor Area Ratio (FAR) of 25-0.60 and the zoning is Specific Plan 260 North, Planning Area 43. As described in the General Plan, the Business Park land use allows employee intensive uses, including research and development, technology centers, corporate offices, clean industry and supporting retail uses. The Menifee North Specific Plan 260, Planning Area 43 allows R.V. parks, which is a commercial use and allowed by the specific plan. Thus, the proposed R.V. Storage project is consistent with the General Plan and the Business Park land use designation for the site.

The density proposed for the site is consistent with the assumptions in the AQMP and would not conflict with SCAQMD’s attainment plans. As discussed in Section “6.a)” above, the project construction and operational emissions would not exceed adopted air emission thresholds. Because the project does not exceed any SCAQMD adopted air quality thresholds the project would not conflict with SCAQMD’s goal of bringing the South Coast Air Basin into attainment for all criteria pollutants and is consistent with the AQMP. The project’s air quality emissions related to the AQMP would be less than significant. As a result, the project is consistent with the AQMP.

The project would be consistent with applicable land use plans, policies and regulations regarding the development of the site and not have any land use impacts.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

**b) No Impact.** The R.V. storage facility proposed for the site is consistent with both the Business Park Industrial land use and the Specific Plan 260 North, Planning Area 43 zoning and meets the required development standards for the site based on Riverside County Ordinance No. 348.4835. The project would not divide or impact the established community adjacent to and surrounding the site.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

**MINERAL RESOURCES: Would the project:**

25. Mineral Resources				
a) Result in the loss of availability of a known mineral resource that would be of value to the region or the residents of the State?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Result in the loss of availability of a locally-important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Potentially expose people or property to hazards from proposed, existing, or abandoned quarries or mines?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source(s): Riverside County General Plan Figure OS-6 “Mineral Resources Area”.

Findings of Fact:

**a-b) No Impact.** The Riverside County General Plan Figure OS-6 “Mineral Resources Area” identifies the project area as located within MRZ-3 Mineral Resource Zone. MRZ-3 is designated for areas where the significance of the mineral deposits is undetermined. Thus, impacts related to the loss of availability of a known mineral resource that would be of value to the region or the residents of the state or a mineral resource recovery site delineated on a land use plan would not occur with the project.

There are no existing surface mines either on the project site, adjacent to the site or on any of the properties within in the immediate project vicinity. Therefore, the project would not result in the loss of a locally-important mineral resource designated on the Riverside County General Plan.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

**c) No Impact.** There are no existing surface mines or rock quarries either on the project site, adjacent to or within in the immediate project vicinity. Therefore, the project would not expose and impact any project employees to any hazards associated with any quarries or mines on or adjacent to the project.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

**NOISE:** Would the project result in:

**26. Airport Noise**

a) For a project located within an airport land use plan or, where such a plan has not been adopted, within two (2) miles of a public airport or public use airport would the project expose people residing or working in the project area to excessive noise levels?

b) For a project located within the vicinity of a private airstrip, would the project expose people residing or working in the project area to excessive noise levels?

**Source(s):** Riverside County General Plan Figure S-20 "Airport Locations," County of Riverside Airport Facilities Map, Noise Impact Analysis, Staxup RV Self-Storage, Giroux & Associates, April 12, 2020, Perris Valley Airport Compatibility Plan, Map PV-2 – Appendix G.

Findings of Fact:

**a) Less Than Significant Impact.** The closest airport to the project site is the Hemet-Ryan Airport that is located approximately 5.5 miles east of the site. As shown in Figure 5 of the Harvest Valley/Winchester Area Plan the project site is not located within the Hemet-Ryan Airport Influence Area. The second closest airport to the project is Perris Valley Aviation that is approximately 5.6 miles west of the site. The project is not within the influence area of this airport. The project would not expose either the project employee or users of the R.V. storage facility to excessive noise levels from either Hemet-Ryan Airport or Perris Valley Aviation. There are no other airports within two miles of the project that could impact the project due to airport noise.

**b) No Impact.** As discussed in Section "26 a)" above, the project site is located approximately 5.6 miles east of Perris Valley Aviation airport, which is a private airport. Due to the distance of the airport from the project, the project is not within the influence area of this airport and the project would not expose the project employee to excessive noise associated with the operations at the Perris Valley Aviation airport.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

**27. Noise Effects by the Project**

a) Generation of a substantial temporary or permanent increase in ambient noise levels in the vicinity of the project in excess of standards established in the local general plan, noise ordinance, or applicable standards of other agencies?

b) Generation of excessive ground-borne vibration or ground-borne noise levels?

**Source(s):** Riverside County General Plan, Table N-1 ("Land Use Compatibility for Community Noise Exposure").



## Findings of Fact:

### **a) Less Than Significant With Mitigation Incorporated.**

#### **Construction**

Riverside County Ordinance No.847 exempts private construction projects located within one-quarter (1/4) of a mile from an inhabited dwelling, provided that:

1. Construction does not occur between the hours of 6:00 p.m. and 6:00 a.m. during the months of June through September; and
2. Construction does not occur between the hours of 6:00 p.m. and 7:00 a.m. during the months of October through May.

There are existing single-family detached residences north of the project, north of Varela Lane. The closest that any grading or construction equipment would be to these existing residential units is approximately 200 feet, which includes approximately 132 feet of the residences north of Varela Lane and 60 feet for the Varela Lane right of way. Grading of the site, construction of the fencing, landscaping and pavement along the northern project boundary would generate the greatest sources of construction noise to the residents to the north. The time-period of the grading and construction along the northern project boundary that could impact residents to the north is estimated to be approximately five days. Although construction noise would have a temporary or periodic increase in the ambient noise levels above the existing noise levels to the residents north of the project, the noise levels would only occur during the hours of construction allowed by the Riverside County Ordinance No. 847. Project grading and construction on the remainder of the site would generate construction noise levels to the residents north of the site less than the noise levels when construction occurs along the northern project boundary. The canopies along the northern project boundary are approximately 225 feet from the closest residence north of the project. The installation of solar panels on the top of the canopies along the northern project boundary and throughout the site would require a small power lift to lift the solar panels onto the canopies and the panels would be screwed to the canopies. The noise associated with the installation of the solar panels would not be any greater than the operation of any other on-site construction equipment. The installation of the solar panels would not significantly impact the residents north of the project.

The movement of recreational vehicles within the project site would not generate noise levels any greater than is typically associated with the movement of motor vehicles on a parking lot. Noise such as the closing of vehicle doors, alarms, horns, etc. can be anticipated, but these sources of noise would be short-term and would not significantly impact area residents.

To ensure that construction noise impacts do not significantly impact residents north of the site during construction, Mitigation Measures NOI-1 through NOI-7 are recommended to reduce construction noise levels to the residences closest to the project to less than significant.

#### **Operation**

The General Plan Noise Element Policy N 4.1 establishes a noise standard for sensitive uses of 45 dBA 10-minute Leq between 10 pm and 7 am and 65 dBA 10-minute Leq between 7 am and 10 pm. Once constructed, the project would generate minimal noise. The noise that would be generated during the operation of the project would be associated with motor noise associated with the movement of recreational vehicles into and out of the site, conversations of the users and routine maintenance of the facility. The routine noise levels associated with and expected to occur with the daily operation of the proposed R.V. storage facility are not anticipated to be significant and impact the noise sensitive receptors north of the project.

The following measures are recommended to reduce construction noise impacts to less than significant.

Mitigation:

- |                                 |  |
|---------------------------------|--|
| <b>Mitigation Measure NOI-1</b> | During project construction, contractors shall equip all construction equipment, fixed or mobile, with properly operating and maintained mufflers, consistent with manufacturer standards.   |
| <b>Mitigation Measure NOI-2</b> | During project construction all contractors shall place all stationary construction equipment so that emitted noise is directed away from the noise sensitive receptors nearest the project site.                                      |
| <b>Mitigation Measure NOI-3</b> | All equipment shall be shut off and not allowed to idle when not in use.   |
| <b>Mitigation Measure NOI-4</b> | During project construction all contractors shall locate equipment staging in areas that shall create the greatest distance between the construction-related noise/vibration sources and sensitive receptors nearest the project site. |
| <b>Mitigation Measure NOI-5</b> | Jackhammers, pneumatic equipment and all other portable stationary noise sources shall be shielded and noise shall be directed away from sensitive receptors.  |
| <b>Mitigation Measure NOI-6</b> | The project developer shall mandate that the construction contractor prohibit the use of music or sound amplification on the project site during construction.   |
| <b>Mitigation Measure NOI-7</b> | During project construction all contractors shall limit haul truck deliveries to the same hours specified for construction.  |

Monitoring: On-going throughout project construction by the project construction manager.

**b) Exposure of person to or generation of excessive groundborne vibration or groundborne noise levels? Less Than Significant Impact.**

The way that vibration is transmitted through the earth is called propagation. There are three main types of vibration propagation: surface, compression and shear waves. Surface waves, or Raleigh waves, that travel along the ground's surface. These waves carry most of their energy along an expanding circular wave front, similar to ripples produced by throwing a rock into a pool of water. Compression waves, or P-waves, are body waves that carry their energy along an expanding spherical wave front. The particle motion in these waves is longitudinal (i.e., in a "push-pull" fashion). P-waves are analogous to airborne sound waves. Shear waves, or S-waves, are also body waves that carry energy along an expanding spherical wave front. However, unlike P-waves, the particle motion is transverse or "side-to-side and perpendicular to the direction of propagation."

As vibration waves propagate from a source, the energy is spread over an ever-increasing area such that the energy level striking a given point is reduced with the distance from the energy source. Wave energy is reduced with distance as a result of material damping in the form of internal friction, soil

layering, and void spaces. The amount of attenuation provided by material damping varies with soil type and condition as well as the frequency of the wave.

Construction activities generate ground-borne vibration when heavy equipment travels over unpaved surfaces or when it is engaged in soil movement. The effects of ground-borne vibration include discernable movement of building floors, rattling of windows, shaking of items on shelves or hanging on walls, and rumbling sounds. Within the “soft” sedimentary surfaces of much of Southern California, ground vibration is quickly damped out.

Vibration is most commonly expressed in terms of the root mean square (RMS) velocity of a vibrating object when considering vibration annoyance potential. RMS velocities are expressed in units of vibration decibels. The range of vibration decibels (VdB) is as follows:

- 65 VdB - threshold of human perception
- 72 VdB - annoyance due to frequent events
- 80 VdB - annoyance due to infrequent events
- 100 VdB - minor cosmetic damage

To determine the project’s potential vibration impacts during project construction, estimates of the vibration levels generated during the operation of various types of construction equipment that are anticipated to operate on the site at various distances are shown in Table 10.

**Table 10  
Estimated Construction Equipment Vibration Levels**

Equipment	Approximate Vibration Levels (VdB)*				
	25 feet	50 feet	100 feet	350 feet	1000 feet
Large Bulldozer	87	81	75	64	55
Loaded Truck	86	80	74	63	54
Jackhammer	79	73	67	56	47
Small Bulldozer	58	52	46	35	26

\* (FTA Transit Noise & Vibration Assessment, Chapter 12, Construction, May, 2006)

As shown in Table 10, the construction equipment that would generate the maximum potential vibration during operation on the project site is a large bulldozer and loaded truck. The existing residences approximately 200 feet north of the project site are the closest sensitive use from the northern project site. While grading would be required along the northern project site to grade the site for development, the majority of the grading would occur away from the northern project boundary. Based on information in Table 10, the estimated vibration levels to the closest residences approximately 200 feet north of the project is approximately 69.5 – 70 VdB. As shown above, vibration levels in this range would range from a low threshold of human perception (65 VdB) to less than annoyance due to frequent events (72 VdB). Once grading along the northern project boundary is completed and grading activities are focused on the remainder of the site away from the northern boundary, the groundborne vibrations levels to the residents north of the project would decrease to levels lower than human perception. Project construction groundborne vibration activities would not reach annoyance levels. Therefore, construction activity groundborne vibration impacts would be less than significant.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

**PALEONTOLOGICAL RESOURCES:**

**28. Paleontological Resources**

a) Directly or indirectly destroy a unique paleontological resource, site, or unique geologic feature?

**Source(s):** Riverside County General Plan Figure OS-8 "Paleontological Sensitivity."

**Findings of Fact:**

**a) Less Than Significant Impact with Mitigation Incorporated.** Based on Figure OS-8 of the Open Space Element of the Riverside County General Plan, the project is located in an area that is designated for the potential (High B) for the presence of paleontological resources. High B sensitivity indicates that excavation has the potential to impact paleontological resources on the site.

Mitigation Measure No. 13 is included below to provide a paleontological resource monitoring plan that requires on-site monitoring, provides procedures to follow for monitoring and fossil discovery, and requires a curation agreement with an appropriate, accredited institution. Mitigation Measure PAL-2 below is included to require preparation of a Paleontological Resource Impact Mitigation Plan (PRIMP) prior to construction excavation to mitigate any potential impacts to paleontological resources. The implementation of Mitigation Measures PAL-1 and PAL-2 would reduce potential paleontological resources impacts to less than significant.

**Mitigation:**

**Mitigation Measure PAL-1**

The project developer shall retain a qualified paleontologist approved by the County to create and implement a project-specific plan for monitoring site grading/earthmoving activities (project paleontologist).

**Mitigation Measure PAL-2**

The project paleontologist shall review the approved development plan and grading plan and conduct any pre-construction work necessary to render appropriate monitoring and mitigation requirements as appropriate. These requirements shall be documented by the project paleontologist in a Paleontological Resource Impact Mitigation Program (PRIMP). This PRIMP shall be submitted to the County Geologist for approval prior to issuance of a Grading Permit. Information to be contained in the PRIMP, at a minimum and in addition to other industry standards and Society of Vertebrate Paleontology standards, are as follows:

1. Description of the proposed site and planned grading operations.
2. Description of the level of monitoring required for all earthmoving activities in the project area.
3. Identification and qualifications of the qualified paleontological monitor to be employed for grading operations monitoring.
4. Identification of personnel with authority and responsibility to temporarily halt or divert grading equipment to allow for recovery of large specimens.
5. Direction for any fossil discoveries to be immediately reported to the property owner who in turn will immediately notify the County Geologist of the discovery.

6. Means and methods to be employed by the paleontological monitor to quickly salvage fossils as they are unearthed to avoid construction delays.
7. Sampling of sediments that are likely to contain the remains of small fossil invertebrates and vertebrates.
8. Procedures and protocol for collecting and processing of samples and specimens.
9. Fossil identification and curation procedures to be employed.
10. Identification of the permanent repository to receive any recovered fossil material. \*Pursuant to the County "SABER Policy", paleontological fossils found in the County should, by preference, be directed to the Western Science Center in the City of Hemet. A written agreement between the property owner/developer and the repository must be in place prior to site grading.
11. All pertinent exhibits, maps and references.
12. Procedures for reporting of findings.
13. Identification and acknowledgement of the developer for the content of the PRIMP as well as acceptance of financial responsibility for monitoring, reporting and curation fees. The property owner and/or applicant on whose land the paleontological fossils are discovered shall provide appropriate funding for monitoring, reporting, delivery and curating the fossils at the institution where the fossils will be placed, and will provide confirmation to the County that such funding has been paid to the institution.
14. All reports shall be signed by the project paleontologist and all other professionals responsible for the report's content (eg. PG), as appropriate. One original signed copy of the report(s) shall be submitted to the County Geologist along with a copy of this condition and the grading plan for appropriate case processing and tracking. These documents should not be submitted to the project Planner, Plan Check staff, Land Use Counter or any other County office. In addition, the applicant shall submit proof of hiring (i.e. copy of executed contract, retainer agreement, etc.) a project paleontologist for the in-grading implementation of the PRIMP.

Monitoring: By the County qualified paleontologist, as described in Mitigation Measure PAL-1.

**POPULATION AND HOUSING:** Would the project:

<b>29.Housing</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
a) Displace substantial numbers of existing people or housing, necessitating the construction of replacement housing elsewhere?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Create a demand for additional housing, particularly housing affordable to households earning 80% or less of the County's median income?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Induce substantial unplanned population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

**Source(s):** Riverside County General Plan Housing Element, California Employment Development Department Labor Market info (EDD, 2019), U.S. Census Factfinder (Census Factfinder 2015).

Findings of Fact:

**a) No Impact.** The project site is vacant and undeveloped. Therefore, the project would not displace any housing and would not necessitate the construction of replacement housing and no displaced people or housing impacts would occur.

**b) No Impact.** The project would employ one full-time person. Should that one employee relocate to the area, that demand for housing would not create a significant impact for the local housing market, including affordable housing for households earning 80 percent or less of the County's median income, because there is an adequate inventory of available housing in the project area. The project would not have any housing impacts.

**c) No Impact.** The project is consistent with the Business Park land use designation and zoning for the site. Therefore, the proposed development for the project site is consistent with the existing land use and has been planned and anticipated by the Riverside General Plan. As a result, the growth related to the development of the project site for employment generating uses is included in County General Plan planning and population projections. Therefore, the project would not result in an impact due to an unplanned population growth.

The project does not propose to extend any roads or other infrastructure that would directly or indirectly encourage population growth in the immediate project vicinity. Again, the project does not propose any use or infrastructure that is not planned for the site and the area by the Riverside County General Plan. Therefore, the project would not have any direct or indirect population growth impacts.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

**PUBLIC SERVICES:** Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered government facilities or the need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the following public services:

**30.Fire Services**

**Source(s):** Riverside County General Plan Safety Element, Riverside County Ordinance No. 787, Riverside County Ordinance No. 659

Findings of Fact:

**a) Less Than Significant Impact.** The fire station that would serve the project is the Homeland Fire Station that is located at 25730 Sultanas Road and adjacent to and northwest of the project. The project would be required to meet and comply with the California Fire Code per Riverside County Ordinance No. 787 and would be reviewed by the County's Department of Building and Safety to ensure that the project plans meet all applicable fire protection requirements.

The project would have an incremental, but insignificant increase in the demand for fire protection and emergency medical services during both construction and the life of the project. The existing fire station adjacent to the site and would serve the project has the capacity to serve the project without

the need to alter and expand the existing fire station or require the construction of a new fire station that could cause environmental impacts.

Riverside County Ordinance 659 establishes and sets forth policies, regulations, and fees relating to the funding and installation of facilities and the acquisition of open space and habitat necessary to address the direct and cumulative environmental effects generated by new development projects. Ordinance 659 also establishes the authorized uses of the required fees. Because the project is located within the Harvest Valley/Winchester Area Plan, the project developer would be required to pay the required Fire Facilities Fee prior to the issuance of a building permit. The fee would be used by the County to provide additional fire protection services as necessary to adequately serve the project with fire protection services.

Although the project would incrementally increase the demand for fire protection services by the Riverside County Fire Department during construction and the life of the project, payment of the required fire facilities fee per Ordinance 659 and compliance with all applicable fire codes per the California Fire Code would reduce fire protection impacts to less than significant.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

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**31. Sheriff Services**

**Source(s):** Riverside County General Plan, Riverside County Ordinance No. 659

**Findings of Fact:**

**a) Less Than Significant Impact.** The project site is served by the Riverside County Sherriff Department from the following sheriff stations:

- 137 N. Perris Boulevard, City of Perris, 6.5 miles northwest of the site.
- 43950 Acacia Avenue, Hemet, 13.5 miles east of the site.

The project would have the potential to incrementally increase calls for service during both construction and the life of the project. Crime and safety issues during project construction may include: theft of building materials and construction equipment, malicious mischief, graffiti, and vandalism. The operation of the project could generate a typical range of sheriff service calls such as burglaries, thefts, and vandalism. Pursuant to the County's existing permitting process, the Sheriff's Department would review and approve the site plans to ensure that crime prevention and emergency access measures are incorporated appropriately to provide a safe environment. Although the project is anticipated to incrementally increase calls for protection services by the sheriff department, the need for police services by the project would not result in the need for new or physically altered sheriff facilities.

Riverside County Ordinance 659 establishes and sets forth policies, regulations, and fees relating to the funding and installation of facilities and the acquisition of open space and habitat necessary to address the direct and cumulative environmental effects generated by new development projects. Ordinance 659 also establishes the authorized uses of the required fees. Because the project is located within the Harvest Valley/Winchester Area Plan, the project developer would be required to pay the required Public Facilities Fee prior to the issuance of a building permit. The fee would be used by the County to provide additional sheriff services as necessary to adequately serve the project.

The project would have the potential to incrementally increase the demand for sheriff protection services by the Riverside County Sheriff Department during construction and the life of the project. Payment of the required Public Facilities Fee per Ordinance 659 would reduce sheriff protection impacts to less than significant.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

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**32. Schools**

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**Source(s):** Romoland School District and Perris Unified High Scholl District

Findings of Fact:

**a) No Impact.** The project would not directly generate any school students. Furthermore, as discussed in Section "29.c)" above, the project would not increase the population in the vicinity of the project as an existing employee that is employed at the existing self-storage facility adjacent to and south of the project would work at the proposed project. Therefore, the project would not increase the local population growth or generate additional students to area schools that serve the project site. The project would be required by California Government Code Section 65995 et seq. to pay the applicable school mitigation impact fee for commercial development to the Romoland School District (grades K-8) and Perris Unified School District (grades 9-12) prior to the issuance of a building permit. Payment of the required state fee would reduce and eliminate any impact by the project to area schools.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

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**33. Libraries**

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**Source(s):** Riverside County General Plan

Findings of Fact:

**a) No Impact.** The project would not directly generate an increase in the use of or need for library services. As discussed in Section "29.c)" above, the project would not increase the population in the vicinity of the project as an employee that is currently employed at the existing self-storage facility adjacent to and south of the project would work at the proposed project. Therefore, the project would not increase in the local population and increase the demand for and use of existing libraries that serve the project vicinity. Therefore, the project would not directly or indirectly increase the demand for and use of existing libraries in the project area.

Riverside County Ordinance 659 establishes and sets forth policies, regulations, and fees relating to the funding and installation of facilities and the acquisition of open space and habitat necessary to address the direct and cumulative environmental effects generated by new development projects. Ordinance 659 also establishes the authorized uses of the required fees. Because the project is located within the Harvest Valley/Winchester Area Plan, the project developer would be required to pay the required Public Facilities Fee prior to the issuance of a building permit. This fee would be used by the County to provide additional libraries and/or library services as necessary to adequately serve the project. The project would not impact existing library facilities.



Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

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**34. Health Services**

Source(s): Riverside County General Plan, Healthy Communities Element, December 8, 2015.

Findings of Fact:

**a) Less Than Significant Impact.** The project could indirectly increase the need for emergency health services due to accidents or immediate health related issues while the one project employee is at work. However, these irregular and infrequent emergency health needs would not significantly impact health care services.

As discussed in Section "29.c)" above, the project would not substantially increase the population in the vicinity of the project as an employee that is currently employed at the existing self-storage facility adjacent to and south of the project would work at the proposed project. Therefore, the project would not directly generate a substantial new population that would require health services in the area. Overall, the indirect health care needs of the project would be less than significant.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

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**RECREATION: Would the project:**

**35. Parks and Recreation**

b) Include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?

c) Increase the use of existing neighborhood or regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?

d) Be located within a Community Service Area (CSA) or recreation and park district with a Community Parks and Recreation Plan (Quimby fees)?

Source(s): Ordinance No. 460, Section 10.35 (Regulating the Division of Land – Park and Recreation Fees and Dedications), Ordinance No. 659 (Establishing Development Impact Fees), Parks & Open Space Department Review; Riverside County Community & Cultural Services Division, County Service Areas, Harvest Valley/Winchester Area Plan, <https://rivcoccsd.org/csa/>

Findings of Fact:

**a) No Impact.** The project does not propose and is not required by the County to develop any on-site recreational facilities. In addition, as discussed in Section "29.c)" above, the project would not increase the population in the vicinity of the project as an employee that is currently employed at the existing self-storage facility adjacent to and south of the project would work at the proposed project. Thus, the project would not directly or indirectly increase the local population and create a demand for new or expanded recreational facilities.

Riverside County Ordinance 659 establishes and sets forth policies, regulations, and fees relating to the funding and installation of facilities and the acquisition of open space and habitat necessary to address the direct and cumulative environmental effects generated by new development projects. Ordinance 659 also establishes the authorized uses of the required fees. Because the project is located within the Harvest Valley/Winchester Area Plan, the project developer would be required to pay the required Public Facilities Fee and Regional Parks Fee prior to the issuance of a building permit. These fees would be used by the County to provide additional public recreational facilities that could be used indirectly by the one project employee. Therefore, the project would not generate a substantial population that would require construction or expansion of recreational facilities and impacts would be less than significant.

**b) No Impact.** As discussed in Section "35.a)" above, the project would not increase the population in the vicinity of the project as an employee that is currently employed at the existing self-storage facility adjacent to and south of the project would work at the proposed project. As a result, the project would not directly or indirectly increase the use of existing neighborhood or regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated. As also discussed in Section "35.a)" above, payment of the Public Facilities Fee and Regional Parks Fee required by Riverside County Ordinance 659 prior to the issuance of a building permit would allow the County to provide additional park facilities when necessary to replace or repair deteriorated park facilities due to use indirectly by the one project employee. Therefore, the project would not directly or indirectly impact existing park or recreational facilities.

**c) No Impact.** The project is not located within a Community Service Area or recreation park district with a Community Park and Recreation Plan. Therefore, the project would not impact any park district or recreation plan.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

**36. Recreational Trails**

b) Include the construction or expansion of a trail system?

**Source(s):** Harvest Valley/Winchester Area Plan, Figure 9, Trails and Bikeway System

Findings of Fact:

**a) No Impact.** According to Figure 9 of the Harvest Valley/Winchester Area Plan there are no regional or community trails adjacent to the site. As a result, the project is not required and does not propose to construct or expanded a county trail system. The project would not impact County trails.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

**TRANSPORTATION:** Would the project:

**37. Transportation**

a) Conflict with a program, plan, ordinance, or policy addressing the circulation system, including transit, roadway, bicycle, and pedestrian facilities?

b) Would the project conflict or be inconsistent with CEQA Guidelines Section 15064.3, subdivision (b)?

c) Substantially increase hazards due to a geometric design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g. farm equipment)?

**Source(s):** Riverside County General Plan, Circulation Element; Harvest Valley/Winchester Area Plan, Freedom R.V. Self-Storage Trip Generation Analysis, Ganddini Group, letter dated March 10, 2020, Freedom RV Self-Storage Vehicle Miles Traveled (VMT) Memorandum, Ganddini Group, September 21 2020 – Appendix H.

Findings of Fact:

**Traffic Threshold**

As described in the Riverside County General Plan Policy C 2.1, Level of Service (LOS) D shall apply to all development proposals located within the Harvest Valley/Winchester Area Plan. Thus, the LOS threshold for the project is LOS D.

**a) Less Than Significant Impact.** The project is estimated to generate 40 daily trips, including 4 vehicle trips in the peak a.m. hour and 4 vehicle trips in the peak p.m. hour.<sup>16</sup> Based on the generation of 40 daily vehicle trips, the project would not significantly conflict with any program, plan, ordinance, or policy addressing the circulation system, including transit, roadway, bicycle, or pedestrian facilities.

**b) No Impact.** A VMT analysis was prepared for the project in compliance with CEQA Guidelines Section 15064.3. The County of Riverside draft Transportation Analysis Guidelines identify the following seven screening criteria to determine if a presumption of a non-significant transportation impact can be made based on the facts of the project:

- Small Projects
- Projects Near High Quality Transit
- Local-Serving Retail
- Affordable Housing
- Local Essential Service
- Map-Based Screening
- Redevelopment Projects

In accordance with California Office of Planning and Research (OPR) Technical Advisory recommendations, the County of Riverside Transportation Analysis Guidelines state that projects generating less than 110 trips per day based on the Institute of Transportation Engineers (ITE) Trip Generation Manual, or other acceptable source determined by Riverside County, are presumed to cause a less than significant impact and are exempt from the requirement of preparing a VMT impact analysis.

As stated in the traffic analysis and Section “37a)” above, the project is calculated to generate approximately 40 daily trips. Therefore, the project is estimated to result in a less than significant VMT impact based on California OPR recommended screening criteria that is incorporated into the draft County of Riverside Transportation Analysis Guidelines for small projects.

**c) Less Than Significant Impact.** The project proposes a single gated driveway to the site at El Tecolote Road. The gated entrance to the site would be reviewed by the County’s Transportation Department to ensure that the driveway meets County driveway standards, including width and sight

<sup>16</sup> ITE Trip Generation Manual, 10<sup>th</sup> Edition, Land Use Code 110.  
Page 67 of 86

distance. The project does not propose any geometric design hazards or dangerous intersections, thus the project would not have any significant hazards due to a geometric design feature, dangerous intersection or incompatible land use.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

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**38. Bike Trails**

a) Include the construction or expansion of a bike system or bike lanes?

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**Source(s):** Riverside County General Plan, Circulation Element, December 12, 2017.

Findings of Fact:

**a) No Impact.** The project site is surrounded by roadways, developed lands, and undeveloped land. There are no bike trails within or adjacent to the project site. Figure 9, Trails and Bikeway System of the Harvest Valley/Winchester Area Plan shows a proposed Regional Trail along Sultanas Road adjacent to and west of the site.

As discussed in Section "29.c" above, the project would not increase, either directly or indirectly, the local population and increase the use of the existing bike trail in Cajalco Expressway or the construction of new bike trails. Riverside County Ordinance 659 sets forth policies, regulations, and fees related to the funding and construction of public facilities to address the needs of new development. The project does not propose and is not required by the County to construct a new or expand the existing local bikeway system. As required by Riverside County Ordinance 659 the project developer would be required to pay a Regional Multipurpose Trails fee that could be used by the County to provide additional trails in the project area. As a result, the project would not impact bike trails.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

**TRIBAL CULTURAL RESOURCES:** Would the project cause a substantial adverse change in the significance of a Tribal Cultural Resource, defined in Public Resources Code section 21074 as either a site, feature, place, or cultural landscape that is geographically defined in terms of the size and scope of the landscape, sacred place, or object with cultural value to a California Native American Tribe, and that is:

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**39. Tribal Cultural Resources**

a) Listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources as defined in Public Resources Code section 5020.1 (k)?

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b) A resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of Public Resources Code Section 5024.1? (In applying the criteria set forth in subdivision (c) of Public Resources Code Section 5024.1, the lead agency shall consider the significance of the resource to a California Native American tribe.)

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**Source(s):** Native American Consultation

**Findings of Fact:**

**a) and b) Less Than Significant With Mitigation Incorporated.**

Changes in the California Environmental Quality Act, effective July 2015, require that the County address a new category of cultural resources – tribal cultural resources – not previously included within the law’s purview. Tribal Cultural Resources are those resources with inherent tribal values that are difficult to identify through the same means as archaeological resources. These resources can be identified and understood through direct consultation with the tribes who attach tribal value to the resource. Tribal cultural resources may include Native American archaeological sites, but they may also include other types of resources such as cultural landscapes or sacred places. The appropriate treatment of tribal cultural resources is determined through consultation with tribes.

In compliance with Assembly Bill 52 (AB 52), notices regarding this project were mailed to nine requesting tribes on March 04, 2020. Consultations were requested by the Temecula Band of Luiseño Indians (Pechanga), Rincon Band of Luiseño Indians, and Soboba Band of Luiseño Indians and Agua Caliente Band of Cahuilla Indians. No response was received from the Morongo Band of Mission Indians, Ramona Band of Cahuilla. Cahuilla Band of Indians or Colorado River Indian Tribes (CRIT).

The Pala Band of Mission Indians responded in a letter dated April 4, 2020 indicating that although they declined consultation, they requested the cultural report for the project. This was provided to the tribe on September 23, 2020.

Pechanga requested consultation in a letter dated March 19, 2020. Consultation was initiated on May 6, 2020. On May 26, 2020 the cultural report, the geologic report and site and grading plans were provided to the tribe. The project was discussed during an August 29, 2020 teleconference. The tribe informed Planning that there have been human remains found within a mile of the project and that there is a Traditional Cultural Property less than a mile away as well. The tribe recommended that a Native American monitor be present during ground disturbing activities. Planning agreed and provided the project conditions of approval to the tribe on September 15, 2020. Consultation was concluded with Pechanga on September 23, 2020.

The Rincon Band requested to consult on the project in a letter dated March 13, 2020. On May 26, 2020 the tribe was provided with the cultural report and project exhibits. The tribe recommended that tribal monitoring and the procedures for unanticipated resources be included in the project conditions of approval. The conditions of approval were provided to the tribe on September 23, 2020.

Agua Caliente Band requested to consult in a letter dated April 4, 2020. The cultural report and project exhibits were provided to the tribe on May 26, 2020. On August 20, 2020 this project was discussed during a teleconference. The tribe told Planning that the project was situated within a women’s landscape and that they recommended monitoring during ground disturbing activities associated with the project. The project conditions of approval were provided to the tribe and consultation was concluded on September 15, 2020.

The Soboba Band requested to consult in a letter dated March 24, 2020. Consultation was initiated on May 26, 2020. On August 29, 2020 and September 17, 2020, the tribe was provided with the cultural report and the project conditions of approval. On September 23, 2020 a final meeting was held. The tribe requested the conditions of approval, which were provided to them and consultation was concluded.

No tribal cultural resources were identified on the project. However, the project has been conditioned for a Native American monitor to be present during ground disturbance in the event any unanticipated subsurface tribal cultural resources are identified they will be handled in a culturally appropriate manner. CEQA Guidelines Section 15064.5 (e) specifically addresses what to do in the event human remains of Native American descent are identified. A condition of approval has been attached to this project that reiterates that State law will be followed (Public Resources Code Section 5097.98; Health and Safety Code Section 7050.5) with the inclusion of these mitigation measures impacts to previously unidentified Tribal Cultural Resources would be less than significant.

Mitigation:

**Mitigation Measure TRI-1** If Human Remains Found - CEQA Guidelines Section 15064.5 (e) specifically addresses what to do in the event that human remains are accidentally discovered in any location other than a dedicated cemetery. Although this is State law, a condition of approval has been placed on this and every project so that in the event previously unidentified subsurface human remains are discovered during grading they shall be handled appropriately and impacts in this regard will be less than significant with mitigation incorporated.

**Mitigation Measure TRI-2** Native American Monitoring - Native American Monitoring shall be required so that in the event previously unidentified subsurface tribal cultural resources are discovered during grading, they shall be handled appropriately and impacts in this regard will be less than significant with mitigation incorporated.

Monitoring: By the Riverside County Department of Building and Safety through the plan check and construction permitting process and by the County qualified archaeologist, as described in Mitigation Measures TRI-1 and TRI-2.

**UTILITIES AND SERVICE SYSTEMS:** Would the project:

<b>40. Water</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
a) Require or result in the relocation or construction of new or expanded water, wastewater treatment, or storm water drainage systems, whereby the construction or relocation would cause significant environmental effects?				
a) Have sufficient water supplies available to serve the project and reasonably foreseeable future development during normal, dry, and multiple dry years?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

**Source(s):** Eastern Municipal Water District 2015 Urban Water Management Plan (UWMP 2015). Perris Valley Regional Water Reclamation Facility Fact Sheet. Accessed: <https://www.emwd.org/sites/main/files/file-attachments/pvrwrffactsheet.pdf>

Findings of Fact:

**a) No Impact.**

**Water Infrastructure**

There is an existing 8-inch water line in Sultanas Road adjacent to and west of the project site that would serve the project. The project proposes to construct an 8-inch water line in El Tecolote Road

from Sultanas Road to the east project boundary. The project proposes to construct a 1-inch water line from the new 8-inch water line in El Tecolote Road to the site.

The Eastern Municipal Water District (EMWD) provides water to the project area. In addition to treated water that is delivered to EMWD by the Metropolitan Water District, EMWD operates two microfiltration plants that filter raw imported water to achieve potable water standards. The two treatment plants, the Perris Water Filtration Plant and the Hemet Water Filtration Plant, are located in Perris and Hemet, respectively. These two water treatment plants provide a portion of the water supplied by EMWD (UWMP 2015). EMWD has an adequate supply of water to serve the project and the project would not require EMWD to construct new or expanded their existing sources of water supply. In addition, the capacity of the regional water treatment facilities that would serve the project are adequate and new or expanded water treatment facilities would not be required by the project. Therefore, the project would not impact EMWD's water supplies and water service facilities.

### **Wastewater Treatment**

The project would not generate any wastewater. Therefore, the project does not propose to connect to a public wastewater collection and treatment system, or propose an on-site wastewater collection and treatment system. The project would not impact the existing wastewater collection and treatment system that serves the project site.

### **Stormwater Drainage**

The project proposes the construction of a water quality and detention basin at the southwest corner of the site that would filter, retain, and allow detained high storm water flows to percolate into the groundwater basin or evaporate. The project also proposes to install landscaping on the site that would also allow stormwater to infiltrate within the landscaped areas.

During periods of high storm water flows, water that is not detained in the detention basin in the southwest corner of the site would flow by an underground storm drain into the existing 18" storm drain that extends under El Tecolote Road where it would flow south of El Tecolote Road in the same open earthen channel as the existing condition. The project would not require the extension or expansion of any existing public storm drain facilities to serve the project.

**b) Less Than Significant Impact.** Water would be provided to the project by EMWD, which serves 555 square miles of western Riverside County and includes the project site (UWMP 2015). In 2015, EMWD had a water demand of 146,090 AF, and projects a demand of 197,901 AF in 2020, which is a 35 percent increase over 2015 demands (an increase of 51,811 AF) (UWMP 2015). The UWMP details the District's reliable and drought-resilient water supply capable of meeting projected demands within its service area over the next 25 years and beyond (UWMP 2015). The UWMP states the District has a projected supply of 197,901 AFY in 2020, and a predicted supply of 268,200 AFY in 2040. To ensure that planning efforts for future growth are comprehensive, the Urban Water Management Planning Act requires water purveyors to incorporate regional projections and land uses in UWMPs.

The project meets and complies with the type of land use and density proposed for the site by the General Plan and thus, consistent with existing growth projections that are included in the UWMP projections for the site. In addition, the 2015 UWMP identifies water supply and demands through 2040 (268,200 AFY) and indicates it would be able to meet all of the anticipated water supply needs. In addition, County Ordinance No. 859, requires compliance with the County's Water Efficient Landscape Ordinance, which is verified through the plan check process. Therefore, the project is consistent with the future water demand estimates for the project site would not require EMWD to

provide new or expanded water entitlements to serve the project. The potential water supply impacts of the project would be less than significant.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

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**41. Sewer**

a) Require or result in the construction of new wastewater treatment facilities, including septic systems, or expansion of existing facilities, whereby the construction or relocation would cause significant environmental effects?

a) Result in a determination by the wastewater treatment provider that serves or may service the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?

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**Source(s):** Eastern Municipal Water District 2015 Urban Water Management Plan (UWMP 2015)

Findings of Fact:

**a) Less Than Significant Impact.** As discussed in Section "40.a)" above, the project would not generate any wastewater and as a result would not be required to connect to a public sewer collection and treatment system. The project would not have any wastewater impacts.

**b) No Impact.** As discussed in Sections "40.a)" and Section "41.a)" above, the project would not generate any wastewater and as a result would not be required to connect to a public sewer collection and treatment system. The project would not have any wastewater treatment impacts.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

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**42. Solid Waste**

a) Generate solid waste in excess of State or Local standards, or in excess of the capacity of local infrastructure, or otherwise impair the attainment of solid waste reduction goals?

a) Comply with federal, state, and local management and reduction statutes and regulations related to solid wastes including the CIWMP (County Integrated Waste Management Plan)?

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**Source(s):** Riverside County General Plan, CalRecycle Facility Database, accessible at: <https://www2.calrecycle.ca.gov/SWFacilities/Directory/>.

Findings of Fact:

**a) Less Than Significant Impact.** The closest landfill to the project is Badlands Sanitary Landfill that is located approximately 14 miles north of the site at 31125 Ironwood Avenue in Moreno Valley. The landfill is permitted to accept 4,800 tons per day of solid waste and operate through 2021 (CalRecycle 2020). In addition, the El Sobrante Sanitary Landfill, which is located at 10910 Dawson Canyon



Road, is approximately 20 miles west of the project. The landfill is permitted to accept 16,054 tons per day of solid waste and is permitted to operate through 2050 (CalRecycle 2020). In November 2018, the El Sobrante Sanitary Landfill disposed an average of 11,154 tons per day; having an average daily additional capacity for 4,900 tons of solid waste.

The project would have one employee and that one employee would generate minimal solid waste. The storage of recreational vehicles would also generate a minimal amount of solid waste on a daily basis. Based on the current recycling requirements of AB 939, which requires the diversion of 50 percent of solid waste away from landfills, the project would generate a minimal amount of solid waste per week that would be hauled to either the Badlands Sanitary Landfill and/or the El Sobrante Sanitary Landfill. Both landfills have adequate permitted capacity to accommodate the project's solid waste.

As of January 1, 2020, AB 341 requires the diversion of 75 percent of solid waste from landfills. Therefore, per AB 341 the solid waste generated by the project that would be hauled to a landfill would be reduced minimally. The landfills that would serve the project have adequate capacity to serve the project and solid waste impacts would be less than significant.

**b) No Impact.** The project would be required to comply with all applicable regulations related to solid waste. All solid waste-generating activities within the County are subject to the requirements set forth in AB 341 that requires the diversion of 75 percent of the solid waste that would be generated by the project. All projects in the County undergo development review prior to the issuance of required permits, which would include an analysis of the project's compliance with AB 341. Therefore, the project would not have any solid waste regulation compliance impacts.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

**43. Utilities**

Would the project impact the following facilities requiring or resulting in the construction of new facilities or the expansion of existing facilities, whereby the construction or relocation would cause significant environmental effects?

a) Electricity?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Natural gas?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Communications systems?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Street lighting?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Maintenance of public facilities, including roads?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f) Other governmental services?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

**Source(s):** Riverside County General Plan

Findings of Fact:

**a-f) Less Than Significant Impact.** The project site is vacant, therefore there is not an existing demand for public utilities. The project would not require a demand for public utilities, including electricity, natural gas, or communication systems. However, the project would require street lighting (provided by Southern California Edison), maintenance of public facilities, and other governmental services. All of the utilities that are required to serve the project are available adjacent to the site and their extension to the site would not require the construction of new facilities that could cause significant environmental effects. The project would have less than significant impacts to public utilities.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

**WILDFIRE:** If located in or near a State Responsibility Area (“SRA”), lands classified as very high fire hazard severity zone, or other hazardous fire areas that may be designated by the Fire Chief, would the project:

**44. Wildfire Impacts**

a) Substantially impair an adopted emergency response plan or emergency evacuation plan?

b) Due to slope, prevailing winds, and other factors, exacerbate wildfire risks, and thereby expose project occupants to, pollutant concentrations from a wildfire or the uncontrolled spread of a wildfire?

c) Require the installation or maintenance of associated infrastructure (such as roads, fuel breaks, emergency water sources, power lines or other utilities) that may exacerbate fire risk or that may result in temporary or ongoing impacts to the environment?

d) Expose people or structures to significant risks, including downslope or downstream flooding or landslides, as a result of runoff, post-fire slope instability, or drainage changes?

e) Expose people or structures either directly or indirectly, to a significant risk of loss, injury, or death involving wildland fires?

**Source(s):** Riverside County General Plan Figure S-11 “Wildfire Susceptibility” and Figure S-8 “Wind Erosion,” Harvest Valley/Winchester Area Plan, Figure 12 “Wildfire Susceptibility”; County of Riverside Multi-Jurisdictional Hazard Mitigation Plan, 2012; CAL Fire, California Fire Hazard Severity Zone Map Update Project, Accessed: <http://egis.fire.ca.gov/FHSZ/>, Harvest Valley/Winchester Area Plan Steep Slope.

Findings of Fact:

**a) Less Than Significant Impact.** The California Fire Hazard Severity Zone Mapping<sup>17</sup> shows that the project site is not within or adjacent to a Local Responsibility Area Very High Fire Severity Zone. The site is also not within or adjacent to a State Responsibility Area Very High Fire Severity Zone. As discussed in Section “21.c)” above, the County of Riverside has adopted a Multi-Jurisdictional Local Hazard Mitigation Plan to reduce the impact of a disaster by identifying hazards and developing ways to decrease their impact. As proposed, the project would not conflict with or significantly impact the ability of the County to implement the Multi-Jurisdictional Local Hazard Mitigation Plan.

**Construction**

The construction activities required to construct the project, including the staging and storage of construction equipment, building materials, supplies, etc. would occur on the project site and would not restrict or prevent access of any emergency vehicles to the project site or adjacent properties in the event of an emergency. El Tecolote Road and Sultanas Road would remain open during project construction and continue to provide adequate emergency vehicle and personnel access to the project site and the immediate project vicinity to respond to a natural disaster or emergency. The

<sup>17</sup> <https://egis.fire.ca.gov/FHSZ/>

project would have a less than significant impact to an emergency response in the immediate project vicinity.

### **Operation**

The project proposes a single point of site access at El Tecolote Road that would be available for emergency response to the site. The project would be permitted and approved in compliance with the California Fire Code and the Riverside County Ordinance No. 787, which provides requirements related to emergency access, reduction of fire potential including vegetation management, construction materials and methods, installation of automatic sprinkler systems, assurance of fire flows. Project compliance with all applicable fire code and Riverside County Ordinance No. 787 regulations would not significantly impact the County's ability to implement its adopted emergency response and emergency evacuation Multi-Jurisdictional Local Hazard Mitigation Plan.

**b) Less Than Significant Impact.** The project site and the adjacent parcels are flat and do not have any hills or steep slopes. As shown in Figure 14 Harvest Valley/Winchester Area Plan Steep Slope, the project site and surrounding properties have a slope angle of less than 15%. Per the County of Riverside General Plan Safety Element Figure S-8, the project site and surrounding area has a moderate wind susceptibility. The project would be required to comply with California Fire Code Chapter 47 and the Riverside County No. 787 Fire Code, which provides requirements to reduce the potential of fires that include vegetation management, construction materials and methods, installation of automatic sprinkler systems, fire flows. The proposed shade canopies and solar panels are metal and non-flammable. There are no factors, including slope or prevailing winds that would significantly impact and exacerbate wildfire risks and expose project occupants to pollutant concentrations from a wildfire or the uncontrolled spread of a wildfire. Thus, the project would not exacerbate wildfire risks and impacts would be less than significant.

**c) Less Than Significant Impact.** The project does not propose any site improvements, such as roads, fuel breaks, emergency water sources, or power lines that would exacerbate wildfire risk. The project would be required to meet and comply with all applicable regulations required by the California Fire Code Chapter 47 and Riverside County Ordinance No. 787 Fire Code to reduce potential on-site fire hazards. The project would have less than significant fire risks.

**d) No Impact.** There are no drainage facilities on the site. There is an existing drainage swale adjacent to and west of the site. The project site and the adjacent parcels are flat and do not contain any hills or steep slopes that could impact the project due to post-fire impact. Therefore, the project would not expose and impact people or structures to significant risks, including downslope or downstream flooding or landslides, as a result of runoff, post-fire slope instability, or drainage changes.

**e) Less Than Significant Impact.** As discussed in Section "44.a)" above, the project site is not located within or adjacent to a Very High Fire Hazard Severity Zone. The project would be required to comply with California Fire Code Chapter 47 and the Riverside County Ordinance No. 787, Fire Code, which provides requirements to reduce the potential of fires that include vegetation management, construction materials and methods, installation of automatic sprinkler systems, fire flows. Project compliance with all applicable fire code and Riverside County Ordinance No. 787, Fire Code requirements would reduce potential wildland fire risks to less than significant.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

**MANDATORY FINDINGS OF SIGNIFICANCE: Does the Project:**

45. Have the potential to substantially degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, substantially reduce the number or restrict the range of a rare or endangered plant or animal, or eliminate important examples of the major periods of California history or prehistory?

**Source(s):** Biological Technical Report, Staxup Self Storage Project, Glenn Lukos Associates, Inc., May 2020; Jurisdictional Evaluation for the Staxup Self Storage Project, Glenn Lukos Associates, May 21, 2020; Phase I Cultural Resources Assessment, Staxup Storage Project, Tentative Parcel Map No. 37787 and Plot Plan No. 190035, Assessor Parcel Number 457-350-027, Unincorporated Riverside County, California, Jean Keller, Cultural Resources Consultant, March 2020.

Findings of Fact:

**a) Less Than Significant with Mitigation Incorporated.** The Biological Technical Report identified that the project site is vacant and no special status vegetation types, special-status plants, riparian or wetland areas, or wildlife species were identified on the project site. The project site is in the Burrowing Owl Survey Area of the MSHCP. Focused burrowing owl surveys were conducted and based on the results burrowing owls are not present on the site. Although Burrowing Owls were not present on the site during the protocol surveys, owls could be present in the future when project construction occurs. As a result, Mitigation Measure BIO-1 is included to implement pre-construction burrowing owl surveys to be conducted pursuant to the MSHCP requirements. The implementation of this mitigation measure and standard conditions of approval would reduce potential biological resource impacts to special status species to less than significant.

Additionally, should construction occur during nesting bird season Mitigation Measure BIO-2 would require a pre-construction nesting bird survey to be conducted, which would reduce potential impacts to nesting avian species to less than significant.

Thus, with implementation of Mitigation Measures BIO-1, BIO-2, and standard conditions of approval impacts related to the potential of the project to reduce the habitat or cause any sensitive plant or animal community to drop below self-sustaining levels would be less than significant.

As described above in Section "8" the project site does not contain any historic resources and has been highly disturbed from past agricultural and diking activities. However, as discussed in Section 9, it's possible that buried archaeological resources may exist and uncovered during project grading. Therefore, Mitigation Measure CUL-1 is recommended to reduce potential cultural resource impacts to less than significant.

As discussed above in Section "28" the project is located in an area with a high potential for the presence of paleontological resources. As a result, Mitigation Measures PAL-1 and PAL-2 are recommended to reduce any potential paleontology resources inadvertently discovered would be reduced to a less than significant level.

The development of the project would not substantially degrade the quality of the environment, substantially reduce the habitat of fish or wildlife species, cause a fish or wildlife populations to drop below self-sustaining levels, threaten to eliminate a plant or animal community, or reduce the number or restrict the range of a rare or endangered plant or animal, or eliminate important examples of the

major periods of California history or prehistory with the implementation of the recommended mitigation measures.

46. Have impacts, which are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, other current projects and probable future projects)?

**Source(s):** Previous Analysis.

Findings of Fact:

**a) Less Than Significant Impact.** As discussed above, all of the identified potential impacts associated with the development of the project as proposed would be less than significant or reduced to a less than significant level with implementation of recommended mitigation measures along with existing plans, programs, and policies that would be required by the County of Riverside in conjunction with and part of the project approval process. The cumulative effect of the project, when taken into consideration with other development projects in the project vicinity, would be limited because the project would be consistent with the Riverside County General Plan and zoning ordinance, and would not result in substantial effects to any environmental resource topic, as described throughout this MND. Therefore, the project impacts would not be cumulatively considerable and cumulative impacts would be less than significant.

47. Have environmental effects that will cause substantial adverse effects on human beings, either directly or indirectly?

**Source(s):** Previous Analysis

Findings of Fact:

**a) Less Than Significant with Mitigation Incorporated.** The project does not propose any use or any activity that would result in a substantial adverse effect on the public, either directly or indirectly that can't be adequately mitigated to less than significant. All resource topics associated with the proposed project have been analyzed in accordance with CEQA and the State CEQA Guidelines and were found to pose no impacts or less-than-significant impacts with implementation of mitigation measures, standard conditions of approval, and existing plans, programs, or policies that are required by the County. Consequently, the proposed project would not result in environmental effects that would cause substantial adverse effects on human beings directly or indirectly, and impacts would be less than significant.

## VI. EARLIER ANALYSES

Earlier analyses may be used where, pursuant to the tiering, program EIR, or other CEQA process, an effect has been adequately analyzed in an earlier EIR or negative declaration as per California Code of Regulations, Section 15063 (c) (3) (D). In this case, a brief discussion should identify the following:

Earlier Analyses Used, if any: N/A

Location Where Earlier Analyses, if used, are available for review:

Location: County of Riverside Planning Department  
4080 Lemon Street, 12<sup>th</sup> Floor  
Riverside, CA 92505

Revised: 11/12/2020 1:39 PM

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## **5.0 MITIGATION MONITORING AND REPORTING PROGRAM**

### 5.1 Introduction

The California Environmental Quality Act (CEQA) requires a lead or public agency that approves or carries out a project for which a Mitigated Negative Declaration has been certified which identifies one or more significant adverse environmental effects and where findings with respect to changes or alterations in the project have been made to adopt a "...reporting or monitoring program for the changes to the project which it has adopted or made a condition of project approval in order to mitigate or avoid significant effects on the environment" (CEQA, Public Resources Code Sections 21081, 21081.6).

A Mitigation Monitoring and Reporting Program (MMRP) is required to ensure that adopted mitigation measures are successfully implemented for the Staxup project. The County of Riverside is the Lead Agency for the project and is responsible for implementation of the MMRP. This MMRP identifies the parties that will be responsible for monitoring implementation of the individual mitigation measures.

### 5.2 Mitigation Monitoring and Reporting Program

The mitigation monitoring and reporting program has been prepared in compliance with PRC Section 21081.6. It describes the requirements and procedures to follow by the County to ensure that all mitigation measures adopted as part of the proposed project would be carried out as described in the EA/MND. This MMRP for the project would be active through all phases of the project, including design, construction, and operation.

Table 11 identifies project specific mitigation measures required by the County to mitigate or avoid significant adverse impacts associated with the implementation of the project, the timing of implementation, and the responsible party or parties for monitoring compliance. This MMRP also includes a column that will be used by the compliance monitor (individual responsible for monitoring compliance) to document when implementation of the measure is completed.

**Table 11  
MITIGATION MONITORING AND REPORTING PROGRAM**

Mitigation Measure No.	Measure	Timing	Responsibility for Oversight of Compliance/Verification	Completion
<b>Aesthetics</b>				
None				
<b>Agriculture &amp; Forest Resources</b>				
None				
<b>Air Quality</b>				
AQ- 1	Prior to the start and throughout project construction, the contractor shall implement and maintain the following fugitive dust control measures: <ul style="list-style-type: none"> <li>• Apply soil stabilizers or moisten inactive areas.</li> <li>• Water exposed surfaces as needed to avoid visible dust leaving the construction site (typically 2-3 times/day).</li> <li>• Cover all stockpiles with tarps at the end of each day or as needed.</li> <li>• Provide water spray during loading and unloading of earthen materials.</li> <li>• Minimize in-out traffic from construction zone.</li> <li>• Cover all trucks hauling dirt, sand, or loose material and require all trucks to maintain at least two feet of freeboard.</li> <li>• Sweep streets daily if visible soil material is carried out from the construction site.</li> </ul>	Prior to the start of construction and throughout construction.	Building and Safety Department.	
AQ - 2	Throughout project construction the contractor shall: <ul style="list-style-type: none"> <li>• Utilize well-tuned off-road</li> </ul>	Throughout construction.	Building and Safety Department.	

	<p>construction equipment.</p> <ul style="list-style-type: none"> <li>• Establish a preference for contractors using Tier 3 or better heavy equipment.</li> <li>• Enforce 5-minute idling limits for both on-road trucks and off-road equipment.</li> </ul>			
<b>Biological Resources</b>				
BIO-1	<p>Pre-Construction Burrowing Owl Survey. A preconstruction burrowing owl survey shall be completed by a qualified biologist a maximum of 30 days prior to the start of construction. All areas of the site shall be included, as well as a visual survey of the undeveloped property around the site. The results shall be provided to the Riverside County Planning Director as a letter report. If burrowing owls are observed within the site, additional coordination with the MSHCP and/or CDFW shall be required. No burrowing owls may be harmed, and no burrowing owl occupied burrows may be collapsed between February 1 and August 31 to avoid the nesting season. If burrowing owl are documented and need to be impacted, a Determination of Biological Equivalent or Superior Preservation Report, as required by the MSHCP shall be prepared.</p>	<p>Within 30 days prior to grading activities; Prior to the issuance of a grading permit.</p>	<p>Planning Department; Riverside County Environmental Programs Department (EPD).</p>	
BIO-2	<p>Nesting Birds Survey. If project activities occur during the nesting season, a nesting bird survey shall be conducted by a qualified biologist at a maximum of one (1) week prior to start of grading or construction activities, whichever occurs first, to avoid taking of nesting birds, vegetation removal, and initial ground disturbance should it occur outside the nesting bird breeding season (February through August). If active</p>	<p>One week prior to the start of any grading or construction activities.</p>	<p>Planning Department; County qualified biologist; Riverside County Environmental Programs Department (EPD).</p>	



	nests of protected native species are located, construction work shall be delayed until after the nesting season or until the young are no longer dependent upon the nest site. Construction near an active nest shall be conducted at the discretion of a biological monitor utilizing appropriate buffers and other methods to minimize potential impacts.			
<b>Cultural Resources</b>				
CUL-1	Prior to issuance of a grading permit: The applicant/developer shall provide evidence to the County of Riverside Planning Department that a County certified professional archaeologist (Project Archaeologist) has been contracted to implement a Cultural Resource Monitoring Program. A Cultural Resource Monitoring Plan shall be developed that addresses the details of all activities and provides procedures that must be followed in order to reduce the impacts to cultural and historic resources to a level that is less than significant as well as address potential impacts to undiscovered buried archaeological resources associated with this project. A fully executed copy of the contract and a wet-signed copy of the Monitoring Plan shall be provided to the County Archaeologist to ensure compliance with this condition of approval. Working directly under the Project Archaeologist, an adequate number of qualified Archaeological Monitors shall be present to ensure that all earth moving activities are observed and shall be on-site during all grading activities for areas to be monitored including off-site improvements. Inspections will vary based on the rate of	Prior to the issuance of a grading permit.	Building and Safety Department; Riverside County-qualified archaeologist.	

	excavation, the materials excavated, and the presence and abundance of artifacts and features. The frequency and location of inspections will be determined by the Project Archaeologist.			
<b>Energy</b>				
None				
<b>Geology/Soils</b>				
None				
<b>Greenhouse Gas Emissions</b>				
None				
<b>Hazards and Hazardous Materials</b>				
None				
<b>Hydrology/Water Quality</b>				
None				
<b>Land Use/Planning</b>				
None				
<b>Mineral Resources</b>				
None				
<b>Noise</b>				
NOI-1	During project construction, contractors shall equip all construction equipment, fixed or mobile, with properly operating and maintained mufflers, consistent with manufacturer standards.	On-going during construction.	Building and Safety Department.	
NOI-2	During project construction all contractors shall place all stationary construction equipment so that emitted noise is directed away from the noise sensitive receptors nearest the project site.	On-going during construction.	Building and Safety Department.	
NOI-3	All equipment shall be shut off and not allowed to idle when not in use.	On-going during construction.	Building and Safety Department.	
NOI-4	During project construction all contractors shall locate equipment staging in areas that shall create the greatest distance between the construction-related noise/vibration	On-going during construction.	Building and Safety Department.	

	sources and sensitive receptors nearest the project site.			
NOI-5	Jackhammers, pneumatic equipment and all other portable stationary noise sources shall be shielded and noise shall be directed away from sensitive receptors.	On-going during construction.	Building and Safety Department;	
NOI-6	The project developer shall mandate that the construction contractor prohibit the use of music or sound amplification on the project site during construction.	On-going during construction.	Building and Safety Department;	
NOI-7	During project construction all contractors shall limit haul truck deliveries to the same hours specified for construction.	On-going during construction.	Building and Safety Department;	
<b>Paleontological Resources</b>				
PAL-1	The project developer shall retain a qualified paleontologist approved by the County to create and implement a project-specific plan for monitoring site grading/earthmoving activities (project paleontologist).	Prior to issuance of a grading permit.	Building and Safety Department; County-qualified paleontologist	
PAL-2	The project paleontologist retained shall review the approved development plan and grading plan and conduct any pre-construction work necessary to render appropriate monitoring and mitigation requirements as appropriate. These requirements shall be documented by the project paleontologist in a Paleontological Resource Impact Mitigation Program (PRIMP). This PRIMP shall be submitted to the County Geologist for approval prior to issuance of a Grading Permit. Information to be contained in the PRIMP, at a minimum and in addition to other industry standards and Society of Vertebrate Paleontology standards, are as follows:  1. Description of the proposed site and	Prior to issuance of a grading permit.	Building and Safety Department; County-qualified paleontologist	

	<p>planned grading operations.</p> <p>2. Description of the level of monitoring required for all earth-moving activities in the project area.</p> <p>3. Identification and qualifications of the qualified paleontological monitor to be employed for grading operations monitoring.</p> <p>4. Identification of personnel with authority and responsibility to temporarily halt or divert grading equipment to allow for recovery of large specimens.</p> <p>5. Direction for any fossil discoveries to be immediately reported to the property owner who in turn will immediately notify the County Geologist of the discovery.</p> <p>6. Means and methods to be employed by the paleontological monitor to quickly salvage fossils as they are unearthed to avoid construction delays.</p> <p>7. Sampling of sediments that are likely to contain the remains of small fossil invertebrates and vertebrates.</p> <p>8. Procedures and protocol for collecting and processing of samples and specimens.</p> <p>9. Fossil identification and curation procedures to be employed.</p> <p>10. Identification of the permanent repository to receive any recovered fossil material. *Pursuant to the County "SABER Policy", paleontological fossils found in the County should, by preference, be directed to the Western Science Center in the City of Hemet. A written agreement between the property owner/developer and the repository must be in place prior to site grading.</p> <p>11. All pertinent exhibits, maps and references.</p> <p>12. Procedures for reporting of findings.</p>			
--	--	--	--	--

	<p>13. Identification and acknowledgement of the developer for the content of the PRIMP as well as acceptance of financial responsibility for monitoring, reporting and curation fees. The property owner and/or applicant on whose land the paleontological fossils are discovered shall provide appropriate funding for monitoring, reporting, delivery and curating the fossils at the institution where the fossils will be placed, and will provide confirmation to the County that such funding has been paid to the institution.</p> <p>14. All reports shall be signed by the project paleontologist and all other professionals responsible for the report's content (eg. PG), as appropriate. One original signed copy of the report(s) shall be submitted to the County Geologist along with a copy of this condition and the grading plan for appropriate case processing and tracking. These documents should not be submitted to the project Planner, Plan Check staff, Land Use Counter or any other County office. In addition, the applicant shall submit proof of hiring (i.e. copy of executed contract, retainer agreement, etc.) a project paleontologist for the in-grading implementation of the PRIMP.</p>			
<b>Population and Housing</b>				
None				
<b>Public Services</b>				
None				
<b>Recreation</b>				
None				
<b>Transportation</b>				
None				

<b>Tribal Cultural Resources</b>				
TRI-1	If Human Remains Found - CEQA Guidelines Section 15064.5 (e) specifically addresses what to do in the event that human remains are accidentally discovered in any location other than a dedicated cemetery. Although this is State law, a condition of approval has been placed on this and every project so that in the event previously unidentified subsurface human remains are discovered during grading they shall be handled appropriately and impacts in this regard will be less than significant with mitigation incorporated.	On-going during project construction.	Building and Safety Department.	
TRI-2	Native American Monitoring - Native American Monitoring shall be required so that in the event previously unidentified subsurface tribal cultural resources are discovered during grading, they shall be handled appropriately and impacts in this regard will be less than significant with mitigation incorporated.	On-going during project construction.	Building and Safety Department.	
<b>Utilities</b>				
None				
<b>Wildfire</b>				
None				



# RIVERSIDE COUNTY PLANNING DEPARTMENT

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

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

DATE: November 27, 2019

**TO:**

Riv. Co. Transportation Dept.  
Riv. Co. Environmental Health Dept.  
Riv. Co. Public Health Dept.  
Riverside County Flood Control  
Riv. Co. Fire Department (Riv. Office)  
Riv. Co. Building & Safety – Grading  
Riv. Co. Building & Safety – Plan Check  
Riv. Co. Regional Parks & Open Space

P.D. Environmental Programs Division  
P.D. Geology Section  
Riv. Co. Trans. Dept. – Landscape Section  
P.D. Archaeology Section  
Riv. Co. Information Technology  
Riv. Co. Waste Resources Management Dept.  
Riv. Co. Airport Land Use Commission  
March Air Reserve Base

Winchester/Homeland Municipal Advisory  
Council (MAC)  
Board of Supervisors - Supervisor: Chuck  
Washington  
Planning Commissioner: Carl Bruce Shaffer

**PLOT PLAN NO. 190035 and TENTATIVE PARCEL MAP NO. 37787** - Applicant: Strat Property Management Inc. – Engineer/Representative: Stevenson, Porto, & Pierce, Inc. – Third Supervisorial District – Homeland Area Zoning District – Harvest Valley/ Winchester Area Plan: Community Development: Business Park (CD: BP) – Location: North of Tecolote Rd, South of Triple Crown Rd, East of Sultanas Rd, and West of Branson Ln – 18.67 Gross Acres - Zoning: SP Zone (Menifee North #260) - **REQUEST:** Plot Plan No. 190035 (PPT190035) for the proposed R.V. storage facility consisting of 225 covered R.V. storage spaces and a proposed water basin. In addition, the project proposes Tentative Parcel Map No. 37787 (TPM37787) for subdivision of one 18.67 gross acre lot into two lots with parcel 1 to be 10.61 gross acres and parcel 2 to be 8.06 acres. – APN: 457-350-027 – **BBID: 377-397-036**

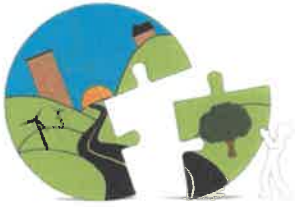
**DAC staff members and other listed Riverside County Agencies, Departments and Districts staff:**  
A Bluebeam invitation has been emailed to appropriate staff members so they can view and markup the map(s) and/or exhibit(s) for the above-described project. Please have your markups completed and draft conditions in the Public Land Use System (PLUS) on or before the indicated DAC date. If it is determined that the attached map(s) and/or exhibit(s) are not acceptable, please have corrections in the system and DENY the PLUS routing on or before the above date. This case is scheduled for a **DAC internal review on December 19, 2019**. Once the route is complete, and the approval screen is approved with or without corrections, the project can be scheduled for a public hearing.

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

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

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

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



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

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

Any questions regarding this project, should be directed to Travis Engelking, Project Planner at (951) 955-1417, or e-mail at [tengelki@rivco.org](mailto:tengelki@rivco.org) / MAILSTOP #: 1070

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

COMMENTS:

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

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

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

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



# AIRPORT LAND USE COMMISSION RIVERSIDE COUNTY



June 4, 2020

Ms. Deborah Bradford, Project Planner  
Riverside County Planning Division  
4080 Lemon Street, 12<sup>th</sup> Floor  
Riverside CA 92501

**CHAIR**  
Russell Betts  
Desert Hot Springs

**VICE CHAIR**  
Steven Stewart  
Palm Springs

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

Arthur Butler  
Riverside

John Lyon  
Riverside

Steve Manos  
Lake Elsinore

Richard Stewart  
Moreno Valley

Gary Youmans  
Temecula

**STAFF**

**Director**  
Simon A. Housman

John Guerin  
Paul Rull  
Barbara Santos

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

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

File No.: ZAP1422MA20  
Related File Nos.: PPT190035 (Plot Plan), TPM37787 (Tentative Parcel Map)  
APN: 457-350-027

Dear Ms. Bradford:

Under the delegation of the Riverside County Airport Land Use Commission (ALUC) pursuant to Policy 1.5.2(d) of the Countywide Policies of the 2004 Riverside County Airport Land Use Compatibility Plan, staff reviewed Riverside County Case Nos. TPM37787 (Tentative Parcel Map No. 37787), a proposal to divide 20.06 acres (Assessor's Parcel Number 457-350-027) located on the northeast corner of Sultanas Road and El Tecolote Road (and southerly of unimproved Varela Lane) in the unincorporated community of Homeland into two parcels, and PPT190035 (Plot Plan), a proposal to establish a Recreational Vehicle (RV) storage yard (including 225 RV stalls) on 8.99 acres (proposed Parcel 2 of TPM37787).

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

Although the project is located within the March Air Reserve Base/Inland Port AIA, the actual nearest runway is Runway 15-33 at Perris Valley Airport. The southerly terminus of this runway is located approximately 27,300 feet from the project site. As the site is more than 20,000 feet from the runway, Federal Aviation Administration Obstruction Evaluation Service (FAA OES) review for height/elevation reasons is not required.

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

**CONDITIONS:**

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

## AIRPORT LAND USE COMMISSION

2. The review of this Plot Plan is based on the proposed uses and activities noted in the project description. The following uses/activities are not included in the proposed project and shall be prohibited at this site, in accordance with Note 1 on Table 5 of the Harvest Valley/Winchester Area Plan:
  - (a) Any use which would direct a steady light or flashing light of red, white, green, or amber colors associated with airport operations toward an aircraft engaged in an initial straight climb following takeoff or toward an aircraft engaged in a straight final approach toward a landing at an airport, other than an FAA-approved navigational signal light or visual approach slope indicator.
  - (b) Any use which would cause sunlight to be reflected towards an aircraft engaged in an initial straight climb following takeoff or towards an aircraft engaged in a straight final approach towards a landing at an airport.
  - (c) Any use which would generate smoke or water vapor or which would attract large concentrations of birds, or which may otherwise affect safe air navigation within the area.
  - (d) Any use which would generate electrical interference that may be detrimental to the operation of aircraft and/or aircraft instrumentation.
3. The attached notice shall be provided to all prospective purchasers and tenants of the property.
4. Any new aboveground detention or water quality basins on the site shall be designed so as to provide for a maximum 48-hour detention period following the conclusion of the storm event for the design storm (may be less, but not more), and to remain totally dry between rainfalls. Vegetation in and around the detention/water quality basin(s) that would provide food or cover for bird species that would be incompatible with airport operations shall not be utilized in project landscaping.
5. The following uses/activities are specifically prohibited: wastewater management facilities; trash transfer stations that are open on one or more sides; recycling centers containing putrescible wastes; incinerators.

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

Sincerely,  
RIVERSIDE COUNTY AIRPORT LAND USE COMMISSION



---

Simon A. Housman, ALUC Director

Attachments: Notice of Airport in Vicinity

## **AIRPORT LAND USE COMMISSION**

cc: Strat Property Management Inc., Donald Clauson (applicant)  
Stevenson, Porto & Pierce, Henry Lozano (representative)  
Barry Aronoff (property owner)  
Gary Gosliga, Airport Manager, March Inland Port Airport Authority  
Doug Waters, Deputy Base Civil Engineer, March Air Reserve Base  
ALUC Case File

Y:\AIRPORT CASE FILES\March\ZAP1422MA20\ZAP1422MA20.LTR.doc



# RIVERSIDE COUNTY PLANNING DEPARTMENT

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

March 4, 2020

**SUBJECT: ASSEMBLY BILL 52 (AB 52) FORMAL NOTIFICATION (PPT190035)**

This serves to notify you of a proposed project located within Riverside County. A map depicting the location and a project description can be found below. Pursuant to Public Resources Code section 21080.3.1(d), if you wish to initiate consultation on this proposed project, please send a consultation request within 30 days of receipt of this notice to [djones@rivco.org](mailto:djones@rivco.org) and CC: [vslopez@rivco.org](mailto:vslopez@rivco.org). To ensure an effective and good faith consultation effort, Planning asks that the request for consultation also indicate the following:

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

**Project Description:**

**PLOT PLAN NO. 190035 and TENTATIVE PARCEL MAP NO. 37787** - Applicant: Strat Property Management Inc. – Engineer/Representative: Stevenson, Porto, & Pierce, Inc. – Third Supervisorial District – Homeland Area Zoning District – Harvest Valley/ Winchester Area Plan: Community Development: Business Park (CD: BP)

**LOCATION:** North of Tecolote Rd, South of Triple Crown Rd, East of Sultanas Rd, and West of Branson Ln – 18.67 Gross Acres - Zoning: SP Zone (Menifee North #260)

**REQUEST:** Plot Plan No. 190035 (PPT190035) for the proposed R.V. storage facility consisting of 225 covered R.V. storage spaces and a proposed water basin. In addition, the project proposes Tentative Parcel Map No. 37787 (TPM37787) for subdivision of one 18.67 gross acre lot into two lots with parcel 1 to be 10.61 gross acres and parcel 2 to be 8.06 acres. – APN: 457-350-027

Sincerely,

Dave Jones, Chief Engineering Geologist

Project Planner: Travis Engelking

Email CC: [tengelki@rivco.org](mailto:tengelki@rivco.org)

Attachment: Project Vicinity Map and Project Aerial



# RIVERSIDE COUNTY PLANNING DEPARTMENT

Charissa Leach, P.E.  
Assistant TLMA Director

## APPLICATION FOR SUBDIVISION AND DEVELOPMENT

CHECK ONE AS APPROPRIATE:

- TENTATIVE TRACT MAP
- REVERSION TO ACREAGE
- AMENDMENT TO FINAL MAP

- TENTATIVE PARCEL MAP
- EXPIRED RECORDABLE MAP
- VESTING MAP

MINOR CHANGE      Original Case No. TPM 37787

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

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED.

### APPLICATION INFORMATION

Applicant Name: Strat Property Management Inc.

Contact Person: Donald Clauson      E-Mail: dclauson@stratprop.com

Mailing Address: 2055 3rd Avenue, Suite #200

San Diego      CA      92101  
City      State      ZIP

Daytime Phone No: ( 619 ) 318-9287      Fax No: ( \_\_\_\_\_ ) \_\_\_\_\_

Engineer/Representative Name: Stevenson, Porto & Pierce, Inc.

Contact Person: Henry Lozano      E-Mail: Henry@sp2inc.com

Mailing Address: 1550 Arrow Highway, Suite A

La Verne      CA      91750  
City      State      ZIP

Daytime Phone No: ( 562 ) 587-6848      Fax No: ( \_\_\_\_\_ ) \_\_\_\_\_

Property Owner Name: Barry Aronoff

Contact Person: Barry Aronoff      E-Mail: barry@aronoffcapital.com

Mailing Address: 151 Kalmus Drive, Suite H-10

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

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

"Planning Our Future    Preserving Our Past"

**APPLICATION FOR SUBDIVISION AND DEVELOPMENT**

Costa Mesa Street 92626  
City CA ZIP  
State

Daytime Phone No: ( 714 ) 557-9111 Fax No: ( )

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

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

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

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

Barry Aronoff  
PRINTED NAME OF PROPERTY OWNER(S)  
SIGNATURE OF PROPERTY OWNER(S)  
PRINTED NAME OF PROPERTY OWNER(S)  
SIGNATURE OF PROPERTY OWNER(S)

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

*AUTHORIZATION FOR CONCURRENT FEE TRANSFER*

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

**PROPERTY INFORMATION:**

Assessor's Parcel Number(s): 457-350-027  
Approximate Gross Acreage: 20

**APPLICATION FOR SUBDIVISION AND DEVELOPMENT**

General location (cross streets, etc.): North of El Tecolote Road, South of Triple Crown Road, East of Sultanas Road, West of Branson Lane

**SUBDIVISION PROPOSAL:**

Map Schedule: TBD Minimum Developable Lot Size: 20 gross acres  
Number of existing lots: 1 Number of proposed developable lots: 2  
Planned Unit Development (PUD): Yes  No  Vesting Map: Yes  No   
Number of proposed non-developable lots (excluding streets): 0 Subdivision Density: 0 dwelling units per acre.

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

If yes, provide Application No(s). PAR No. 190019, Tentative Parcel Map 37787  
(e.g. Tentative Parcel Map, Zone Change, etc.)

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

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

If yes, indicate the type of report(s) and provide signed copy(ies): Geotechnical Report, Phase I Cultural Survey

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

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

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

**Santa Ana River/San Jacinto Valley**

**Santa Margarita River**

**Whitewater River**

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

**APPLICATION FOR SUBDIVISION AND DEVELOPMENT**

**HAZARDOUS WASTE AND SUBSTANCES STATEMENT**

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

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

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

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

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

Local Agency: County of Riverside

Assessor's Book Page, and Parcel Number: \_\_\_\_\_

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

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

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

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

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

Y:\Current Planning\LMS Replacement\Condensed P.D. Application Forms\Subdivision Condensed Application.docx  
Created: 04/08/15 Revised: 08/03/18





**APPLICATION FOR LAND USE AND DEVELOPMENT**

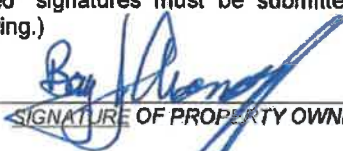
Check this box if additional persons or entities have an ownership interest in the subject property(ies) in addition to that indicated above; and attach a separate sheet that references the use permit type and number and list those names, mailing addresses, phone and fax numbers, and email addresses;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

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

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

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

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

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

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

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

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

**AUTHORIZATION FOR CONCURRENT FEE TRANSFER**

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

**PROPERTY INFORMATION:**

Assessor's Parcel Number(s): 457-350-027

Approximate Gross Acreage: 20

General location (nearby or cross streets): North of El Tecolote Road, South of Triple Crown Road, East of Sultanas Road, West of Branson Lane.

**APPLICATION FOR LAND USE AND DEVELOPMENT**

**PROJECT PROPOSAL:**

Describe the proposed project.

The Plot Plan proposal is to develop approximately 8.1 gross acres into an outdoor RV storage facility to include approximately 225 stalls (roughly 185 will be stalls with light-weight steel covers with solar above). Along with the paved storage areas, the site will include landscape and water quality mitigation areas.

Identify the applicable Ordinance No. 348 Section and Subsection reference(s) describing the proposed land use(s): Section 18.30 Equipment sale, rental, storage, warehouse & distribution, including mini-warehouses, Section 9.86.C Mini-warehouse Storage Facility.

Number of existing lots: 1

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

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

PROPOSED Buildings/Structures: Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>				
No.*	Square Feet	Height	Stories	Use/Function
1	2,675	14' - 18'	1	Galvanized Light Gauge Steel RV Cover
2	3,500	14' - 18'	1	Galvanized Light Gauge Steel RV Cover
3	3,500	14' - 18'	1	Galvanized Light Gauge Steel RV Cover
4	3,465	14' - 18'	1	Galvanized Light Gauge Steel RV Cover
5	1,761	14' - 18'	1	Galvanized Light Gauge Steel RV Cover
6	3,480	14' - 18'	1	Galvanized Light Gauge Steel RV Cover
7				
8				
9				
10				

PROPOSED Outdoor Uses/Areas: Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>				
No.*	Square Feet	Use/Function		
1	3,900	13 - 12' x 25' stalls	RV Parking/Storage	
2	18,360	51 - 12' x 30' stalls	RV Parking/Storage	
3	48,720	116 - 12' x 35' stalls	RV Parking/Storage	
4	12,960	27 - 12' x 40' stalls	RV Parking/Storage	
5	4,952	18 - 12' x 11.3' to 12' x 37.5' stalls	RV Parking/Storage	

**APPLICATION FOR LAND USE AND DEVELOPMENT**

6		
7		
8		
9		
10		

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

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

Related cases filed in conjunction with this application:

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

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

If yes, provide Application No(s). Pre-Application Review (PAR) No. 190019, Tentative Parcel Map 37787  
(e.g. Tentative Parcel Map, Zone Change, etc.)

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

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

If yes, indicate the type of report(s) and provide a signed copy(ies): Geotechnical Report, Phase I Cultural Survey

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

Is this an application for a development permit? Yes  No

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

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

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

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

[Santa Margarita River](#)

[Whitewater River](#)

**APPLICATION FOR LAND USE AND DEVELOPMENT**

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

**HAZARDOUS WASTE AND SUBSTANCES STATEMENT**

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

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

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

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

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

Local Agency: County of Riverside

Assessor's Book Page, and Parcel Number: \_\_\_\_\_

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

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

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

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

**HAZARDOUS MATERIALS DISCLOSURE STATEMENT**

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

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

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

Owner/Authorized Agent (1) \_\_\_\_\_ Date \_\_\_\_\_

Owner/Authorized Agent (2) \_\_\_\_\_ Date \_\_\_\_\_

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

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

Y:\Current Planning\LMS Replacement\Condensed P.D. Application Forms\Land Use and Development Condensed application.docx  
Created: 04/29/2015 Revised: 08/03/2018



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



**Juan C. Perez**  
Director of Transportation and Land Management Agency

Patricia Romo  
Transportation Director,  
Transportation Department

Charissa Leach, P.E.  
Assistant TLMA Director  
Planning Department

Mike Lara  
Building Official,  
Building & Safety Department

Hector Viray  
Code Enforcement Official,  
Code Enforcement Department

**LAND USE and PERMIT APPLICATION PROCESSING AGREEMENT**  
Agreement for Payment of Costs of Application Processing

**TO BE COMPLETED BY APPLICANT:**

This agreement is by and between the County of Riverside, hereafter "County of Riverside",  
and Strat Property Management Inc. hereafter "Applicant" and Barry Aronoff "Property Owner".

**Description of application/permit use:**

Plot Plan proposes to develop approximately 8.1 gross acres into an outdoor RV storage facility to include 225 storage stalls (roughly 185 covered with solar above). Site will include paved storage, landscape, and water quality mitigation areas.

If your application is subject to Deposit-based Fee, the following applies

**Section 1. Deposit-based Fees**

**Purpose:** The Riverside County Board of Supervisors has adopted ordinances to collect "Deposit-based Fees" for the costs of reviewing certain applications for land use review and permits. The Applicant is required to deposit funds to initiate staff review of an application. The initial deposit may be supplemented by additional fees, based upon actual and projected labor costs for the permit. County departments draw against these deposited funds at the staff hourly rates adopted by the Board of Supervisors. The Applicant and Property Owner are responsible for any supplemental fees necessary to cover any costs which were not covered by the initial deposit.

**Section 2. Applicant and Property Owner Responsibilities for Deposit-based Fee Applications**

- A. Applicant agrees to make an initial deposit in the amount as indicated by County ordinance, at the time this Agreement is signed and submitted with a complete application to the County of Riverside. Applicant acknowledges that this is an initial deposit and additional funds may be needed to complete their case. The County of Riverside will not pay interest on deposits. Applicant understands that any delays in making a subsequent deposit from the date of written notice requesting such additional deposit by County of Riverside, may result in the stoppage of work.
- B. Within 15 days of the service by mail of the County of Riverside's written notice that the application permit deposit has been reduced to a balance of less than 20% of the initial deposit or that the deposit is otherwise insufficient to cover the expected costs to completion, the Applicant agrees to make an additional payment of an amount as determined by the County of Riverside to replenish the deposit. Please note that the processing of the application or permit may stop if the amount on deposit has been expended. The Applicant agrees to continue making such payments until the County of Riverside is reimbursed for all costs related to this application or permit. The County of Riverside is entitled to recover its costs, including attorney's fees, in collecting unpaid accounts that would have been drawn on the deposit were it not depleted.
- C. The Property Owner acknowledges that the Applicant is authorized to submit this agreement and related application(s) for land use review or permit on this property. The Property Owner also acknowledges that should the Applicant not reimburse the County of Riverside for all costs related to this application or permit, the Property Owner shall become immediately liable for these costs which shall be paid within 15 days of the service by mail of notice to said property Owner by the County.

- D. This Agreement shall only be executed by an authorized representative of the Applicant and the Property Owner. The person(s) executing this Agreement represents that he/she has the express authority to enter into this agreement on behalf of the Applicant and/or Property Owner.
- E. This Agreement is not assignable without written consent by the County of Riverside. The County of Riverside will not consent to assignment of this Agreement until all outstanding costs have been paid by Applicant.
- F. Deposit statements, requests for deposits or refunds shall be directed to Applicant at the address identified in Section 4.

**Section 3. To ensure quality service, Applicant is responsible to provide one-week written notice to the County of Riverside Transportation and Land Management Agency (TLMA) Permit Assistance Centers if any of the information below changes.**

**Section 4. Applicant and Owner Information**

**1. PROPERTY INFORMATION:**

Assessors Parcel Number(s): 457-350-027

Property Location or Address:  
N of El Tecolote Rd, S of Triple Crown Rd, E of Sultanas Rd, W of Branson Ln in Homeland

**2. PROPERTY OWNER INFORMATION:**

Property Owner Name: Barry Aronoff Phone No.: (714) 557-9111

Firm Name: \_\_\_\_\_ Email: barry@aronoffcapital.com

Address: 151 Kalmus Drive, Suite H-10  
Costa Mesa, CA 92626

**3. APPLICANT INFORMATION:**

Applicant Name: Donald Clauson Phone No.: (619) 318-9287

Firm Name: Strat Property Management Inc. Email: dclauson@stratprop.com

Address (if different from property owner)  
2055 3rd Avenue, Suite 300  
San Diego, CA 92101

**4. SIGNATURES:**

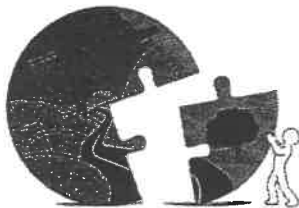
Signature of Applicant:  Date: 10-20-19  
 Print Name and Title: Donald Clauson

Signature of Property Owner:  Date: 10-14-19  
 Print Name and Title: Barry Aronoff

Signature of the County of Riverside, by \_\_\_\_\_ Date: \_\_\_\_\_  
 Print Name and Title: \_\_\_\_\_

<b>FOR COUNTY OF RIVERSIDE USE ONLY</b>	
Application or Permit (s)#: _____	
Set #: _____	Application Date: _____





# RIVERSIDE COUNTY PLANNING DEPARTMENT

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

## Applicant-Property Owner Signature Form

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

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

### AGREEMENT FOR PAYMENT OF PROCESSING FEES

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

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

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

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

Donald Clauson, Strat Property Management, Inc.  
*Printed Name of Applicant*

*[Handwritten Signature]*  
*Signature of Applicant*

10-9-2020  
*Date Signed*

**Applicant-Property Owner Signature Form**

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

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

**AUTHORITY FOR THIS APPLICATION IS HEREBY GIVEN**

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

**AGREEMENT FOR PAYMENT OF PROCESSING FEES**

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

**INDEMNIFICATION AGREEMENT**

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

**Applicant-Property Owner Signature Form**

Donald Clauson, Freedom Self Storage L.P.

*Printed Name of Property Owner*

  
*Signature of Property Owner*

10-9-2020

*Date Signed*

*Printed Name of Property Owner*

*Signature of Property Owner*

*Date Signed*

Check this box if additional persons or entities have an ownership interest in the subject property(ies) in addition to that indicated above; and attach additional completed and signed Additional Property Owner Signature Form(s) for those persons or entities having an interest in the real property(ies) involved in this application and acknowledge the Authority Given, the Agreement for Payment, and Indemnification Agreement Sections above.

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

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

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

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

**PROPERTY INFORMATION:**

Assessor's Parcel Number(s):

**457-350-027**

Approximate Gross Acreage: **20.06**

**Applicant-Property Owner Signature Form**

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

Y:\Planning Master Forms\Application Forms\\_Applicant\_Property\_Owner\_Signature\_Form.docx  
Revised: 04/08/2020



Charissa Leach, P.E.  
Assistant TLMA Director

# RIVERSIDE COUNTY PLANNING DEPARTMENT

## General Application Form

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

Select the applicable Application Type(s):

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

**GENERAL APPLICATION FORM**

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

<b>Applicant Contact (BILLING CONTACT):</b>			<b>Strat Property Management, Inc.</b>		
Contact Person:	<b>Donald</b> <small>First Name</small>	<b></b> <small>Middle Name</small>	<b>Clauson</b> <small>Last Name</small>		
E-mail Address:	<b>dclauson@stratprop.com</b>				
Mailing Address:	<b>2055</b> <small>Street Number</small>	<b>Third Avenue</b> <small>Street Name</small>		<b>Suite 200</b> <small>Unit or Suite</small>	
	<b>San Diego</b> <small>City</small>	<b>CA</b> <small>State</small>		<b>92101</b> <small>Zip Code</small>	
Daytime Phone No.:	<b>(619) 295-2211</b>		Mobile Phone No.:		

<b>Engineer/Representative Contact, if any:</b>			<b>Stevenson, Porto &amp; Pierce, Inc.</b>		
Contact Person:	<b>Henry</b> <small>First Name</small>	<b></b> <small>Middle Name</small>	<b>Lozano</b> <small>Last Name</small>		
E-mail Address:	<b>Henry@sp2inc.com   Sarah@sp2inc.com</b>				
Mailing Address:	<b>265</b> <small>Street Number</small>	<b>S. Randolph Avenue</b> <small>Street Name</small>		<b>Suite 105</b> <small>Unit or Suite</small>	
	<b>Brea</b> <small>City</small>	<b>CA</b> <small>State</small>		<b>92821</b> <small>Zip Code</small>	
Daytime Phone No.:	<b>(714) 490-1514</b>		Mobile Phone No.: <b>(562) 587-6848</b>		

<b>Property Owner Contact:</b>			<b>Freedom Self Storage, L.P.</b>		
Contact Person:	<b>Donald</b> <small>First Name</small>	<b></b> <small>Middle Name</small>	<b>Clauson</b> <small>Last Name</small>		
E-mail Address:	<b>dclauson@stratprop.com</b>				
Mailing Address:	<b>2055</b> <small>Street Number</small>	<b>Third Avenue</b> <small>Street Name</small>		<b>Suite 200</b> <small>Unit or Suite</small>	
	<b>San Diego</b> <small>City</small>	<b>CA</b> <small>State</small>		<b>92101</b> <small>Zip Code</small>	
Daytime Phone No.:	<b>(619) 295-2211</b>		Mobile Phone No.:		

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

**GENERAL APPLICATION FORM**

**PROPERTY INFORMATION:**

Assessor's Parcel Number(s):

**457-350-027**

Approximate Gross Acreage: **20.06 gross acres (TPM 37787 | PPT 190035)**

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

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

**HAZARDOUS SITE REVIEW STATEMENT**

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

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

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

**HAZARDOUS MATERIALS DISCLOSURE STATEMENT**

[Government Code Section 65850.2](#) requires the owner or authorized agent for any development project to disclose whether:

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

**GENERAL APPLICATION FORM**

**AIRPORT INFLUENCE AREA/ FEDERAL AVIATION REGULATION PART 77**

Is the project located within an Airport Influence Area?

Yes  No  Airport Compatibility Zone E of March Air Reserve Base/Inland Port AIA

If yes, review of projects, excluding Ministerial and Miscellaneous Actions, by the [Riverside County Airport Land Use Commission](#) will be required. \*

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

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

\* ALUC Review and Determination on June 4, 2020: Project is consistent with Compatibility Plan.

**MILITARY LAND USE COMPATIBILITY**

Using the [California Military Land Use Compatibility Analyst website](#), the owner or authorized agent has determined whether the project is located within 1,000 feet of a military installation, beneath a low-level flight path or within special use airspace as defined in Section 21098 of the Public Resources Code, and within an urbanized area as defined by Government Code Section 65944.

Yes  No  Project site is more than 20,000 feet from the nearest airport runway (Perris Valley Airport).

**WATER QUALITY MANAGEMENT PLAN INFORMATION**

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

- [Santa Ana/San Jacinto Valley Region](#)
- [Santa Margarita Region](#)
- [Santa Margarita Region-Other Development Project](#)
- [Whitewater Region](#)

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

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

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

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



## GENERAL APPLICATION FORM

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

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

Y:\Planning Master Forms\Application Forms\\_General\_Application\_Form.docx  
Revised: 06/04/2020



# RIVERSIDE COUNTY PLANNING DEPARTMENT

Charissa Leach, P.E.  
Assistant TLMA Director

## CHANGE OF ZONE SUPPLEMENTAL INFORMATION FORM

### CHANGE OF ZONE PROPOSAL:

CHECK ONE AS APPROPRIATE:

- Standard Change of Zone  Planning Review Only Change of Zone\*

\*There are three different situations where a "Planning Review Only Change of Zone" will be accepted:

IF APPLICABLE, CHECK ONE:

- Type 1: *Used to legally define Planning Areas boundaries within a Specific Plan.*  
 Type 2: *Used to establish or modify a SP zoning ordinance text within a Specific Plan.*  
 Type 3: *Used when a Change of Zone application was conditioned for in a prior application.*

### PROJECT DESCRIPTION:

*Please provide a brief, but concise, description of the proposed Zone Change, referencing the existing and the proposed Zoning Classification(s)*

**Applicant proposes a text revision to the Specific Plan 260 (Planning Area 43) Zoning Ordinance 348 to remove the vehicle storage within an enclosed building requirement.**

**STEP 2:** This completes the required information on this Change of Zone Supplemental Information Form. Please refer to the Planning Department website's Development Application page's Filing Instruction

## CHANGE OF ZONE SUPPLEMENTAL INFORMATION FORM

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subsection to review the specific filing instructions and documentation requirements for this application, or use the link below:

[Filing Instructions for a Change of Zone](#)

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

Y:\Planning Master Forms\Application Forms\Supplemental\_Information\_Form\_CZ.docx  
Created: 07/01/2015 Revised: 03/04/2020



# RIVERSIDE COUNTY PLANNING DEPARTMENT

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

## SPECIFIC PLAN/ SPECIFIC PLAN AMENDMENT/ DETERMINATION OF PROJECT CONFORMANCE WITH ADOPTED SPECIFIC PLAN SUPPLEMENTAL INFORMATION FORM

### SPECIFIC PLAN PROPOSAL:

CHECK ONE AS APPROPRIATE:

- Specific Plan
- Specific Plan Amendment
- Determination of Project Conformance with Adopted Specific Plan

### PROJECT DESCRIPTION:

*Please provide a brief, but concise, description of the proposed Specific Plan, Specific Plan Amendment or Determination of Project Conformance with Adopted Specific Plan; (if lengthy, extra pages may be attached).*

**Applicant proposes a text revision to the Specific Plan 260 (Planning Area 43) Zoning Ordinance 348 in regard to the permitted uses and design standards. This revision is specifically to the text in allowing for outdoor recreational vehicle storage under a canopy and allowing for vehicle storage within a non-enclosed building (i.e. canopy). Applicant also proposes a text revision in the design standards to allow for a 20 foot setback for canopies when abutting a residential zone.**

### PROPERTY UTILITY PROVIDERS

Name of Company or District serving the area the project site is located (if none, write "none.")	Are facilities/services available at the project site?		
		Yes	No
Electric Company	<b>Southern California Edison Company</b>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Gas Company	<b>Southern California Gas Company</b>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Telephone Company		<input type="checkbox"/>	<input type="checkbox"/>

**SPECIFIC PLAN – SPECIFIC PLAN AMENDMENT – DETERMINATION OF PROJECT CONFORMANCE WITH ADOPTED SPECIFIC PLAN SUPPLEMENTAL INFORMATION FORM**

PROPERTY UTILITY PROVIDERS			
Name of Company or District serving the area the project site is located (if none, write "none.")		Are facilities/services available at the project site?	
		Yes	No
Water Company/District	<b>Eastern Municipal Water District</b>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Sewer District	<b>none</b>	<input type="checkbox"/>	<input type="checkbox"/>

PLANNING STATISTICS			
Land Use Designation	Existing Acreage	Proposed Acreage	No. of Proposed Dwelling Units/ Square Footage
<b>Agriculture</b>			
Agriculture			
<b>Rural</b>			
Rural Agriculture			
Rural Mountainous			
Rural Desert			
<b>Rural Community</b>			
Estate Density Residential			
Very Low Density Residential			
Low Density Residential			
<b>Open Space</b>			
Conservation Habitat			
Conservation			
Water			
Recreational			
Rural			
Mineral Resources			
<b>Community Development</b>			
Estate Density Residential			
Very Low Density Residential			
Low Density Residential			
Medium Density Residential			
Medium High Density Residential			
High Density Residential			
Very High Density Residential			
Highest Density Residential			
Commercial Retail			
Commercial Tourist			
Commercial Office			
Light Industrial			
Heavy Industrial			
Business Park	21.8	20.06	None
Public Facilities			
Community Center			
Mixed Use			

**SPECIFIC PLAN AMENDMENT OR DETERMINATION OF PROJECT CONFORMANCE WITH ADOPTED SPECIFIC PLAN APPLICATION DETAILS**

**SPECIFIC PLAN – SPECIFIC PLAN AMENDMENT – DETERMINATION OF PROJECT CONFORMANCE WITH ADOPTED SPECIFIC PLAN SUPPLEMENTAL INFORMATION FORM**

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In addition to the items described in the Specific Plan Application Details Section above, a Specific Plan Amendment application or Determination of Project Conformance with Adopted Specific Plan application must also clearly delineate and describe the extent of the proposed modifications to the adopted Specific Plan's text, maps, exhibits and/or conditions. An updated Land Use Plan and Land Use Table shall be prepared, identifying all of the existing entitlements currently approved and/or in process, by Planning Area, together with the proposed modifications (expansion or reduction of the Specific Plan and/or Planning Areas, and/or the creation of new Planning Areas; modification to any Land Use acreage amount, dwelling unit count, or commercial or industrial square footage; modification to any policies or development standards; or modification to the adopted conditions of approval set forth in the adopted Specific Plan.

**STEP 2:** This completes the required information on this form for a Specific Plan, Specific Plan Amendment or Specific Plan Substantial Conformance application. Please refer to the Planning Department website's Development Application page's Filing Instruction subsection to review the specific filing instructions and documentation requirements for this application, or use the link below:

[Filing Instructions for a Specific Plan – Specific Plan Amendment- Determination of Project Conformance with Adopted Specific Plan](#)

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

Y:\Planning Master Forms\Application Forms\Supplemental\_Information\_Form\_SP\_SPA\_SPSC.docx  
Created: 07/01/2015 Revised: 03/04/2020



# RIVERSIDE COUNTY PLANNING DEPARTMENT

Charissa Leach, P.E,  
Assistant TLMA Director

## INDEMNIFICATION AGREEMENT REQUIRED FOR ALL PROJECTS

The owner(s) of the property, at their own expense, agree to defend, indemnify and hold harmless the County of Riverside and its agents, officers, and employees from and against any lawsuit, claim, action, or proceeding (collectively referred to as "proceeding") brought against the County of Riverside, its agents, officers, attorneys and employees to attack, set aside, void, or annul the County's decision to approve any tentative map (tract or parcel), revised map, map minor change, reversion to acreage, conditional use permit, public use permit, surface mining permit, WECS permit, hazardous waste siting permit, temporary outdoor event permit, plot plan, substantial conformance, revised permit, variance, setback adjustment, general plan amendment, specific plan, specific plan amendment, specific plan substantial conformance, zoning amendments, and any associated environmental documents. This defense and indemnification obligation shall include, but not limited to, damages, fees and/or costs awarded against the County, if any, and cost of suit, attorney's fees and other costs, liabilities and expenses incurred in connection with such proceeding whether incurred by applicant, property owner, the County, and/or the parties initiating or bringing such proceeding.

*Barry J. Aronoff* 10-14-19

Property Owner(s) Signature(s) and Date

*Barry J. Aronoff*

Printed Name of Owner

If the property is owned by multiple owners, the paragraph above must be signed by each owner. Attach additional sheets of this page, if necessary.

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

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

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

Desert Office • 77-588 El Duna Court, Suite H  
Palm Desert, California 92211  
(760) 863-8277 • Fax (760) 863-7040

"Planning Our Future Preserving Our Past"

## INDEMNIFICATION AGREEMENT REQUIRED FOR ALL PROJECTS

- *If the property owner is a Limited Liability Corporation, provide a copy of the operating agreement for the LLC documenting who has authority to bind the LLC and to sign on its behalf.*

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

*In addition to the above, provide a copy of a Preliminary Title Report for the property subject to this application. The Preliminary Title Report must be issued by a title company licensed to conduct business in the State of California and dated less than six months prior to the date of submittal of this application. The Assistant TLMA Director may waive the requirement for a Preliminary Title Report if it can be shown to the satisfaction of the Assistant TLMA Director that the property owner(s) has owned the property consistently for at least the last five years.*

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



**NOTICE OF PUBLIC HEARING**  
and  
**INTENT TO ADOPT A MITIGATED NEGATIVE DECLARATION**

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

**SUBSTANTIAL CONFORMANCE NO. 3 to SPECIFIC PLAN NO. 260, CHANGE OF ZONE NO. 2000027, TENTATIVE PARCEL MAP NO. 37787, and PLOT PLAN NO. 190035 – Intent to Adopt a Mitigated Negative Declaration – CEQ190162 – Applicant: Strat Property Management, Inc. – Engineer/Representative: Stevenson, Porto, & Pierce, Inc. – Third Supervisorial District – Homeland Area Zoning District – Harvest Valley/Winchester Area Plan: Community Development: Business Park (CD-BP) – Location: Northerly of Tecolote Road, southerly of Triple Crown Road, easterly of Sultanas Road, and westerly of Branson Lane – 18.67 Gross Acres – Zoning: Specific Plan (SP260 Menifee North – PA43) – REQUEST: Substantial Conformance No. 3 to Specific Plan No. 260,** proposes to incorporate revisions to the Specific Plan zoning ordinance into the Specific Plan text in regards to permitted uses and development standards. These will include, reducing the side yard setback adjacent to residential from 50 feet to 20 feet and removing wording from "Trailer, recreational vehicle, and boat storage within an enclosed building." to Covered trailer, recreational vehicle, and boat storage." **Change of Zone No. 2000027,** proposes to modify the Specific Plan zoning ordinance to modify the permitted use and development standards of Planning Area 43 and to establish the legal boundaries of Planning Area 43 within Specific Plan No. 260 (Menifee North). **Tentative Parcel Map No. 37787 (TPM37787)** proposes a Schedule "E" subdivision of one (1) 20.06 gross acre parcel into two (2) parcels. Parcel 1 is proposed to be comprised of approximately 11.07 gross acres and Parcel 2 comprised of approximately 8.99 gross acres. **Plot Plan No. 190035 (PPT190035)** proposes an R.V. storage facility consisting of 225 covered R.V. storage spaces and a proposed water basin. (Parcel 2) The storage facility will provide storage for RV's, travel trailers, boats, and occasionally personal vehicles. Access into the facility will be provided with a secured gated entry system and will be opened from 6:00 a.m. to 10:00 p.m., Monday through Sunday. APN: 457-350-027.

TIME OF HEARING:	9:00 a.m. or as soon as possible thereafter.
DATE OF HEARING:	<b>FEBRUARY 3, 2021</b>
PLACE OF HEARING:	RIVERSIDE COUNTY ADMINISTRATIVE CENTER BOARD CHAMBERS, 1ST FLOOR 4080 LEMON STREET, RIVERSIDE, CA 92501

Pursuant to Executive Order N-25-20, this meeting will be conducted by teleconference and at the place of hearing, as listed above. Public access to the meeting location will be allowed but limited to comply with the Executive Order. Information on how to participate in the hearing will be available on the Planning Department website at: <https://planning.rctlma.org/>. For further information regarding this project please contact Project Planner Deborah Bradford at (951) 955-6646 or email at [dbradfor@rivco.org](mailto:dbradfor@rivco.org), or go to the County Planning Department's Planning Commission agenda web page at <http://planning.rctlma.org/PublicHearings.aspx>.

The Riverside County Planning Department has determined that the above project will not have a significant effect on the environment and has recommended adoption of a mitigated negative declaration. The Planning Commission will consider the proposed project and the proposed mitigated negative declaration, at the public hearing. The case file for the proposed project and the proposed mitigated negative declaration is available for review via email by contacting the project planner. Please contact the project planner regarding additional viewing methods.

Any person wishing to comment on the proposed project may submit their comments in writing by mail or email, or by phone between the date of this notice and the public hearing; or, you may appear and be heard at the time and place noted above. You may participate remotely by registering with the Planning Department. All comments received prior to the public hearing will be submitted to the Planning Commission for consideration, in addition to any oral testimony, before making a decision on the proposed project. All correspondence received before and during the meeting will be distributed to the Planning Commission and retained for the official record.

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

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

**PROPERTY OWNERS CERTIFICATION FORM**

I, VINNIE NGUYEN certify that on November 16, 2020,

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

APN (s) or case numbers CZ2000027/SP260S03/TPM37787/PPT190035 for

Company or Individual's Name RCIT - GIS,

Distance buffered 800'

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

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

TITLE: GIS Analyst

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

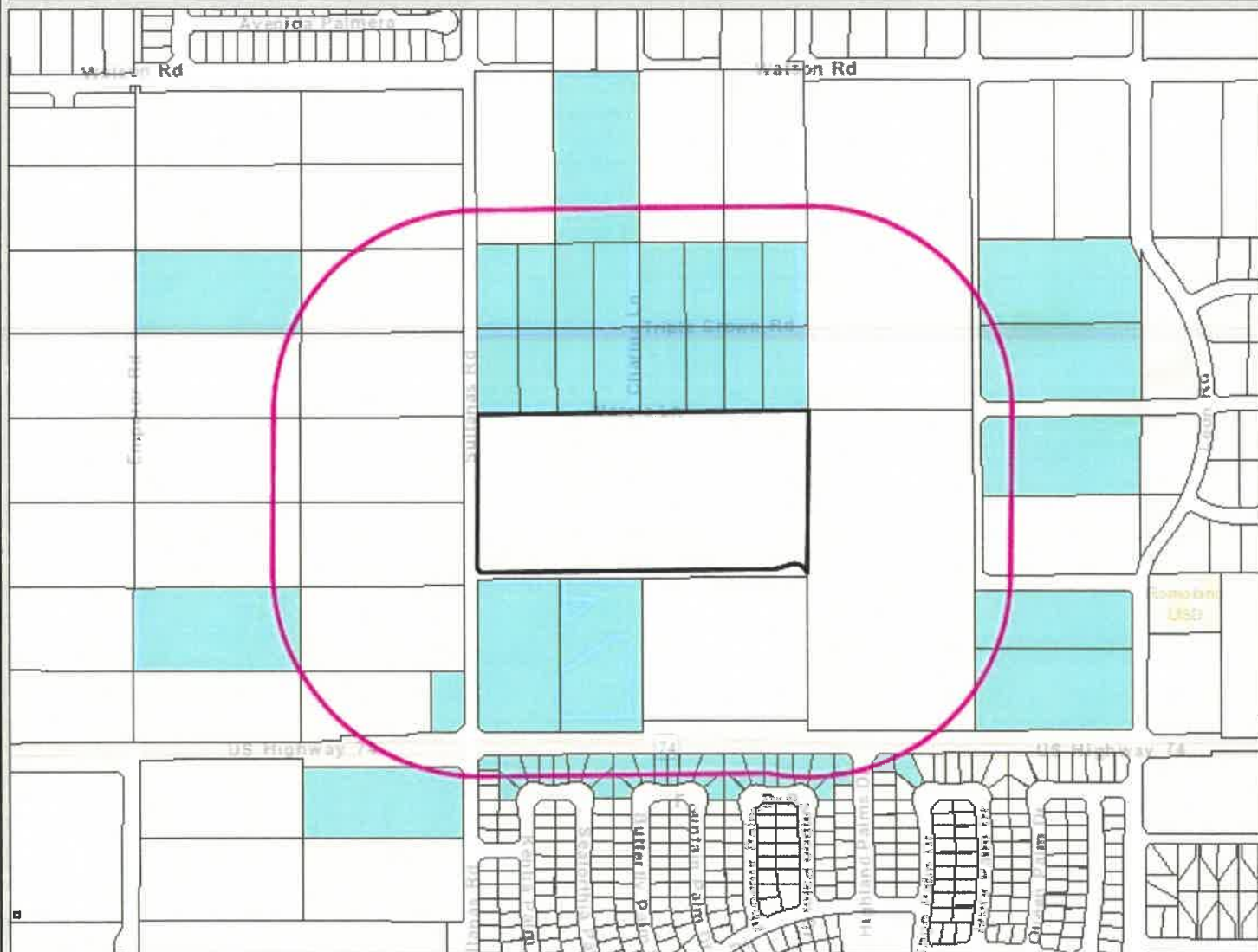
Riverside, Ca. 92502

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

# Riverside County GIS Mailing Labels

CZ2000027 / SP260S03 / TPM37787 / PPT190035

( 800 feet buffer )



## Legend

-  County Boundary
-  Cities
-  Parcels
-  World Street Map

## Notes



0 752 1,505 Feet

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

REPORT PRINTED ON... 11/16/2020 12:17:41 PM

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459020074  
ROBERT SANDER SCHWARTZ  
2391 LASCAR CT  
SAN JOSE CA 95124

459272003  
HOWELL F. STEELE  
26038 FOUNTAIN PALM DR  
HOMELAND CA 92548

459272024  
CECIL R. STANKA  
26049 PHOENIX PALM DR  
HOMELAND CA 92548

459272025  
LOUIS NAKHLEH  
26039 PHOENIX PALM DR  
HOMELAND CA 92548

459263012  
FRANKLIN W. MORTON  
26011 KENTIA PALM DR  
HOMELAND CA 92548

459263010  
DENNIS CULHANE  
26031 KENTIA PALM DR  
HOMELAND CA 92548

459263016  
ORVILLE W. WILSON  
26032 SEAFORTHIA PALM DR  
HOMELAND CA 92548

459263011  
PABLO CARMONA BARAJAS  
26021 KENTIA PALM DR  
HOMELAND CA 92548

459263013  
BOBBY A. LOWE  
26001 KENTIA PALM DR  
HOMELAND CA 92548

459263014  
THOMAS G. LAURY  
26012 SEAFORTHIA PALM DR  
HOMELAND CA 92548

459263001  
JERRY D. REA  
26020 SULTANAS RD  
HOMELAND CA 92548

459263015  
LARRY L. WRIGHT  
26022 SEAFORTHIA PALM DR  
HOMELAND CA 92548

459272026  
D CASTELLANOS GARCIA CIRO  
26027 QUEEN PALM DR  
HOMELAND CA 92548

459263056  
PORFIRIO LOPEZ  
26025 BUTTERFLY PALM DR  
HOMELAND CA 92548

459263054  
STEVE P. STONE  
26045 BUTTERFLY PALM DR  
HOMELAND CA 92548

459272004  
NORMAN WILLIAM KYRISS  
343 PAMELA ST  
HEMET CA 92544

459263055  
JOHN DARRELL YANDELL  
26035 BUTTERFLY PALM DR  
HOMELAND CA 92548

459272001  
JOHN PATRICK HAASE  
26018 FOUNTAIN PALM DR  
HOMELAND CA 92548

459272028  
MICHAEL R. CRIDER  
26012 BAMBOO PALM DR  
HOMELAND CA 92548

459272029  
KEITH J. BRANDT  
4160 MONROE ST  
LOS ANGELES CA 90029

457340004  
BRENDA JAIMES  
30549 TRIPLE CROWN RD  
HOMELAND CA 92548

457340002  
BENJAMIN LLOYD JACOBS  
30560 TRIPLE CROWN RD  
HOMELAND CA 92548

457340005  
DIANE K. GUTIERREZ  
30600 TRIPLE CROWN RD  
HOMELAND CA 92548

457340029  
DOUGLAS P. MERCADO  
30510 TRIPLE CROWN RD  
HOMELAND CA 92548

457320011  
WSI LAND HOLDINGS  
3161 MICHELSON DR STE 425  
IRVINE CA 92612

457340007  
DEBRA K. DUNN  
P O BOX 343  
HOMELAND CA 92548

457340008  
MARIA ANTONIA YANEZ  
1126 ORANGE AVE  
BEAUMONT CA 92223

457340009  
TERRANCE A. FOSTER  
30750 TRIPLE CROWN RD  
HOMELAND CA 92548

457330011  
COUNTY LANDS INC  
2001 LERNER LN  
SANTA ANA CA 92705

457340012  
TAD M. RUGGLES  
30695 TRIPLE CROWN RD  
HOMELAND CA 92548

457340018  
ROMOLAND WATSON 206  
10621 CIVIC CENTER DR  
RANCHO CUCAMONGA CA 91730

457340011  
PHILLIP M. ARBALLO  
30755 TRIPLE CROWN RD  
HOMELAND CA 92548

457340014  
ALEJANDRO ZENDEJAS  
30870 TRIPLE CROWN RD  
HOMELAND CA 92548

457340015  
SHIRLEY LYNN SCHUMACHER  
30831 TRIPLE CROWN RD  
HOMELAND CA 92548

457350028  
FREEDOM SELF STORAGE  
2055 3RD AVE STE 200  
SAN DIEGO CA 92101

459241010  
ETHEL ROCIO JARIN  
5739 RANCHO HILL DR  
SAN DIEGO CA 92139

459242019  
RAY JORDAN  
26039 SAGO PALM DR  
HOMELAND CA 92548

459242001  
KEVIN F. ESCOBAR  
2007 MENDON DR  
PALOS VERDES ESTATES CA 90275

459241011  
DARRYL DAN MIYAMOTO  
12517 ROSY CIR  
LOS ANGELES CA 90066

459263017  
BLAINE NEUBURGER  
PO BOX 384465  
WAIKOLOA HI 96738

459263057  
GREG M. JASSO  
26015 BUTTERFLY PALM DR  
HOMELAND CA 92548

457330023  
MU GIL PARK  
P O BOX 3156  
TORRANCE CA 90510

457340006  
RODRIGO MOLINA  
PO BOX 2148  
MENIFEE CA 92586

457340010  
BRUCE ALLEN EDMINSTER  
30790 TRIPLE CROWN RD  
HOMELAND CA 92548

457340024  
LISA M. STEVENS  
966 LOWER LN  
SAN MARCOS CA 92069

457340016  
LEABIN MENDOZA  
1281 N STATE ST STE A121  
SAN JACINTO CA 92583

457350007  
RON BROWN  
25795 LEON RD  
HOMELAND CA 92548

457350033  
STEVE JOHN F HADDADIN  
5575 BLUE RIDGE DR  
YORBA LINDA CA 92887

459272002  
SARA SKINNER BROERSMA  
26028 FOUNTAIN PALM DR  
HOMELAND CA 92548

457340013  
LEOPOLDO CASTILLO  
30830 TRIPLE CROWN RD  
HOMELAND CA 92548

457340025  
ELSA RAMOS  
1628 S SHADYDALE AVE  
WEST COVINA CA 91790

457340027  
COUNTY OF RIVERSIDE  
P O BOX 1180  
RIVERSIDE CA 92502

457350009  
MOHAMMAD I. SHALIKAR  
40543 CARLY CT  
MURRIETA CA 92652

457350026  
ARONOFF BARRY J TRUST DTD 4/24/1998  
151 KALMUS DR STE H-10  
COSTA MESA CA 92626

459272027  
GAIL S. MARSHALL  
26019 PHOENIX PALM DR  
HOMELAND CA 92548

459272030  
EUGENE R. FRAKES  
26032 BAMBOO PALM DR  
HOMELAND CA 92548

459272031  
OLSEN SANDRA J REVOCABLE TRUST DATED  
26042 BAMBOO PALM DR  
HOMELAND CA 92548



Strat Property Management  
Atten: Donald Clauson  
2055 3<sup>rd</sup> Avenue, Suite 200  
San Diego, CA 92101

Strat Property Management  
Atten: Donald Clauson  
2055 3<sup>rd</sup> Avenue, Suite 200  
San Diego, CA 92101

Stevenson, Porto & Pierce, Inc.  
Atten: Henry Lozano  
1550 Arrow Highway, Suite A  
La Verne, CA 91750

Stevenson, Porto & Pierce, Inc.  
Atten: Henry Lozano  
1550 Arrow Highway, Suite A  
La Verne, CA 91750

Barry Aronoff  
151 Kalmus Drive, Suite H-10  
Costa Mesa, CA 92626

Barry Aronoff  
151 Kalmus Drive, Suite H-10  
Costa Mesa, CA 92626

Stevenson, Porto & Pierce, Inc.  
Atten: Sarah Rhee  
1550 Arrow Highway, Suite A  
La Verne, CA 91750

Stevenson, Porto & Pierce, Inc.  
Atten: Sarah Rhee  
1550 Arrow Highway, Suite A  
La Verne, CA 91750

Pechanga Band of Luiseño Mission  
Indians  
Ebru Ozdil, Planning Specialist  
P.O. Box 2183  
Temecula, CA 92593

Pechanga Band of Luiseño Mission  
Indians  
Ebru Ozdil, Planning Specialist  
P.O. Box 2183  
Temecula, CA 92593

Phil Martin & Associates  
1809 E. Dyer road, Suite 301  
Santa Ana, CA 92705

Phil Martin & Associates  
1809 E. Dyer road, Suite 301  
Santa Ana, CA 92705



# RIVERSIDE COUNTY PLANNING DEPARTMENT

**John Hildebrand**

**Interim Planning Director**

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

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

38686 El Cerrito Road  
Palm Desert, California 92211

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

SP260S03, CZ2000027, TPM37787, & PPT190035 CEQ190162

*Project Title/Case Numbers*

Deborah Bradford, Project Planner  
*County Contact Person*

(951) 955-6646  
*Phone Number*

*State Clearinghouse Number (if submitted to the State Clearinghouse)*

Strat Property Management Inc., Donald Clauson  
*Project Applicant*

2055 3<sup>rd</sup> Avenue, Suite 200, San Diego, CA 92101  
*Address*

Project Location: north of El Tecolote Road, south of Triple Crown Road, east of Sultanas Road, and west of Branson Lane.

Project Description: SUBSTANTIAL CONFORMANCE NO. 3 to SPECIFIC PLAN NO. 260, CHANGE OF ZONE NO. 2000027, TENTATIVE PARCEL MAP NO. 37787 and PLOT PLAN NO. 190035 – CEQ190162 - Intent to adopt a Mitigated Negative Declaration – Applicant: Strat Property Management Inc. – Engineer/Representative: Stevenson, Porto, & Pierce, Inc. – Third Supervisorial District – Homeland Area Zoning District – Harvest Valley/ Winchester Area Plan: Community Development: Business Park (CD: BP) – Location: North of Tecolote Rd, South of Triple Crown Rd, East of Sultanas Rd, and West of Branson Ln – 18.67 Gross Acres - Zoning: SP Zone (SP260 Menifee North – PA43) - REQUEST: Substantial Conformance No. 3 to Specific Plan No. 260, proposes to incorporate revisions to the Specific Plan zoning ordinance into the Specific Plan text in regards to permitted uses and development standards. These will include, reducing the side yard setback adjacent to residential from 50 feet to 20 feet and removing wording from "Trailer, recreational vehicle, and boat storage within an enclosed building," to Covered trailer, recreational vehicle and boat storage." Change of Zone No. 2000027, proposes to modify the Specific Plan zoning ordinance to modify the permitted use and development standards of Planning Area 43 and to establish the legal boundaries of Planning Area 43 within Specific Plan No. 260 (Menifee North). Tentative Parcel Map No. 37787 (TPM37787) proposes a Schedule 'E' subdivision of one 20.06 gross acre parcel into two parcels. Parcel 1 is proposed to be comprised of approximately 11.07 gross acres and Parcel 2 comprised of approximately 8.99 gross acres. Plot Plan No. 190035 (PPT190035) proposes an R.V. storage facility consisting of 225 covered R.V. storage spaces and a proposed water basin. (Parcel 2) The storage facility will provide storage for RV's, travel trailers, boats, and occasionally personal vehicles.

This is to advise that the Riverside County Board of Supervisors, as the lead agency, has approved the above-referenced project on \_\_\_\_\_, and has made the following determinations regarding that project:

1. The Project **WILL NOT** have a significant effect on the environment.
2. A Mitigated Negative Declaration was prepared for this project pursuant to the provisions of CEQA.
3. Mitigation measures **WERE** made a condition of the approval of the project.
4. A Mitigation Monitoring and Reporting Plan/Program **WAS** adopted for this project.
5. A Statement of Overriding Consideration **WAS NOT** adopted for this project.
6. Findings **WERE** made pursuant to the provisions of CEQA.

This is to certify that the Final Mitigated Negative Declaration (MND) is available to the General Public at: Riverside County Planning Department, 4080 Lemon Street, 12<sup>th</sup> Floor, Riverside, CA 92501.

\_\_\_\_\_  
*Signature*

\_\_\_\_\_  
*Project Planner*  
*Title*

\_\_\_\_\_  
*Date*

Date Received for Filing and Posting at OPR: \_\_\_\_\_

Please charge deposit fee case#: CEQ190162

**FOR COUNTY CLERK'S USE ONLY**