



# RIVERSIDE COUNTY PLANNING DEPARTMENT

1:30 P.M.

DECEMBER 9, 2019

## AGENDA RIVERSIDE COUNTY PLANNING DEPARTMENT DIRECTOR'S HEARING COUNTY ADMINISTRATIVE CENTER 1<sup>st</sup> Floor, Conference Room 2A 4080 Lemon Street, Riverside, CA 92501

If you wish to speak, please complete a "SPEAKER IDENTIFICATION FORM" and give it to the Planning Director. The purpose of the public hearing is to allow interested parties to express their concerns. Please do not repeat information already given. If you have no additional information, but wish to be on record, simply give your name and address and state that you agree with the previous speaker(s).

In compliance with the Americans with Disabilities Act, if you require reasonable accommodations please contact the TLMA Commission Secretary at (951) 955-7436 or e-mail at [esarabia@rivco.org](mailto:esarabia@rivco.org). Requests should be made 72 hours in advance or as soon as possible prior to the scheduled meeting. Alternative formats are available upon request.

### 1.0 CONSENT CALENDAR:

**NONE**

### 2.0 PUBLIC HEARINGS: CONTINUED ITEMS: 1:30 p.m. or as soon as possible thereafter.

**NONE**

### 3.0 PUBLIC HEARINGS: NEW ITEMS: 1:30 p.m. or as soon as possible thereafter.

3.1 **TENTATIVE PARCEL MAP NO. 37599 and PLOT PLAN NO. 26403 – Intent to Adopt a Mitigated Negative Declaration** – EA43091 – Applicant: Ranch Self-Storage c/o Danny Long – Engineer/Representative: Pangaea Land Consultants, Inc., c/o Chuck Glass – First Supervisorial District – Alberhill Zoning Area – Temescal Wash Policy Area – Elsinore Area Plan – Community Development: Light Industrial (CD-LI) – Location: Northerly of Temescal Canyon Road, southerly of Interstate 15, easterly of Hostettler Road, and westerly of Lake Street – 6.93 gross acres – Zoning: Manufacturing – Service Commercial (M-SC) – **REQUEST: Tentative Parcel Map No. 37599** is a Schedule "J" parcel map to consolidate the parcels associated with the project site from five (5) parcels to three (3) parcels. The subdivision proposal includes: Parcel 1 (self-storage/mini-warehouse facility) of 5.07 gross acres; Parcel 2 (open space drainage area) of 0.50 gross acres; and Parcel 3 (RV storage parking) of 1.35 gross acres. The total gross acreage of the proposed subdivision is 7.69 gross acres. **Plot Plan No. 26403** proposes eight (8) self-storage/mini-warehouse buildings (Buildings A-H) totaling approximately 213,782 sq. ft. on Parcel 1. In addition, a 1,616 sq. ft. office building is proposed directly adjacent to Building A on Parcel 1. The eight (8) buildings would be constructed in two (2) phases; phase one (1) would include Buildings A-G and the office building totaling approximately 116,849 sq. ft. and would include 41 Recreational Vehicle (RV) parking stalls (RV Parking Area B) on Parcel 1. Phase 2 (final phase) would replace RV Parking Area B with Building H. Parcel 3 would take direct access from Temescal Canyon Road and provide 32 RV parking stalls (RV Parking Area A). Parcel 2 does not propose any development and would remain undisturbed open space. Project Planner: Tim Wheeler at 951-955-6060 or email [twheeler@rivco.org](mailto:twheeler@rivco.org).

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

**NONE**

### 5.0 PUBLIC COMMENTS:




**COUNTY OF RIVERSIDE  
PLANNING DEPARTMENT  
STAFF REPORT**

**Agenda Item No.**

**3.1**

**Director's Hearing: December 9, 2019**

**PROPOSED PROJECT**

<b>Case Number(s):</b>	Tentative Parcel Map No. 37599 Plot Plan No. 26403	<b>Applicant(s):</b> Ranch Self-Storage c/o Danny Long
<b>EA No.:</b>	43091	<b>Representative(s):</b> Pangaea Land
<b>Area Plan:</b>	Elsinore	Consultants Inc. c/o Chuck Glass
<b>Zoning Area/District:</b>	Alberhill Area	
<b>Supervisory District:</b>	First District	
<b>Project Planner:</b>	Tim Wheeler	 Charissa Leach, P.E. Assistant TLMA Director
<b>Project APN(s):</b>	394-030-006, 007, 394-040-002, 394-050-003, and 004	

**PROJECT DESCRIPTION AND LOCATION**

**Tentative Parcel Map No. 37599** is a Schedule "J" parcel map to consolidate/subdivide the parcels associated with the project site from five parcels to three parcels. The subdivision proposal includes: Parcel 1 (self-storage/mini-warehouse facility) of 5.07 gross acres; Parcel 2 (open space drainage area) of 0.50 gross acres; and Parcel 3 (RV storage parking) of 1.35 gross acres. The total gross acres of the proposed subdivision is 7.69 gross acres.

**Plot Plan No. 26403** proposes eight self-storage/mini-warehouse buildings (Buildings A-H) totaling approximately 213,782 on Parcel 1. In addition, a 1,616 office building is proposed directly adjacent to Building A on Parcel 1. The eight buildings would be constructed in two phases. Phase 1 would include Buildings A-G and the office building (totaling approximately 116,849 square feet) and would also include 41 Recreational Vehicle (RV) parking stalls (RV Parking Area B) on Parcel 1. Phase 2 (final phase) would be replace RV Parking Area B with Building H. Parcel 3 would take direct access from Temescal Canyon Road and provide 32 RV parking stalls (RV Parking Area A). Parcel 2 does not propose any development and would remain undisturbed open space.

Tentative Parcel Map No. 37599 and Plot Plan No. 26403 are together considered the "Project."

The Project site is generally located north of Temescal Canyon Road, south of Interstate 15 Freeway, west of Larson Avenue and east of Hostettler Road.

**PROJECT RECOMMENDATION**

**STAFF RECOMMENDATIONS:**

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

**ADOPT** a **MITIGATED NEGATIVE DECLARATION** for **ENVIRONMENTAL ASSESSMENT NO. 43091**, 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;

**APPROVE TENTATIVE PARCEL MAP NO. 37599**, subject to the attached Advisory Notification Document and Conditions of Approval, and based upon the findings and conclusions provided in this staff report; and,

**APPROVE PLOT PLAN NO. 26403**, subject to the attached Advisory Notification Document and Conditions of Approval, and based upon the findings and conclusions provided in this staff report.

**PROJECT DATA**

**Land Use and Zoning:**

Specific Plan:	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:	Community Development: Light Industrial (CD: LI)
Proposed General Plan Land Use Designation:	N/A
Policy / Overlay Area:	Temescal Wash Policy Area
Surrounding General Plan Land Uses	
North:	I-15 Freeway and Light Industrial (CD: LI)
East:	I-15 Freeway and Open Space-Rural (OS-RUR)
South:	Rural Residential (RR)
West:	Rural Residential (RR) and I-15 Freeway
Existing Zoning Classification:	Manufacturing-Service Commercial (M-SC)
Proposed Zoning Classification:	N/A
Surrounding Zoning Classifications	
North:	Manufacturing-Service Commercial (M-SC)
East:	Manufacturing-Service Commercial (M-SC), Natural Assets (N-A), and the City of Lake Elsinore
South:	Manufacturing-Service Commercial (M-SC) and Scenic Highway Commercial (C-P-S)
West:	Manufacturing-Service Commercial (M-SC)

Existing Use:	Vacant Land
Surrounding Uses	
North:	I-15 Freeway and Vacant Land
South:	Vacant Land and Contractors Storage Yard
East:	I-15 Freeway, Vacant Land, and City of Lake Elsinore
West:	Residential and I-15 Freeway

**Project Details:**

<i>Item</i>	<i>Value</i>	<i>Min./Max. Development Standard</i>
Project Site (Acres):	7.69 Gross Acres	10,000 sqft min. (0.23 gross acres)
Existing Building Area (SQFT):	N/A	N/A
Proposed Total Building Area (SQFT):	215,398 sqft. (including self-storage and office buildings)	N/A
Building Height (FT):	38 feet max. height	40 feet max.
Proposed Minimum Lot Size:	21,780 sqft. min. (0.50 gross acres Parcel 2)	10,000 sqft min. (0.23 gross acres)
Total Proposed Number of Lots:	3	N/A
Map Schedule:	Schedule J	

**Parking:**

<i>Type of Use</i>	<i>Building Area (in SF)</i>	<i>Parking Ratio</i>	<i>Spaces Required</i>	<i>Spaces Provided</i>
Mini-warehouse/Self-Storage Buildings	213,782 sqft; total of self-storage units	2 spaces/3 employees	14 (based on 21 employees)	14
Office	1,616 sqft	1 space/200 sq. ft. of net leasable floor area	8	8
RV Storage	N/A	N/A	N/A	32
<b>TOTAL:</b>	<b>215,398 sqft</b>		<b>22</b>	<b>54</b>

**Located Within:**

City's Sphere of Influence:	Yes – City of Lake Elsinore
Community Service Area (“CSA”):	Yes – Temescal #134 - Lighting
Special Flood Hazard Zone:	No
Agricultural Preserve:	No
Liquefaction Area:	Yes – Low to Moderate
Subsidence Area:	Yes – Susceptible
Fault Zone:	No
Fire Zone:	Yes – Very High / SRA

Mount Palomar Observatory Lighting Zone:	Yes – Zone B
WRCMSHCP Criteria Cell:	Yes – Cell Group H & I; Cell Numbers 3749 & 3750 – (HANS00823 & HANS02216)
CVMSHCP Conservation Boundary:	No
Stephens Kangaroo Rat (“SKR”) Fee Area:	Yes – Inside SKR Fee Area
Airport Influence Area (“AIA”):	No

**PROJECT LOCATION MAP**



Figure 1: Project Location Map

**PROJECT BACKGROUND AND ANALYSIS**

**Background:**

On November 29, 2017 an application for Plot Plan No. 26403 (PP26403) was submitted to the County. The Project at the time consisted of eight self-storage buildings, detached office building, and RV parking stalls. On January 10, 2018 a Development Advisory Committee (DAC) meeting occurred and comments were provided and suggesting a parcel merger of the five parcels included in the Project, road improvements, enhanced architectural features, and decorative concrete masonry unit (CMU) walls.

On November 7, 2018 Tentative Parcel Map No. 37599 (TPM37599) was submitted to the County to consolidate the number of parcels on the Project site from five to three. This would provide a separate

parcel (Parcel 3) to remain open space to allow the existing drainage that flows from under Interstate 15 through the Project site and continue on offsite through a culvert under Temescal Canyon Road to remain undisturbed. The project was also revised to eliminate the detached office building and attach the office building to Building A.

The Project applicant had discussions with the County of Riverside Transportation Department regarding a proposal to install a temporary road to detour current traffic flows on Temescal Canyon Road during required road improvements along the frontage of the Project site. The Project applicants acquired property across Temescal Canyon Road to facilitate the construction of the temporary road (50 Transportation 13 under PM37599) and (60 Transportation 1 under PP26403).

Additionally the Project has worked with the Environmental Programs Department on Habitat Acquisition Negotiation Stragagy (i.e. HANS00823 and HANS02216) to ensure the jurisdictional areas of the project site are not impacted by the proposed development of the Project. HANS reviews and Joint Project Reviews were resolved as of October 17, 2019.

The Project meets the minimum required development standards for the Manufacturing-Service Commercial zone (M-SC) by: a) providing a 30 foot setback from Temescal Canyon Road with mature landscaping along the perimeter of the Project parcels; designed to blend into the overall look of the surrounding area and community in the Temescal Canyon area; b) the maximum height of any proposed buildings will not exceed 38 feet, under the required height of 40 feet; c) masonry walls, tubular-steel fencing, and landscaping surround the project site; combined with architectural features and color scheme to provide a 360 degree blended design conducive of the surrounding Temescal Canyon area. Parking, trash, outside storage, lighting, utilities, and mechanical equipment all are addressed and meet development standards through Project condition of approvals (80 series Planning conditions 1-7 and 90 series Planning conditions 1-8 respectively) for the M-SC zone.

The Project is located within the Temescal Wash Policy Area of the Elsinore Area Plan. The Policy requires protection of open space areas and allowance of natural state and drainage of the area to continue without obstruction. The Project has designed its proposed site to ensure no such obstruction with the creation of Parcel 2 as a drainage parcel with no development on it. The Project site will not impede the future development of a tail along the opposite side of Temescal Canyon Road.

## **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). The IS and MND represent the independent judgement of Riverside County. The documents were circulated for public review per the California Environmental Quality Act Statue (Section 15105) on November 19, 2019.

## FINDINGS AND CONCLUSIONS

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

### Tentative Parcel Map Findings:

Tentative Parcel Map No. 37599 is a proposal to consolidate/subdivide the parcels associated with the Project site from five parcels to three parcels; totaling 7.69 gross acres. The findings required to approve the Map, pursuant to the provisions of the Riverside County Ordinance No. 460, are as follows:

1. ***The proposed map, subdivision design and improvements are consistent with General Plan, applicable community and specific plans and with all applicable requirements of State law and the ordinances of Riverside County.*** The design of the proposed Project is consistent with the Riverside County General Plan, because of General Planning Principles VI and VII provide, generally, that the intent of the General Plan is to foster Rural and Economic Development principles to accommodate a rural lifestyle as well as a rapidly growing community economy consistent with housing development and the need for employment growth. General Plan Principle VI.3.4 provides that, "areas in which the rural character is clearly established, its nature is such that intensification is impractical, and current residents/property owners strongly prefer a continued rural lifestyle, should be retained as rural in the General Plan." However, "these principles do not preclude the addition of small-scale villages of a contrasting character in those communities." The proposed tentative parcel map will reduce existing parcels boundaries from five parcel to three parcel or lots. They will accommodate the proposed Project as well as continue to allow for drainage in the area with Parcel 2 created as an open space parcel.

The Project site has a General Plan Land Use Designation of Community Development: Light Industrial (CD: LI). The land use designation CD: LI allows industrial and related uses (i.e. warehousing, distribution, assembly or light manufacturing). Self-storage/mini warehouse and RV storage facility are other type of industrial uses with less intensity.

2. ***The site of the proposed land division is physically suitable for the type of development.*** The proposed map is located within the Elsinore Area Plan and the Temescal Wash Policy Area. These policies and areas plans represent a principal drainage course within the Temescal Valley. It also allows for industrial uses to occur in the County of Riverside surrounding this area. The Project has been designed and developed with an understanding for the continued allowance of drainage to occur (Parcel 2 of Tentative Map) and providing minimal industrial use (Self-storage/mini warehouse and RV facility).

3. ***The site of the proposed land division is physically suitable for the type of density.*** The proposed map the terrain is relatively flat, without steep hills or mountains. Development of the tentative parcel map will not require any unique considerations as the tentative parcel map is reducing parcels from five to three. These parcels would accommodate for the proposed Project and an open space parcel area.

4. ***The design of the proposed land division or proposed improvements are not likely to cause substantial environmental damage or substantially and avoidably injure fish or wildlife or their habitat.*** The proposed map, as detailed in the Initial Study for the project, impacts to the environment overall or to fish or wildlife or their habitat would be less than significant. No habitat conservations were identified.

5. ***The design of the proposed land division or the type of improvements are not likely to cause serious public health problems.*** As detailed in the Project's Initial Study; the Project would not have a significant impact on the environment. In particular, impacts regarding health and safety factors, such as Air Quality, GHG, Hazards, and Noise were considered in the Initial Study.

6. ***As indicated in the included project conditions of approval, the proposed land division includes the type of improvements as required by the Riverside County Land Division Ordinance No. 460 for a Schedule 'J' Map.*** Although improvements are not facilitated through a Schedule J Map; the applicant has been conditioned (60-Planning–Ord. 460 Improvements) to provide the following improvements that would satisfy the requirements of Ordinance No. 460. as listed below:

- a. **Streets.** Streets are proposed as shown on the Tentative Map, which includes improvements on Temescal Canyon Road. Additionally an entry driveway will be improved for access use into the complex with landscape barriers. These improvements will be consistent with the required improvements pursuant to the General Plan and Ordinance No. 461. Sidewalks will be constructed in accordance with improvement standards per Ordinance No. 461.
- b. **Domestic Water.** Domestic water service will be supplied by the Western Municipal Water District (WMWD) via underground pipes consistent with the requirements set forth in California Administrative Code Title 22, Chapter 16.
- c. **Fire Protection.** Access: Fire Department emergency vehicle apparatus access road locations and design shall be in accordance with the California Fire Code, Riverside County Ordinance 460, Riverside County Ordinance 787, and Riverside County Fire Department Standards. Water: Fire Department water system(s) for fire protection shall be in accordance with the California Fire Code, Riverside County Ordinance 787 and Riverside County Fire Department Standards. All plans must be submitted to the Fire Department for review and approval prior to building permit issuance.
- d. **Sewage Disposal.** On-site septic-system will service the project site.
- e. **Fences/Walls.** Eight-foot high concrete masonry unit (CMU) wall shall be installed along the perimeter of the project site for the self-storage/mini warehouse facility and ten foot high tubular steel fencing along the perimeter of the RV storage facility area. The Project proposes one (1) drainage basin which are not deemed hazardous. No chain link fencing is proposed.
- f. **Electrical and Communication Facilities.** The project will be provided electrical, telephone, street lighting, and cable television service with lines place underground.

Additionally Parcel 2 of Tentative Parcel Map No. 37599 would remained undeveloped parcel for water drainage and open space. It is conditioned (60 series Planning – MSHCP conveyance to RCA) for conveyance to Regional Conservation Authority (RCA), or to Riverside-Corona Resource Conservation District (RCRCD), or to the California Fish and Wildlife (CFW) prior to occupancy of the Project site.

7. ***The design of the proposed land division or the type 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.*** The Project site does not have any easements on site. Parcel 2 would be designated as an open space lot allow for continued drainage to flow without obstruction. The department of Flood Control and Transportation cleared the proposed parcel map, recommending approval. Therefore, the subdivision will not conflict with easements.



8. ***The lots or parcels as shown on the Tentative Map are consistent with the minimum size allowed by the project site's Zoning Classification of Manufacturing-Service Commercial (M-SC).*** The minimum lot size for the M-SC zone is 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. Parcel 2 will be the smallest parcel of the 7.69 gross acre project site, with a minimum lot size of at 0.50 gross acres, greater than the minimum, and a width of 209 feet, both in excess of the minimum lot size and lot requirements of the M-SC zone.

**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 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 is consistent with the Riverside County General Plan Land Use Designation of Community Development: Light Industrial (CD: LI) which allows for a wide variety of industrial uses and related uses, including, but not limited to, assembly and light manufacturing, repair and other service facilities, warehousing, distribution centers and supporting retail uses. The Project's proposal is a self-storage and RV facility that will service the residents in the Temescal Canyon area and surrounding community. The Project is also within the Temescal Wash Policy Area along an industrial developed corridor between Temescal Canyon Road and Interstate 15 Freeway. The Temescal Wash Policy Area is an important component to the Western Riverside County Multiple Species Habitat Conservation Plan providing principle drainage stretching from Lake Elsinore, through Temescal Canyon, and to the Santa Ana River. The Project site is across Temescal Canyon Road and over 500 feet from a blue-line stream. The Project site is within a light industrial corridor that runs contiguous along Interstate 15 freeway for over two miles and just less than 850 feet from the City of Lake Elsinore. The Temescal Wash Policy requires that any uses not impede with the natural state and flow of the drainage patterns. The Project's parcel map and project layout have been designed to avoid a water flow or drainage coming north, from the other side of Interstate 15 freeway, under the freeway and through the subject site by placing the drainage area within its own parcel (proposed Parcel 2 of proposed Tentative Parcel Map No. 37599. The Project would be sensitive to environmental hazards (i.e. flooding) and not substantially impact environmental resources (i.e. biological, water quality, or drainage). The Project is not within a flood hazard area and a WQMP basin is incorporated into the project and the parking area are comprised of concrete. Furthermore, the Project has been designed to maintain the intended 14.4 Land Use Policy of maintaining a setback for greater visibility of scenic resources along designated and eligible scenic highways. Therefore, the Project has met requirements for the General Plan land use designation and Temescal Wash Policy Area.
2. ***The overall development of the land shall be designed for the protection of the public health, safety and general welfare.*** The Project has been designed and screened to include mature landscaping; including but not limited to: 24 inch box Torrey Pine and Coast Live Oak trees, plus 5 gallon Dwarf Bottle Brush, Red Yucca, and Autumn Sage bushes, as conceptually illustrated in Conceptual Landscaping Plans and conditioned (per Condition of Approvals 080 Transportation 2, 3, 6, and 8 for prior to building permit issuance). Additionally the Project has designated a parcel of land (Parcel 2 of proposed Tentative Parcel Map No. 37599) for continued water flow or drainage avoidance by means of culverts under Temescal Canyon Road. A drainage basin has been incorporated into the Project site to capture water runoff from the proposed project site. Sidewalks along the frontage of the project site will also be added. With development standards for the M-SC zone meet through condition

of approvals for the Project, the overall development of the land has incorporated measures to protect the public health, safety, and general welfare.

3. ***The Project conforms to the logical development of the land and is compatible with the present and future logical development of the surrounding property.*** The Project is located along Interstate Highway 15 and Temescal Canyon Road; which will serve as the main access roadways to the site. The site is located within a developing area of the Temescal Canyon area with vacant industrial designated land to the north (across Interstate Highway 15), vacant industrial or commercial land to the south (across Temescal Canyon Road), a commercial storage facility to the west, and commercial uses (paint ball and jet ski facilities) to the east. Scattered residential community's (over 1,500 feet away from the project site) would be served by the proposed Project. The projects propose to develop the sites in a manner that would facilitate logical development of the area as the General Plan designation of Light Industrial (LI) and zoning classification of M-SC for industrial uses (i.e. trailer and boat storage, mini warehouses) would provide services and jobs to the area, while remaining adjacent to a traffic corridors.
4. ***The development 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 traffic congestion will remain the same to the Project site with the growing Temescal Canyon community and surrounding area. Improvements would be imposed to improve the frontage roadway along Temescal Canyon Road and the Project applicant is additionally putting into place a temporary access road directly south of the Project site on property that they have acquired to continue to provide uninterrupted traffic flow while development of the project is occurring. The Transportation Department through encroachment permits and improvement plans would be involved throughout all phases of the Project development. The Transportation Department has conditioned the project for road improvements, street-lighting, and sidewalks for prior to permit issuance and final inspection of a building permits (Condition of Approvals 80 and 90 series for Transportation).
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 site is currently comprised of five parcels that will be reduced down to three parcels proposed to contain the following: Parcels 1 would be comprised of eight self-storage facility buildings and office; Parcel 2 set aside for water flow and drainage; and Parcel 3 for RV storage parking. The Transportation Department has conditioned the Project site in accordance of Ordinance No. 460.

#### **Land Use Findings:**

1. The Project site has a General Plan Land Use Designation of Community Development: Light Industrial.
2. The Project site has a zoning classification of Manufacturing – Service Commercial (M-SC). The Project proposed within the (M-SC) zoning classification, is subject to Plot Plan approval, as provided in Ordinance No. 348 Section 11.2: trailer and boat storage and mini-warehouse facilities.
3. The Project site is located within the Temescal Wash Policy Area.

4. As a result of Section 3.2.I, and in accordance with Section 3.2.J. of Ordinance No. 460, the applicant has provided written assurance(s) (copies of which are attached) from the owner(s) of the property(ies) underlying the off-site improvement/alignment (as shown on the Tentative Map) that sufficient right-of-way can and will be provided. Additionally, the Project applicant and ownership will be providing a 'temporary road' in front of their project site to allow for minimal traffic flow interruptions while they make the required improvements imposed by the Riverside County transportation Department for Temescal Canyon Road. In the event the above referenced property owner(s) or their successor(s)-in-interest does/do not provide to the Transportation Department and/or Flood Control District the necessary dedication(s), eminent domain proceedings may need to be instituted by the Riverside County Board of Supervisors.

**Development Standards Findings:**

The Project meets the development standards for the M-SC Zone for Ordinance No. 348, Section 11.4. A-K, based on the following:

1. The minimum lot size shall be 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. Parcel 2 will be the smallest parcel of the 7.69 gross acre project site, with a minimum lot size of at 0.50 gross acres, greater than the minimum, and a width of 209 feet, both in excess of the minimum lot size and lot requirements of the zone.
2. Where the front, side, or rear yard adjoins a lot with a zoning classification other than R-R, R-1, R-A, R-2, R-3, R-4, R-6, R-T, R-T-R, or W-2-M, there is no minimum setback. As the Project site only adjoins another M-SC or C-P-S zones, there is no minimum setback required. The closest buildings to the front property line are Buildings A and B and they are 30 feet from Temescal Canyon Road.
3. The height of structures, including buildings, shall not exceed 40 feet at the yard setback line; or buildings shall not exceed 50 feet unless a height up to 75 feet is approved pursuant to Section 18.34 of Ordinance No. 348; or structures other than buildings shall not exceed 50 feet unless a height up to 105 feet is approved pursuant to Section 18.34 of Ordinance No. 348. The eight proposed buildings for the self-storage facility for the Project are not higher than 38 feet. Broadcasting antennas are not a part of this Project.
4. The Project is an industrial use and has decorative masonry walls with the addition of tubular-steel or wrought-iron for the basin and entry gates on to the Project site. The Project will primarily consist of eight foot high walls with wrought-iron for the entry gates and basin area for Parcel 1 (self-storage facility). Eight foot high tubular-steel with robust and mature landscaping will surround the perimeter of Parcel 3 (RV storage parking).
5. Required landscaping for the M-SC zone is ten percent (10%) of the site proposed for development (landscaping and irrigation). A minimum of ten foot strip adjacent to street right-of-way lines shall be appropriately landscaped and maintained, except for designated pedestrian and vehicular access way. Said landscaping strip shall not include landscaping located within the street right-of-way. The Project has an approximate 30 foot landscaping perimeter along the front property line and surrounding the project. The project as proposed meets the minimum M-SC landscaping requirements.

6. The Project site is a self-storage/mini warehouse and RV storage facility with a total of 54 parking stalls on asphalt concrete (22 stalls for customers including disabled persons parking and employees and 32 parking stalls for RV storage); therefore consistent with the parking requirements as provided in Section 18.12 of Ordinance No. 348. No electric vehicle (EV) parking is required for this project.
7. The Project's trash collection area is screened by landscaping in such a manner as not to be visible from a public street or from any adjacent residential area.
8. The Project's outside storage area is screened by mature and robust landscaping around the entire perimeter; including 24 inch box Torrey Pine and Coast Live Oak trees, plus 5 gallon Dwarf Bottle Brush, Red Yucca, and Autumn Sage bushes for the Project site.
9. The Project's utilities are currently installed underground except electrical lines rated at 33kV or greater.
10. The Project does not have any mechanical equipment for manufacturing process or roof-mounted accessory equipment on the buildings roofs or office. Any equipment would be screened from public view, if necessary for the Project site.
11. The Project does not propose any spot lights, electrical reflectors, or other means of illumination for signs, structures, and landscaping, parking, loading, unloading, and similar areas. All outside lighting fixtures (on the buildings) would be focused, directed, and arranged to prevent glare or direct illumination on the streets or adjoining properties.

**Other Findings:**

1. The Project site is located within Criteria Cell 3749 and 3750 of the Western Riverside County Multiple Species Habitat Conservation Plan (WRMSHCP). This project fulfills the plan requirements as it was reviewed under Habitat Acquisition Negotiation Stragagy Nos. 823 and 2216 (HANS00823 & HANS02216). Both HANS cases were approved and concluded with Joint Project Review (JPR) as of October 17, 2019.
2. The Project site is located within the City of Lake Elsinore Sphere of Influence. This Project was provided to the City of Lake Elsinore for review and comment on December 11, 2017. No comments were received either in favor or opposition of the project by the city.
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. In accordance with Assembly Bill No. 52 (AB52) tribal consultation letters were sent on December 13, 2017. Three tribes (Rincon, Soboba, and Pechanga) requested further consultations. Rincon Band of Indians requested cultural assessment documents and review of proposed conditions from the County of Riverside. Satisfied with the information provided, Rincon concluded their consultation on February 22, 2018. Soboba Band of Indians requested that the County implement the standard cultural monitoring conditions of approval. Satisfied with the information Soboba concluded their consultation on November 6, 2019. Pechanga Band of Indians requested consultation and were provided materials on the project (i.e. the Phase I report, project exhibits, and a copy of the proposed condition of approvals). No comments were received from Pechanga. The reached out again, both on March 13, 2018 and on April 22, 2019, still with no further comments from the tribe. The County concluded with Pechanga in regards to the Project on November 5, 2019.

5. 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. The proposed lighting is mounted on the buildings and is shielded and directed down as to not spill over into adjacent properties or interfere with Mt. Palomar Observatory.
6. 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 located within a Cal Fire State Responsibility Area ("SRA") and is within a very high fire hazard severity zone. As a part of being within an SRA, the Director of the Department of Forestry and Fire Protection or his/her designee must be notified of applications for building permits, tentative tract/parcel maps, and use permits for construction or development within an SRA. Riverside County Code Section 8.32.050 (C) (2) states that the Fire Chief is authorized and directed to enforce all applicable State fire laws and provisions of this ordinance and to perform such duties as directed by the Board of Supervisors. As designated, the Riverside County Assistant Fire Marshall shall have the authority to enforce all applicable State fire laws that the notification requirement of Title 14 has been met. The following additional findings are required to be met:
  - a. This land division has been designed so that each lot, and the subdivision as a whole, is in compliance sections 4290 and 4291 of the Public Resources Code by [providing a defensible space within each lot of 100 feet from each side, front and rear of a pad site, requiring that the site have fuel modification standards acceptable to the Riverside County Fire Department, requiring a minimum 10-foot clearance of all chimneys or stovetop exhaust pipes, no buildings shall covered or have dead brush overhang the roof line and requiring that the roof structure shall be maintained free of leaves, needles, or other vegetation. This Project is for the land use of a self-storage and RV storage facility; with a reduction in parcel size through a subdivision (TPM37599) from five parcels to three. Furthermore, this project has been reviewed by the Riverside County Fire Department, who found the design to be in compliance with standard defensible space and fire code regulations.
  - b. The Riverside County Fire Department provides fire protection services to the Project area. The proposed Project is closest to the Sycamore Creek Fire Station No. 64 located approximately three miles northwest of the Project site at 25310 Campbell Ranch Road. Thus, the Project site is adequately served by fire protection services under existing conditions.
  - c. The project meets the regulations regarding road standards for fire equipment access adopted pursuant to **Section 4290 of the Public Resources Code** and Riverside County Ordinance No. 787 by the installation of blue dot reflectors, a fire hydrant, knox box on the gate entry of the site,

standards for signs identifying streets, roads and buildings, fire sprinklers, water supply reserves for emergency fire use, and other.

**Conclusion:**

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

**PUBLIC HEARING NOTIFICATION AND COMMUNITY OUTREACH**

This project was advertised in the Press Enterprise Newspaper. Additionally, public hearing notices were mailed to property owners within 2000 feet of the project site. As of the writing of this report, Planning Staff has not received written communication/phone calls from the public indicating either support/opposition to the proposed project.

**APPEAL INFORMATION**

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

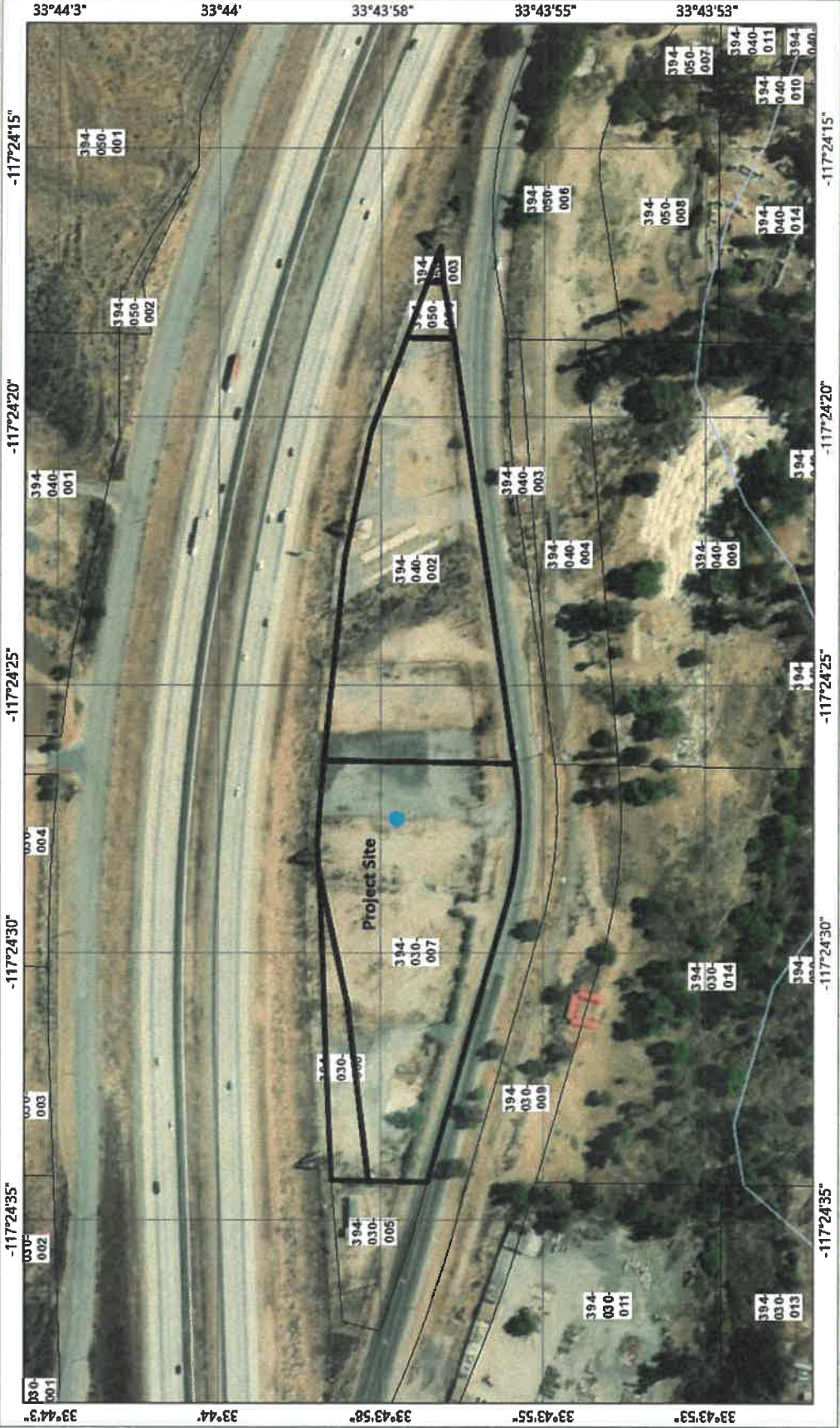
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# Vicinity Map

TPM37599 / PP26403



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



**Notes**

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0 188 376 Feet

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# General Plan Map

TPM37599 / PP26403



**Legend**

Parcel APNs

Parcels

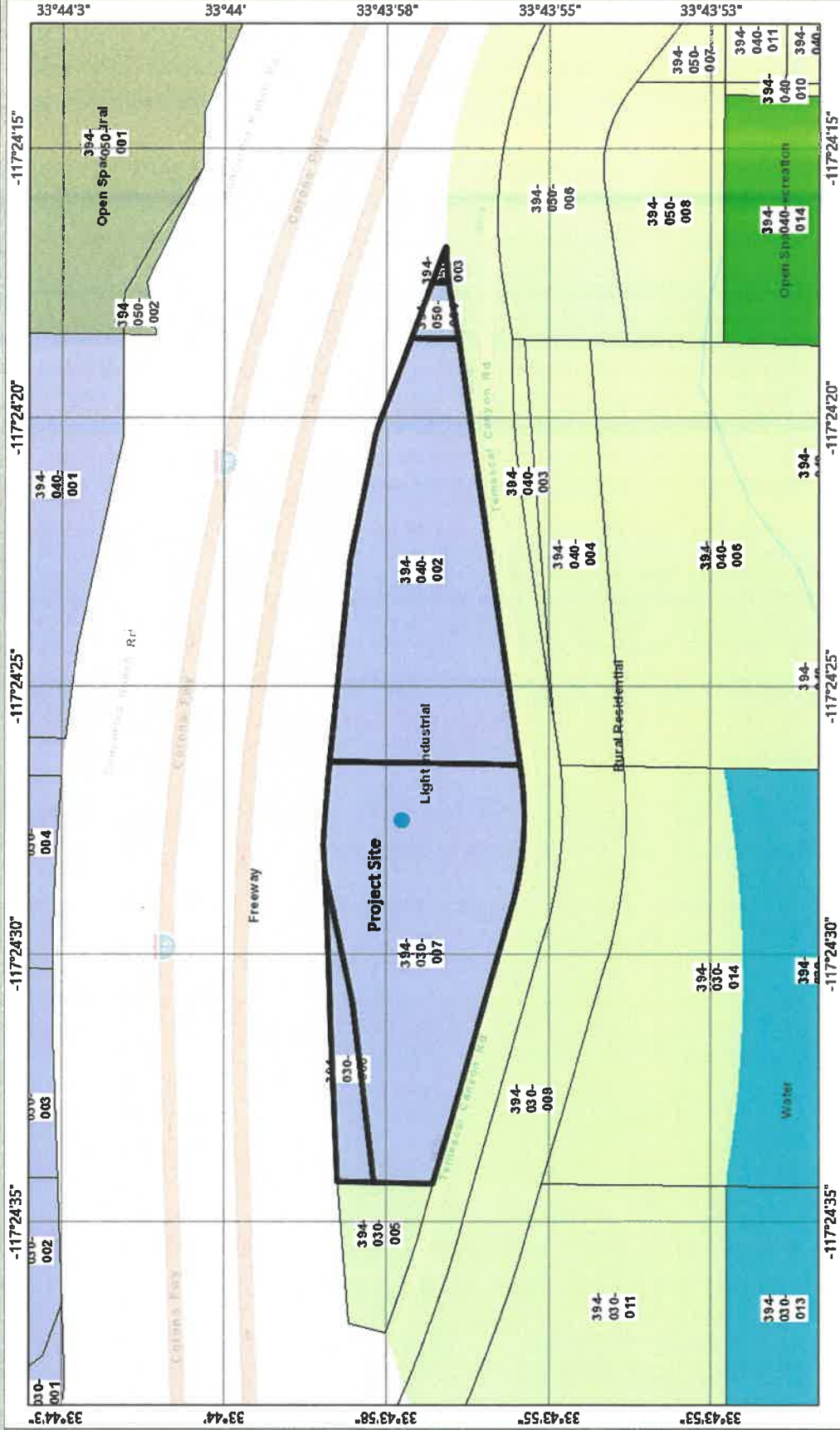
**General Plan Land Use**

- Rural Community - Estate Density I
- Rural Community - Very Low Density
- Rural Community - Low Density Residential
- Rural Community - Low 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 Office
- Community Center
- Light Industrial
- Heavy Industrial
- Business Park
- Public Facilities
- Mixed Use Area
- Rural Residential
- Rural Mountabrous
- Rural Desert
- Agriculture
- Conservation
- Conservation Habitat
- Open Space Recreation
- Open Space Rural
- Water
- Mineral Resources
- Indian Lands
- City
- Freeway

BlueLine Streams

City Areas

World Street Map



**Notes**

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# Zoning Map

TPM37599 / PP26403



Legend

- Parcel/APNs
- Parcels
- Zoning
- OTHER ZONING

- A-1
- A-1-1
- A-1-1.12
- A-1-12
- A-1-10
- A-1-15
- A-1-2
- A-1-2.12
- A-1-2.14
- A-1-20
- A-1-30000
- A-1-4
- A-1-40
- A-1-5
- A-2
- A-2-1
- A-2-10
- A-2-2
- A-2-12
- A-2-20
- A-2-5
- A-3
- A-3-10
- A-3-12
- A-3-5
- A-4
- A-4-10
- A-4-12
- A-4-5
- C-10C-P
- C-20
- C-3
- C-3-9
- C-P-2 1/2
- C-R
- C-T
- CV
- CV-10
- CV-20
- CV-5

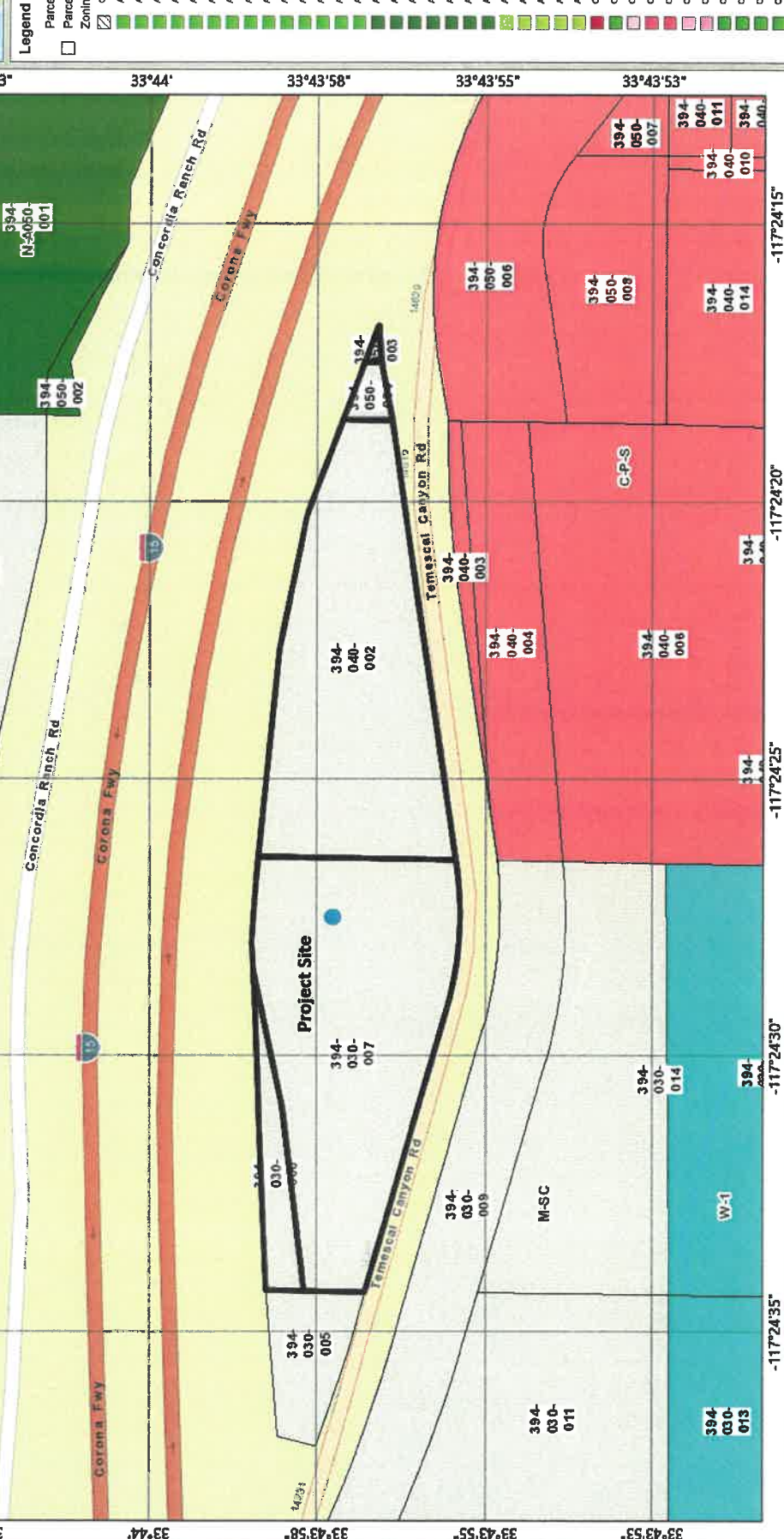
Notes

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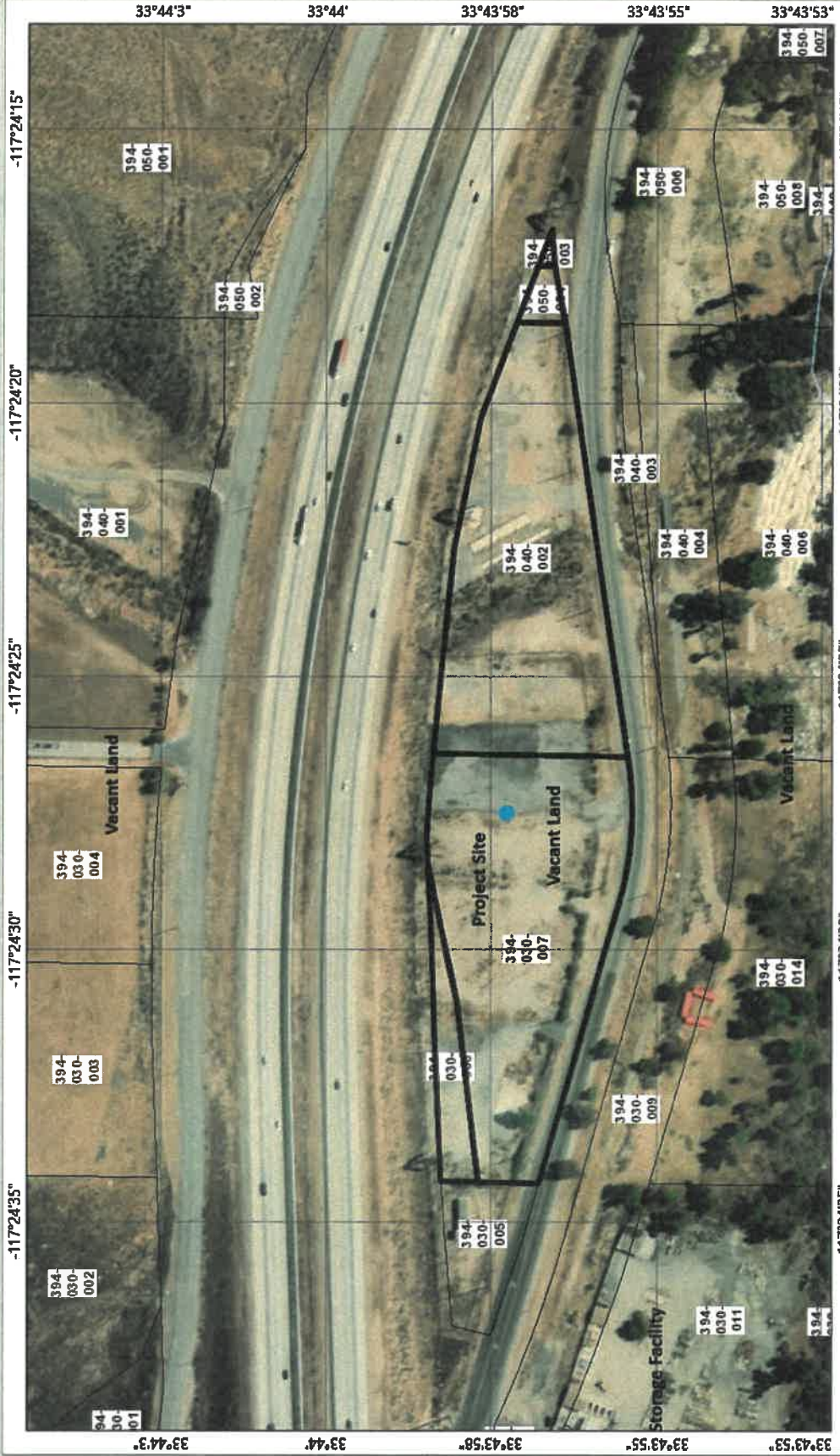


APN	Zoning
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394-040-001	A-1-12
394-050-002	A-1-12
394-030-003	A-1-12
394-040-004	A-1-12
394-050-005	A-1-12
394-030-006	A-1-12
394-040-007	A-1-12
394-050-008	A-1-12
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394-050-011	A-1-12
394-030-012	A-1-12
394-040-013	A-1-12
394-050-014	A-1-12
394-030-015	A-1-12
394-040-016	A-1-12
394-050-017	A-1-12
394-030-018	A-1-12
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394-050-020	A-1-12
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394-040-028	A-1-12
394-050-029	A-1-12
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394-030-135	A-1-12
394-040-136	A-1-12
394-050-137	A-1-12
394-030-138	A-1-12
394-040-139	A-1-12
394-050-140	A-1-12

**Land Use Map**  
 TPM37599 / PP26403



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



Notes

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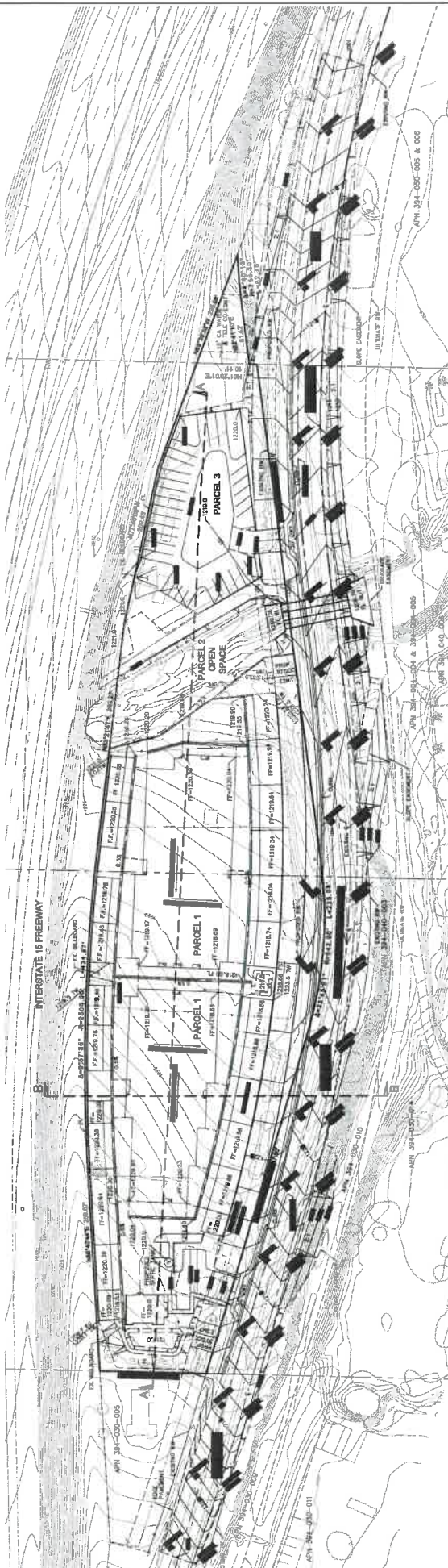
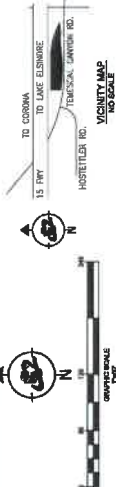


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# TENTATIVE PARCEL MAP NO. 37599

IN THE UNINCORPORATED COUNTY OF RIVERSIDE, STATE OF CALIFORNIA

BEING A SUBDIVISION OF A PORTION OF THE WEST HALF OF THE NORTHWEST QUARTER AND THE EAST HALF OF THE NORTHWEST QUARTER OF SECTION 16, TOWNSHIP 4 SOUTH, RANGE 5 WEST, SAN BERNARDINO MERIDIAN, IN THE COUNTY OF RIVERSIDE, A PORTION OF LOT 22 AND 23 OF CLAYTON SUBDIVISION, AS PER MAP RECORDED IN BOOK 15, PAGE 8 OF RIVERSIDE COUNTY ASSASSINATOR'S OFFICE RECORDS TO THE STATE OF CALIFORNIA BY DEED RECORDED JANUARY 21, 1989 IN BOOK 206, PAGE 58, RECORDED RIVERSIDE COUNTY



- LEGEND**
- FF - PROPOSED FRESH FLOOR
  - PL - PROPERTY LINE
  - FS - FRESH SURFACE
  - FW - TOP OF WALL
  - CON - CONTOURS
  - PC - PROPOSED CONTOURS
  - EL - EXISTING CHAIN LINK FENCE

- GENERAL NOTES (CONTINUED)**
21. THE OPEN SPACE WILL BE MAINTAINED BY
  22. FEMA ZONE X

- GENERAL NOTES**
1. THIS IS A SCHEDULE "F" PARCEL MAP
  2. THE MAP IS NOT WITHIN A SPECIFIC PLAN
  3. CURRENT ZONING IS R-2C
  4. PROPOSED ZONING IS R-2C
  5. SURROUNDING ZONING IS R-2C
  6. ADJACENT NEIGHBORHOODS
  7. THIS IS SUBJECT TO
  8. PROPOSED PARCELS: 3 TOTAL
  9. 1-OPEN SPACE - 4.56 ACROSS ACRES
  10. 1-OUTDOOR STORAGE - 1.35 ACROSS ACRES
  11. ADJACENT LAND USE: RESIDENTIAL/AGRICULT
  12. EXISTING LAND USE: WAGANT
  13. PROPOSED LAND USE: OFFICE/RETAIL STORAGE AND OUTDOOR STORAGE
  14. PUBLIC UTILITY IMPROVEMENTS PER COUNTY OF RIVERSIDE STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION
  15. THOMAS GUIDE MAP BOOK PAGE 404, GRID E-40 AND E-42 2006 EDITION
  16. ADJACENT GENERAL PLAN LAND USE: R-4 RURAL RESIDENTIAL, GENERAL OVERLAY AREA
  17. EXISTING GENERAL PLAN LAND USE: R-4 RURAL RESIDENTIAL, GENERAL PLAN POLICY OVERLAY AREA
  18. PROPOSED GENERAL PLAN LAND USE: U-1 LIGHT INDUSTRIAL, GENERAL PLAN POLICY OVERLAY AREA
  19. GROUND SURFACE DEPTHS PROPOSED.
  20. ALL STREETS TO BE PUBLIC STREETS.
  21. GROUND COLORING OUTSIDE THE PARCEL MAP BOUNDARY MAY REQUIRE PERMISSION LETTER OR AGREEMENT FROM THE UNDERLYING PROPERTY OWNER PRIOR TO THAT GROUND.

**OWNER/DEVELOPER:**  
 CONTACT DANNY LONG  
 4198 E PALM AVENUE, SUITE 200  
 WESTLAKE, CA 91371  
 (818) 420-2020

**ENGINEER/CONSULTANT:**  
 PARKS LAND CONSULTANTS, INC.  
 10000 VANALDEN AVENUE, SUITE 111  
 WESTLAKE, CALIFORNIA 91371  
 (818) 420-2020

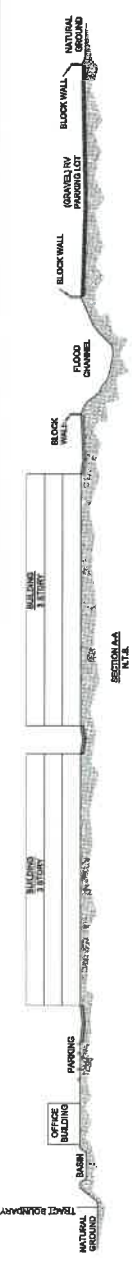
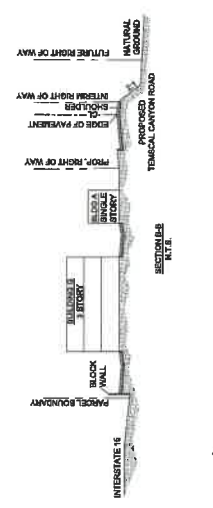
**CONTRACTOR/CONTRACTOR:**  
 CONTACT DANNY LONG  
 4198 E PALM AVENUE, SUITE 200  
 WESTLAKE, CA 91371  
 (818) 420-2020

**LEGAL DESCRIPTION:**  
 BEING A SUBDIVISION OF A PORTION OF THE WEST HALF OF THE NORTHWEST QUARTER AND THE EAST HALF OF THE NORTHWEST QUARTER OF SECTION 16, TOWNSHIP 4 SOUTH, RANGE 5 WEST, SAN BERNARDINO MERIDIAN, IN THE COUNTY OF RIVERSIDE, A PORTION OF LOT 22 AND 23 OF CLAYTON SUBDIVISION, AS PER MAP RECORDED IN BOOK 15, PAGE 8 OF RIVERSIDE COUNTY ASSASSINATOR'S OFFICE RECORDS TO THE STATE OF CALIFORNIA BY DEED RECORDED JANUARY 21, 1989 IN BOOK 206, PAGE 58, RECORDED RIVERSIDE COUNTY

**SCALE:**  
 1" = 200'

**DATE:**  
 APRIL 2011

**CASE: TPM37599**  
**EXHIBIT: Tentative Parcel Map**  
**PLANNER: T. Wheeler**  
**DATE: December 9, 2019**



**OWNER/DEVELOPER:**

THE HANCOCK GROUP  
1899 LAVERA STREET, SUITE 200  
MOUNTAIN VIEW, CA 92654  
CONTACT: DAN LONG  
PHONE: 949.261.1100  
FAX: 949.261.1101  
EMAIL: dan@hancocgroup.com

**ARCHITECT**

VALLI ARCHITECTURAL GROUP  
27465 PUEBLA VISTA, SUITE 203  
SAN JOSE, CA 95134  
CONTACT: ANSEL VALLI  
PHONE: 408.783.4191  
EMAIL: ANSEL@VALLIARCH.COM

**CIVIL ENGINEER**

PAVING AND CONSULTANTS INC.  
2000 CALIFORNIA STREET  
SANTA ANA, CA 92701  
CONTACT: CHUCK GARDNER  
PHONE: 714.774.2222  
EMAIL: CHUCK@PAVINGCONSULTANTS.COM

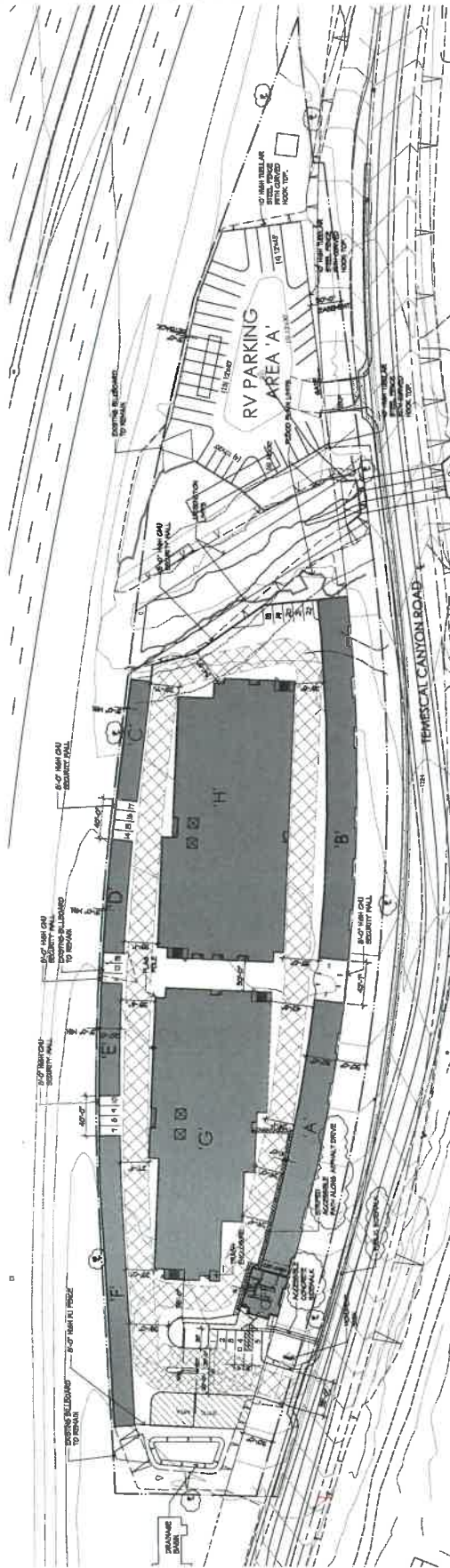
**LANDSCAPE ARCHITECT**

ALUMBRGA GROUP  
10000 CENTINELA NORTH, SUITE C  
THERESA, CA 92570  
CONTACT: WYBERT BUDOWARD  
PHONE: 951.261.1100  
EMAIL: WYBERT@ALUMBRGAGROUP.COM

**PROJECT DATA**

BLDG. A: 13,441 SQ. FT.  
BLDG. B: 10,561 SQ. FT.  
BLDG. C: 10,561 SQ. FT.  
BLDG. D: 22,296 SQ. FT.  
BLDG. E: 22,296 SQ. FT.  
BLDG. F: 22,296 SQ. FT.  
BLDG. G: 22,296 SQ. FT.  
BLDG. H: 83,768 SQ. FT.  
BLDG. I: 17,238 SQ. FT.  
BLDG. TOTAL: 212,596 SQ. FT.

SITE AREA: 304,028 SQ. FT. (7.03 ACRES)  
PROPOSED F.A.R.: 0.447 (per calculation below)  
ALLOWED F.A.R.: 0.5  
F.A.R. CALCULATION:  
148,208 (net storage) / 1,144 (net office footprint) = 129.58  
148,208 / 1,144 (net office footprint) = 129.58  
148,208 / 1,144 (net office footprint) = 129.58



ACCESSIBLE PATH OF TRAVEL  
48" WIDE MIN. WITH 5% MAX. SLOPE  
48" WIDE MIN. WITH 5% MAX. SLOPE  
25% MAX. CROSS SLOPE

FIRE LANE  
24' UNOBSTRUCTED WIDTH  
(38' OUTSIDE TURNING RADIUS  
14' INSIDE TURNING RADIUS)  
2 WAY TRAVEL

FIRE LANE  
20' UNOBSTRUCTED WIDTH  
1 WAY TRAVEL (AT ENTRY/EXIT GATE)

CASE: PP26403  
EXHIBIT A: Site & Phasing Plan  
PLANNER: T. Wheeler  
DATE: December 9, 2019



**SITE PLAN**

**RANCH RV & SELF STORAGE - TEMESCAL CANYON**

RIVERSIDE COUNTY, CA



06/16/19

SCALE: 1" = 60'-0"



**OWNER/DEVELOPER:**  
 THE RANDSON GROUP  
 4199 TAZUMA STREET, SUITE 200  
 COSTA MESA, CA 92626  
 CONTACT: DAN LONG  
 PHONE: 714.440.1111  
 EMAIL: dan@randsongroup.com

**ARCHITECT**  
 VALLI ARCHITECTURAL GROUP  
 2746 PIETRA REAL SUITE 205  
 COSTA MESA, CA 92626  
 CONTACT: DAN VALLI  
 PHONE: 497.815.4171  
 EMAIL: dan@valligroup.com

**CIVIL ENGINEER**  
 ZAVITLAND CONSULTING INC.  
 2000 S. GARDEN AVENUE, SUITE 111  
 WESTLAKE, CA 91361  
 CONTACT: DANIEL ZAVIT  
 PHONE: 760.724.2422  
 EMAIL: DANIEL.ZAVIT@ZAVITLAND.COM

**LANDSCAPE ARCHITECT**  
 ALUMBERA GROUP  
 10000 WOODBINE DRIVE, SUITE C  
 HAYWARD, CA 94545  
 CONTACT: VINCENT BROWARD  
 PHONE: 925.438.8888  
 EMAIL: VINCENT@ALUMBERA.COM

**PROJECT DATA**

BUILDING A	18,416 SQ. FT.
BUILDING B	10,541 SQ. FT.
BUILDING C	2,200 SQ. FT.
BUILDING D	2,341 SQ. FT.
BUILDING E	2,341 SQ. FT.
BUILDING F	6,878 SQ. FT.
STORAGE/RECREATIONAL	11,828 SQ. FT.
OFFICE	1,418 SQ. FT.
PROFESSIONAL	11,828 SQ. FT.

SITE AREA: 384,624 SQ. FT. (7.00 ACRES)  
 APPROVED PLANT: 2,416 (see calculation below)  
 ADJUSTED PLANT: 63  
 F.A.S. CALCULATION (17 PHASES FINAL BUILD OUT):  
 148,110 (total storage) + 1,418 (new office building)  
 = 149,528 estimated PL.  
 149,528 / 124,919.8 (7.00 acres) = 0.447 F.A.S.

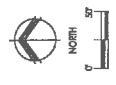
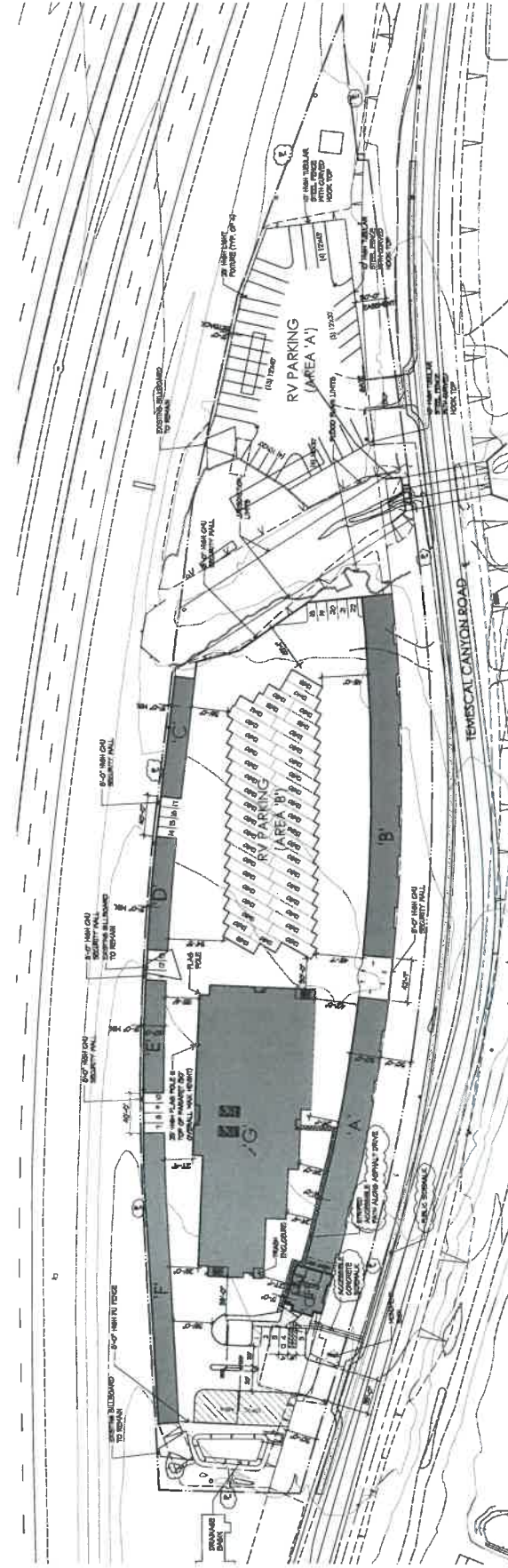
**RV PARKING (AREA A)**

17' x 27' = 4
17' x 30' = 11
17' x 45' = 19
17' x 45' = 19

**RV PARKING (AREA B)**

12' x 30' = 4
12' x 30' = 4
12' x 45' = 11
12' x 45' = 11
12' x 50' = 11

ACCESSIBLE PATH OF TRAVEL:  
 48" WIDE MIN. WITH 5% MAX SLOPE  
 IN THE DIRECTION OF TRAVEL AND  
 2% MAX CROSS SLOPE



**PHASE I SITE PLAN**

**RANCH RV & SELF STORAGE - TEMESCAL CANYON**

RIVERSIDE COUNTY, CA

1A

01/07/19

SCALE: 1" = 30'-0"





**OWNER/DEVELOPER:**

THE MANSON GROUP  
 11800 VANALTA DRIVE, SUITE 200  
 VANALTA, CA 92681  
 CONTACT: DAN LONG  
 PHONE: 949.783.4811  
 FAX: 949.783.4812  
 EMAIL: dan@themanongroup.com

**ARCHITECT**

VALLI ARCHITECTURAL GROUP  
 22465 PIERA VISTA, SUITE 235  
 SAN DIEGO, CA 92127  
 CONTACT: ABEL VALLI  
 PHONE: 619.713.4111  
 EMAIL: abel@valliarch.com

**CIVIL ENGINEER**

PAUL AND ANNE QUINN INC.  
 200 CALLE SAN JOSE, SUITE 111  
 VISTA, CA 92081  
 CONTACT: PAUL QUINN  
 PHONE: 760.734.0225  
 EMAIL: CHUCK@PAULQUINNANDANNQUINN.COM

**LANDSCAPE ARCHITECT**

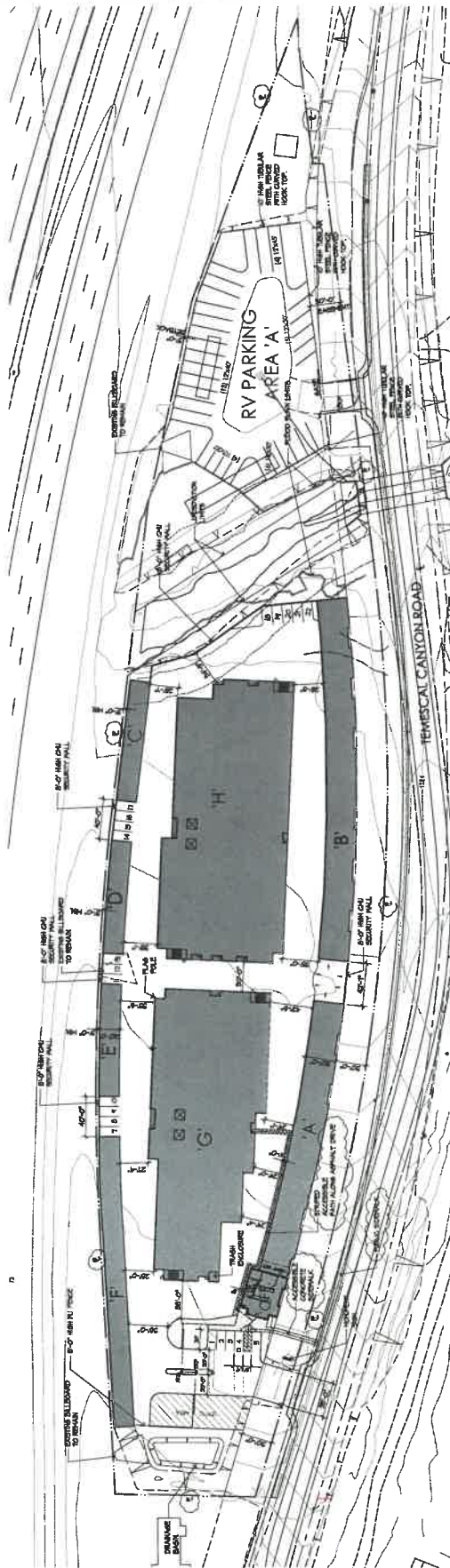
ALVARADO GROUP  
 15555 SHELTON BLVD, SUITE C  
 TEMESCAL CANYON  
 CONTACT: MICHAEL DODDARD  
 PHONE: 951.262.4444  
 EMAIL: MICHAEL@ALVARADOGROUP.COM

**PROJECT DATA**

BLDG. A 9,341 SQ. FT.  
 BLDG. B 10,581 SQ. FT.  
 BLDG. C 22,229 SQ. FT.  
 BLDG. D 22,229 SQ. FT.  
 BLDG. E 22,229 SQ. FT.  
 BLDG. F 22,229 SQ. FT.  
 BLDG. G (3 STORY) 65,765 SQ. FT.  
 BLDG. H (3 STORY) 65,765 SQ. FT.  
 BLDG. I (3 STORY) 65,765 SQ. FT.  
 BLDG. J (3 STORY) 65,765 SQ. FT.  
 OFFICE SUBTOTAL 215,398 SQ. FT.  
 PROJECT TOTAL 215,398 SQ. FT.

SITE AREA: 304,659 SQ. FT. (7.03 ACRES)  
 PROPOSED F.A.R.: 0.447 (see calculation below)  
 ALLOWED F.A.R.: 0.5  
 F.A.R. CALCULATION:  
 148,370 (net change) / 1.416 (new office footprint)  
 = 104,262 (existing f.s.)  
 148,370 / 1.34,976 (f.s. area) = 0.447 F.A.R.

RV PARKING AREA (A)  
 17' x 20' = 4  
 17' x 40' = 8  
 17' x 40' = 8  
 17' x 40' = 8



ACCESSIBLE PATH OF TRAVEL  
 48" WIDE MIN. WITH 5% MAX. SLOPE  
 IN THE DEGREE OF TRAVEL AND  
 24" MIN. GROSS SLOPE



**SITE PLAN**

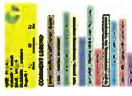
**RANCH RV & SELF STORAGE - TEMESCAL CANYON**  
 RIVERSIDE COUNTY, CA



01/07/19  
 SCALE: 1" = 5'-0"



OVERALL REAR ELEVATION



TEMESCAL CANYON ROAD ELEVATION

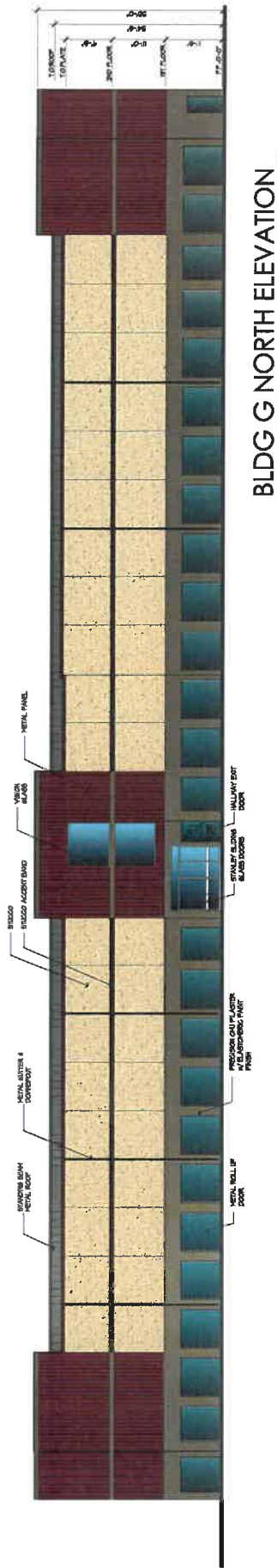
**RANCH RV & SELF STORAGE - TEMESCAL CANYON**  
 RIVERSIDE COUNTY, CA

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

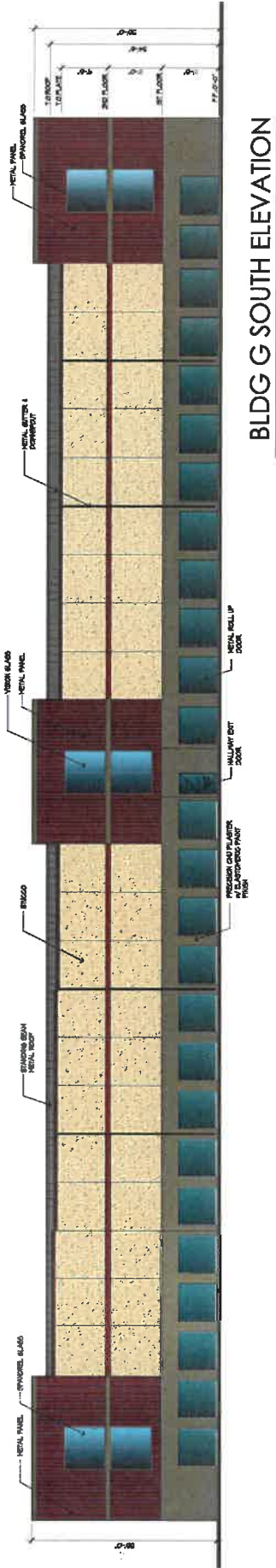


13

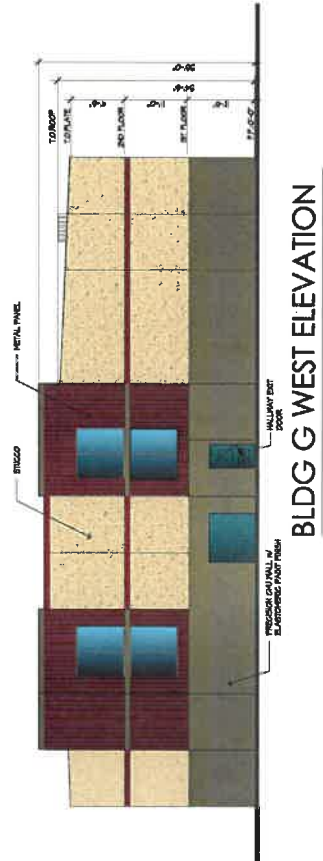
CASE: PP26403  
 EXHIBIT B: Elevation Plans (10/28/19)  
 PLANNER: T. Wheeler  
 DATE: December 9, 2019



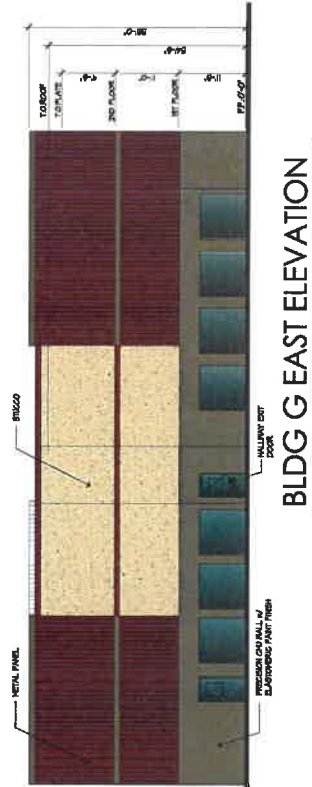
BLDG G NORTH ELEVATION



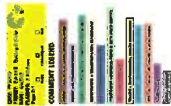
BLDG G SOUTH ELEVATION



BLDG G WEST ELEVATION

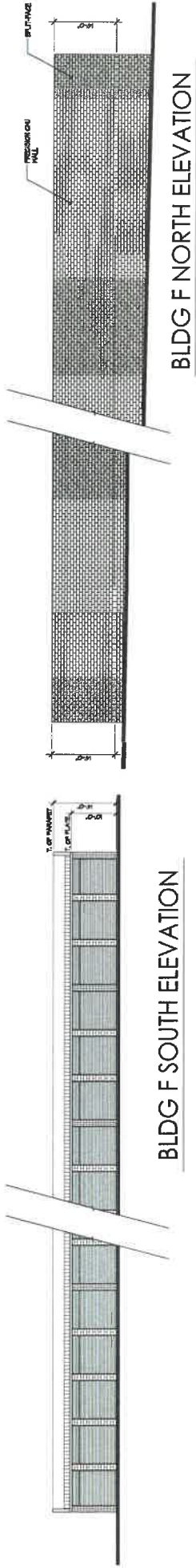


BLDG G EAST ELEVATION



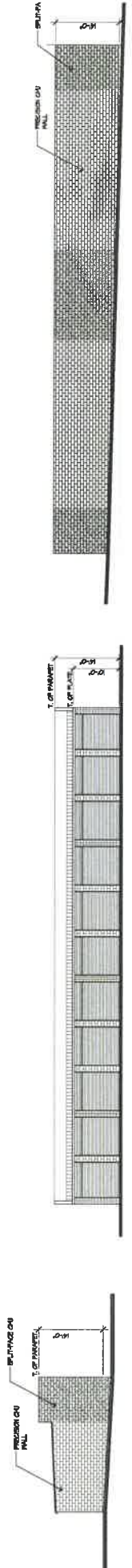






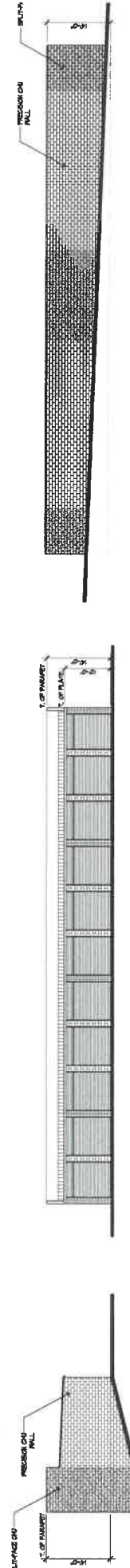
BLDG F SOUTH ELEVATION

BLDG F NORTH ELEVATION



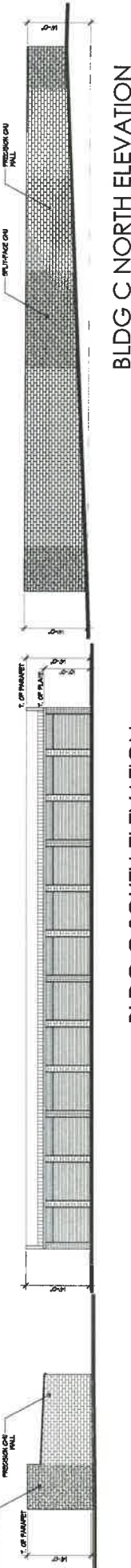
BLDG E SOUTH ELEVATION

BLDG E NORTH ELEVATION



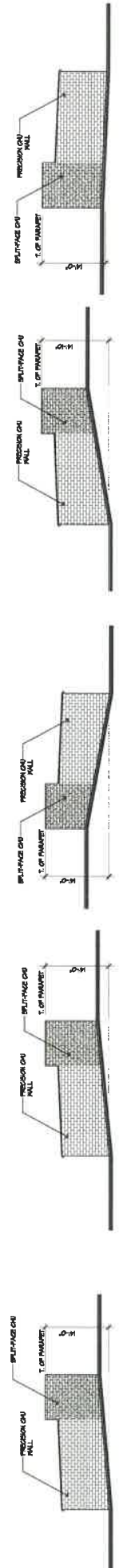
BLDG D SOUTH ELEVATION

BLDG D NORTH ELEVATION



BLDG C SOUTH ELEVATION

BLDG C NORTH ELEVATION



BLDG D EAST ELEVATION

BLDG D WEST ELEVATION

BLDG C EAST ELEVATION

BLDG C WEST ELEVATION

RANCH RV & SELF STORAGE - TEMESCAL CANYON

RIVERSIDE COUNTY, CA

ELEVATIONS

01/07/19

SCALE: 1" = 10'-0"

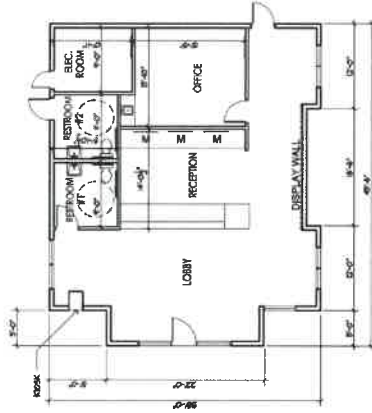




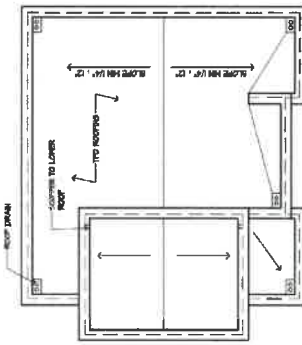
**NORTH ELEVATION**  
SCALE: 1/4" = 1'-0"

**WEST ELEVATION**  
SCALE: 1/4" = 1'-0"

**SOUTH ELEVATION**  
SCALE: 1/4" = 1'-0"



**OFFICE FLOOR PLAN**  
SCALE: 1/8" = 1'-0"



**OFFICE ROOF PLAN**  
SCALE: 1/8" = 1'-0"



10

01/07/19

**OFFICE**

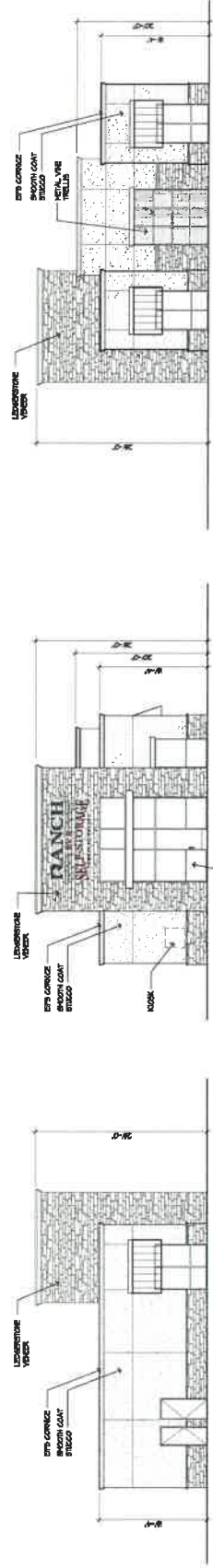
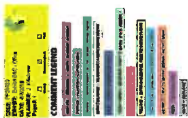
SCALE: 1/8" = 1'-0"

**RANCH RV & SELF STORAGE - TEMESCAL CANYON**

RIVERSIDE COUNTY, CA



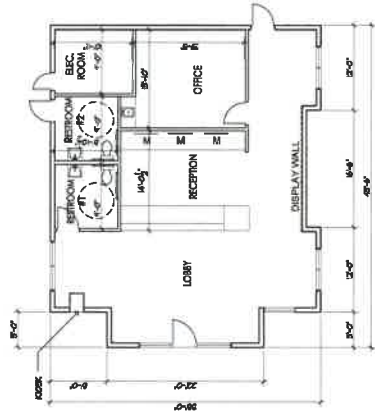
VALLI  
ARCHITECTURAL  
GROUP  
27455 RED HILL STREET, PH: 951-834-8171  
PESCON VEC, CA 92571  
office@valli.com



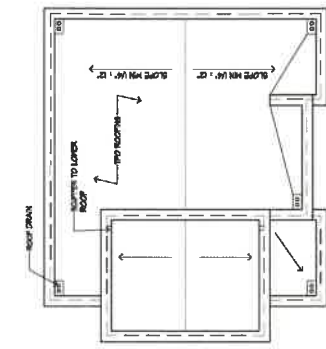
**NORTH ELEVATION**  
SCALE: 1/8" = 1'-0"

**WEST ELEVATION**  
SCALE: 1/8" = 1'-0"

**SOUTH ELEVATION**  
SCALE: 1/8" = 1'-0"



**OFFICE FLOOR PLAN**  
SCALE: 1/8" = 1'-0"

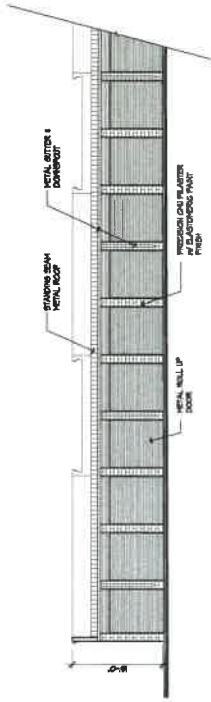


**OFFICE ROOF PLAN**  
SCALE: 1/8" = 1'-0"

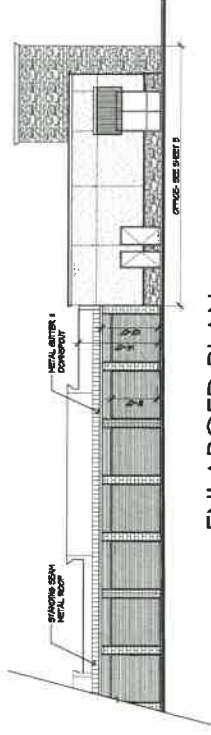


01/07/19  
**OFFICE**  
SCALE: 1/8" = 1'-0"

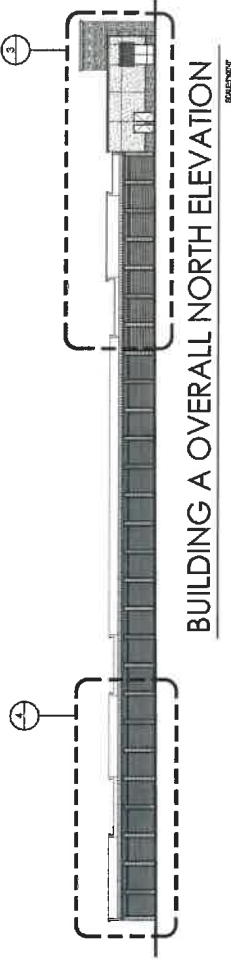
**RANCH RV & SELF STORAGE - TEMESCAL CANYON**  
RIVERSIDE COUNTY, CA



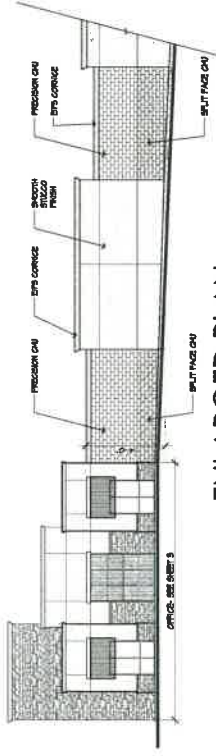
ENLARGED PLAN ④  
SCALE: 1/8" = 1'-0"



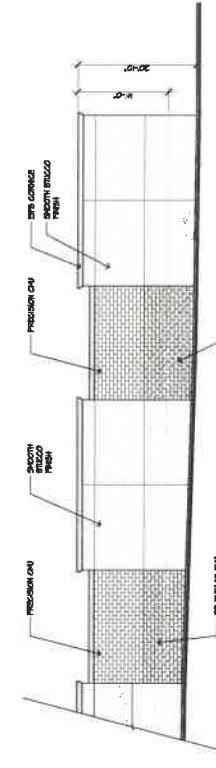
ENLARGED PLAN ③  
SCALE: 1/8" = 1'-0"



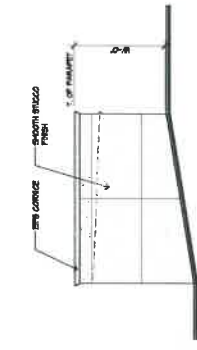
BUILDING A OVERALL SOUTH ELEVATION  
SCALE: 1/8" = 1'-0"



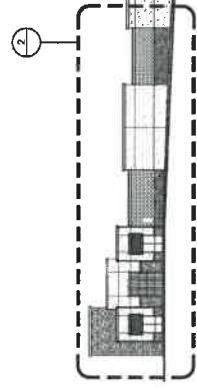
ENLARGED PLAN ②  
SCALE: 1/8" = 1'-0"



ENLARGED PLAN ①  
SCALE: 1/8" = 1'-0"

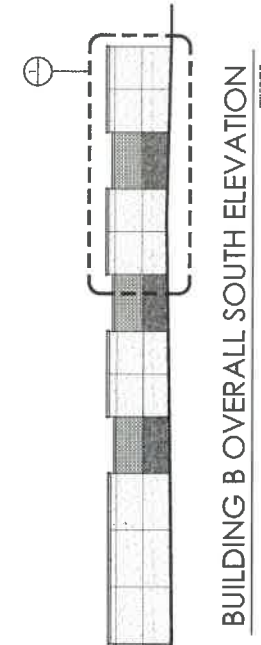
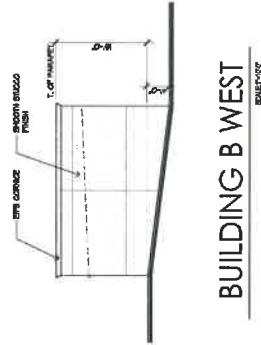
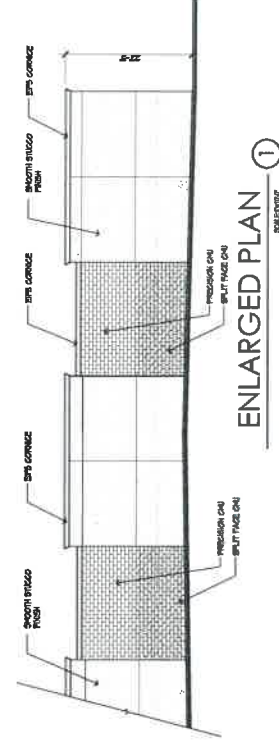
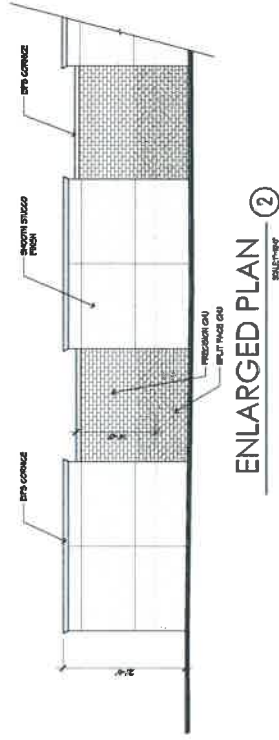
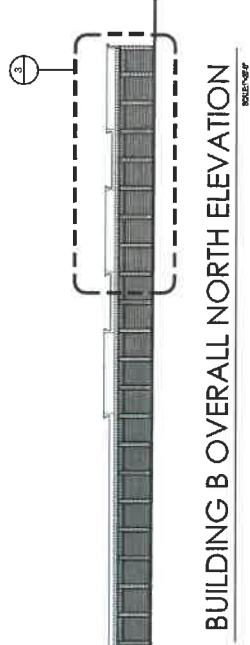
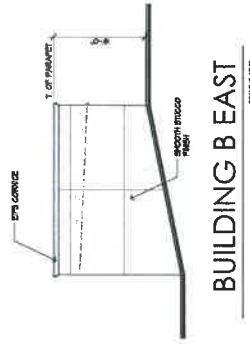
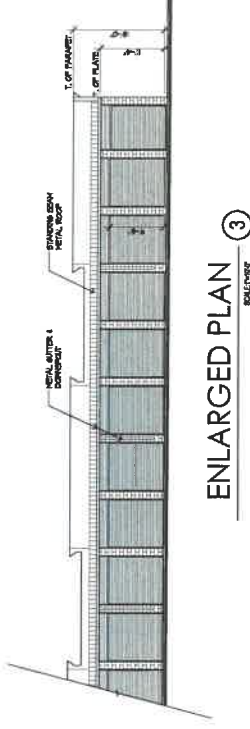
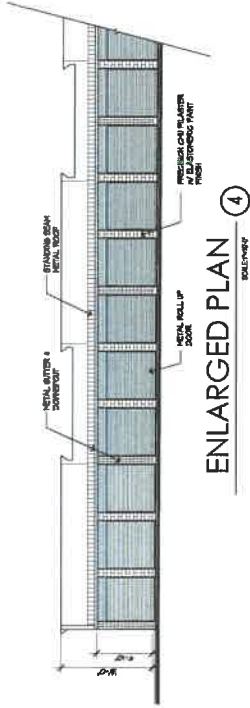


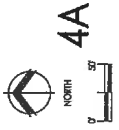
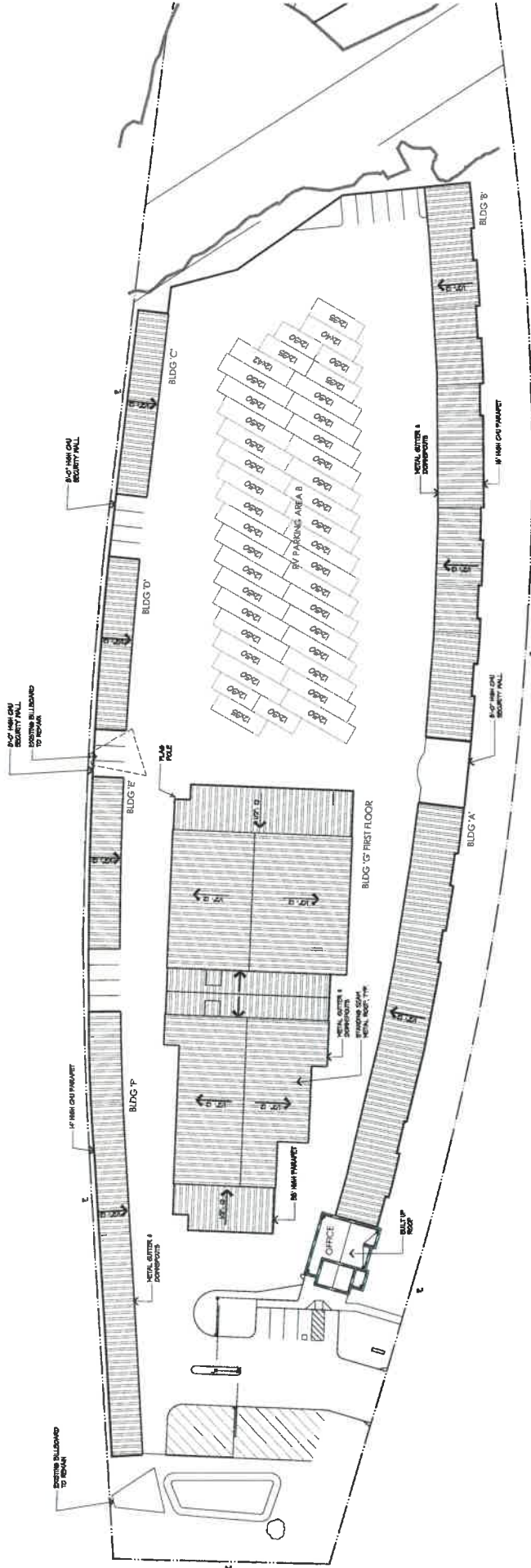
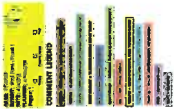
BUILDING A WEST  
SCALE: 1/8" = 1'-0"



BUILDING A OVERALL SOUTH ELEVATION  
SCALE: 1/8" = 1'-0"

DATE	11/15/2024
BY	ARCHITECT
CHECKED	ARCHITECT
PROJECT	ARCHITECT
DESCRIPTION	ARCHITECT
SCALE	ARCHITECT
NOTES	ARCHITECT
REVISIONS	ARCHITECT
1	ARCHITECT
2	ARCHITECT
3	ARCHITECT
4	ARCHITECT
5	ARCHITECT
6	ARCHITECT
7	ARCHITECT
8	ARCHITECT
9	ARCHITECT
10	ARCHITECT
11	ARCHITECT
12	ARCHITECT
13	ARCHITECT
14	ARCHITECT
15	ARCHITECT
16	ARCHITECT
17	ARCHITECT
18	ARCHITECT
19	ARCHITECT
20	ARCHITECT





**PHASE I ROOF PLANS**

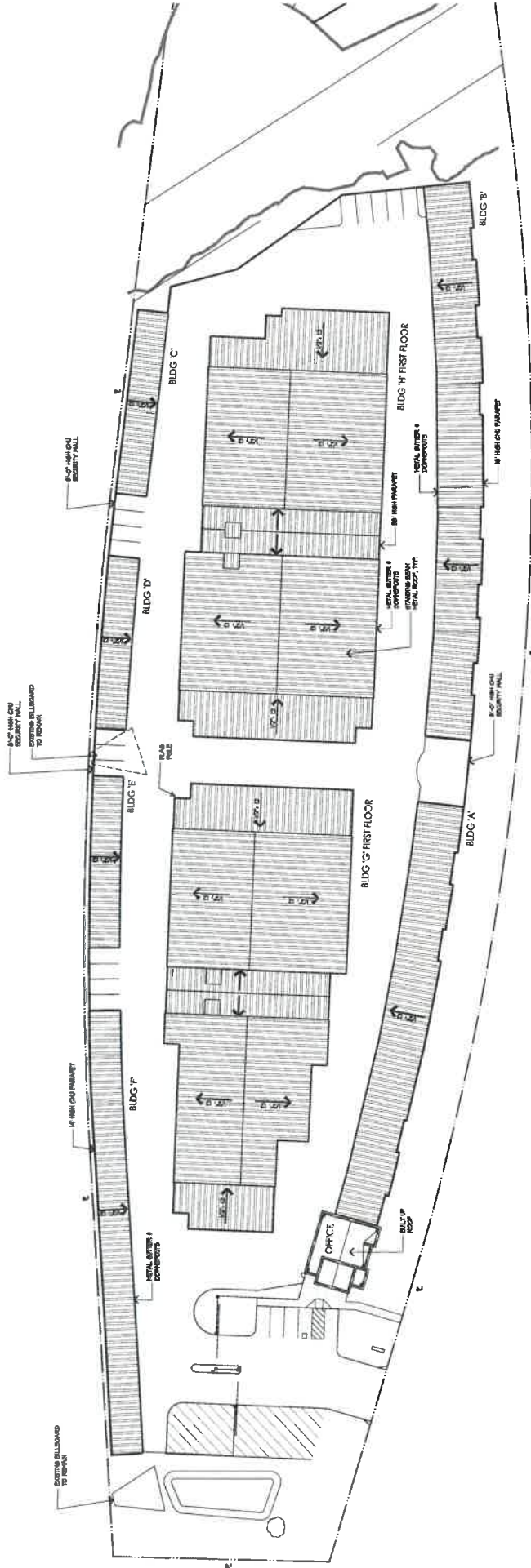
**RANCH RV & SELF STORAGE - TEMESCAL CANYON**

01/27/19

SCALE: 1" = 30'-0"

RIVERSIDE COUNTY, CA

**4A**



4



# ROOF PLANS

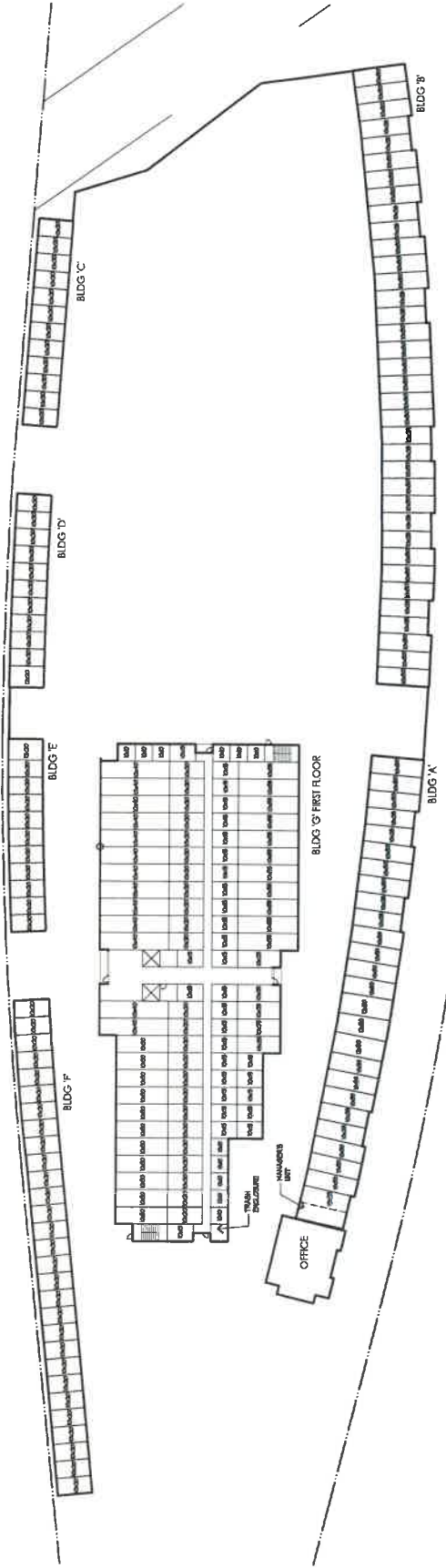
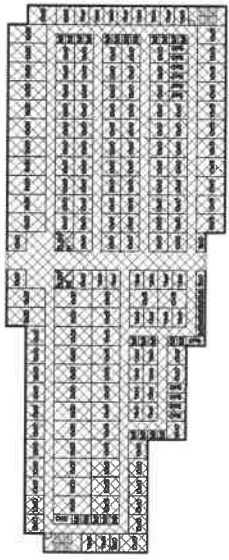
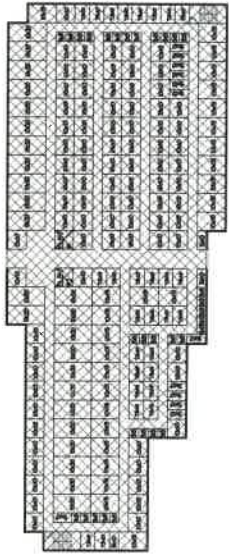
# RANCH RV & SELF STORAGE - TEMESCAL CANYON

01/07/19  
SCALE: 1" = 30'-0"

RIVERSIDE COUNTY, CA



CASE: PP26403  
 EXHIBIT C: Floor Plans (2 pgs)  
 PLANNER: T. Wheeler  
 DATE: December 9, 2019



**UNITMIX TABULATION**

STANDARD UNITS - NON-CG			TOTAL		
SIZE OF UNIT	NO. OF UNITS	SQ. FT.	SIZE OF UNIT	NO. OF UNITS	SQ. FT.
648	10	1100	648	10	1100
744	10	1100	744	10	1100
840	20	1700	840	20	1700
936	20	1700	936	20	1700
1032	19	1500	1032	19	1500
1128	30	1500	1128	30	1500
1224	30	1500	1224	30	1500
1320	2	400	1320	2	400
1416	3	1000	1416	3	1000
<b>TOTAL</b>	<b>203</b>	<b>52,000</b>	<b>TOTAL</b>	<b>203</b>	<b>52,000</b>

CLIMATE CONTROL UNITS			TOTAL		
SIZE OF UNIT	NO. OF UNITS	SQ. FT.	SIZE OF UNIT	NO. OF UNITS	SQ. FT.
648	25	1500	648	25	1500
744	50	1500	744	50	1500
840	50	1500	840	50	1500
936	50	1500	936	50	1500
1032	75	1500	1032	75	1500
1128	100	1500	1128	100	1500
1224	150	1500	1224	150	1500
1320	200	1500	1320	200	1500
<b>TOTAL</b>	<b>425</b>	<b>42,500</b>	<b>TOTAL</b>	<b>425</b>	<b>42,500</b>

GRAND TOTAL		
SIZE OF UNIT	NO. OF UNITS	SQ. FT.
648	35	1500
744	60	1500
840	70	1500
936	70	1500
1032	95	1500
1128	130	1500
1224	170	1500
1320	202	1500
1416	3	1000
<b>TOTAL</b>	<b>507</b>	<b>52,000</b>



PHASE I UNITMIX PLAN

RANCH RV & SELF STORAGE - TEMESCAL CANYON

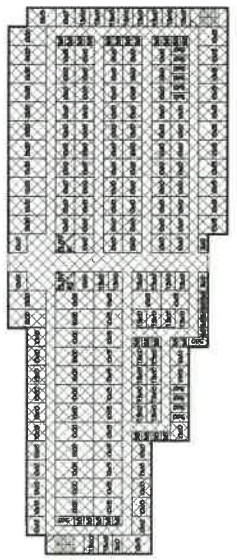
RIVERSIDE COUNTY, CA

SCALE: 1" = 50'-0"

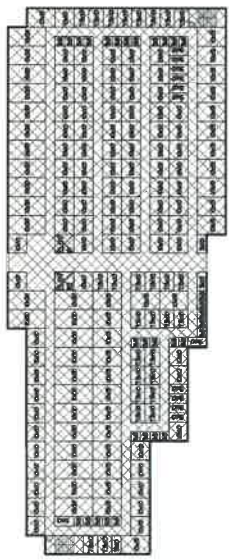
01/07/19

2A

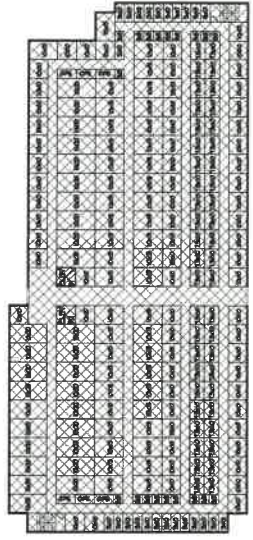




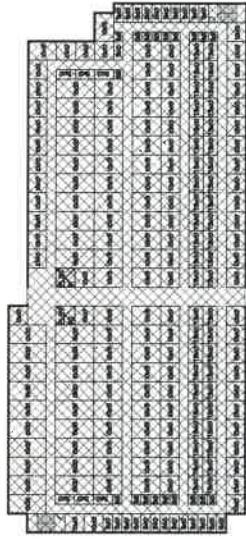
BLDG G THIRD FLOOR



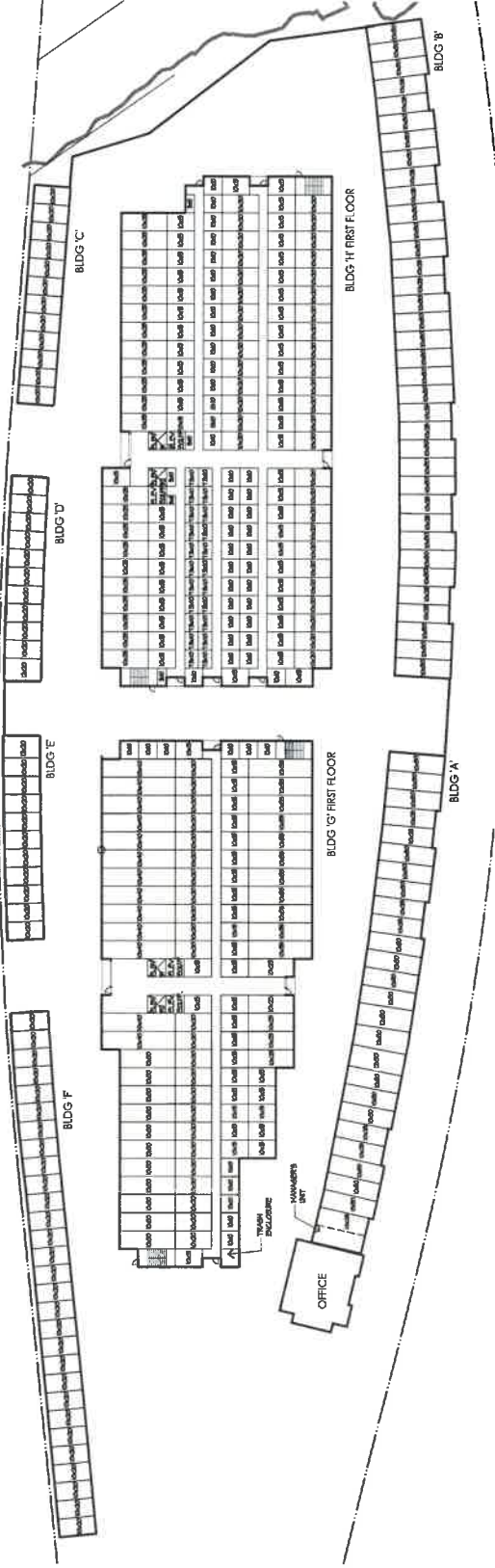
BLDG G SECOND FLOOR



BLDG H THIRD FLOOR



BLDG H SECOND FLOOR



**UNITMIX TABULATION**

STANDARD UNITS PER CODE		TOTAL	
NO. OF UNITS	NO. OF SQ. FT.	NO. OF UNITS	NO. OF SQ. FT.
5x5	25	1	25
6x10	60	4	240
7x10	70	22	1540
8x10	80	60	4800
9x10	90	81	7290
10x10	100	156	15600
10x12	120	27	3240
10x15	150	11	1650
10x20	200	11	2200
10x30	300	11	3300
10x40	400	13	5200
10x50	500	2	1000
12x20	240	2	480
12x30	360	3	1080
<b>TOTAL</b>	<b>AVERAGE UNIT SIZE</b>	<b>408</b>	<b>61,005</b>

TOTAL UNITS		TOTAL SQ. FT.	
NO. OF UNITS	NO. OF SQ. FT.	NO. OF UNITS	NO. OF SQ. FT.
5x5	25	100	2500
6x10	60	86	5160
7x10	70	148	10360
8x10	80	304	24320
9x10	90	146	13140
10x10	100	156	15600
10x12	120	116	13920
10x15	150	116	17400
10x20	200	116	23200
10x30	300	116	34800
10x40	400	13	5200
10x50	500	11	5500
12x20	240	2	480
12x30	360	3	1080
<b>TOTAL</b>	<b>AVERAGE UNIT SIZE</b>	<b>668</b>	<b>82,000</b>

TOTAL UNITS		TOTAL SQ. FT.	
NO. OF UNITS	NO. OF SQ. FT.	NO. OF UNITS	NO. OF SQ. FT.
5x5	25	101	2525
6x10	60	94	5640
7x10	70	170	11900
8x10	80	327	26160
9x10	90	160	14400
10x10	100	228	22800
10x12	120	27	3240
10x15	150	19	2850
10x20	200	51	10200
10x30	300	11	3300
10x40	400	13	5200
10x50	500	2	1000
12x20	240	2	480
12x30	360	3	1080
<b>TOTAL</b>	<b>AVERAGE UNIT SIZE</b>	<b>1027</b>	<b>162,700</b>

SUMMARY TOTAL		SUMMARY TOTAL	
GRAND TOTAL	AVERAGE UNIT SIZE	GRAND TOTAL	AVERAGE UNIT SIZE
1027	158.3	1027	158.3
162,700	213,782	162,700	213,782
<b>EFFICIENCY</b>	<b>81.3%</b>		



CLIMATE CONTROL AREA



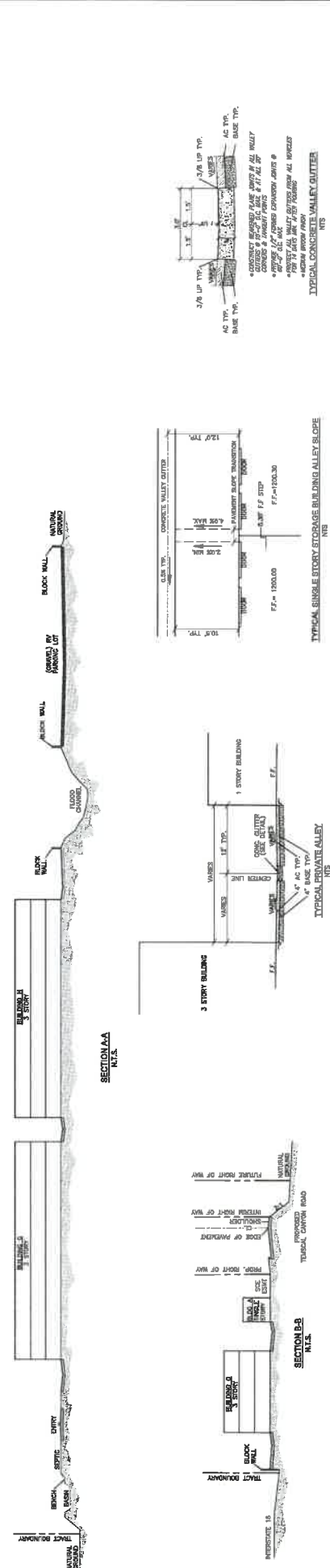
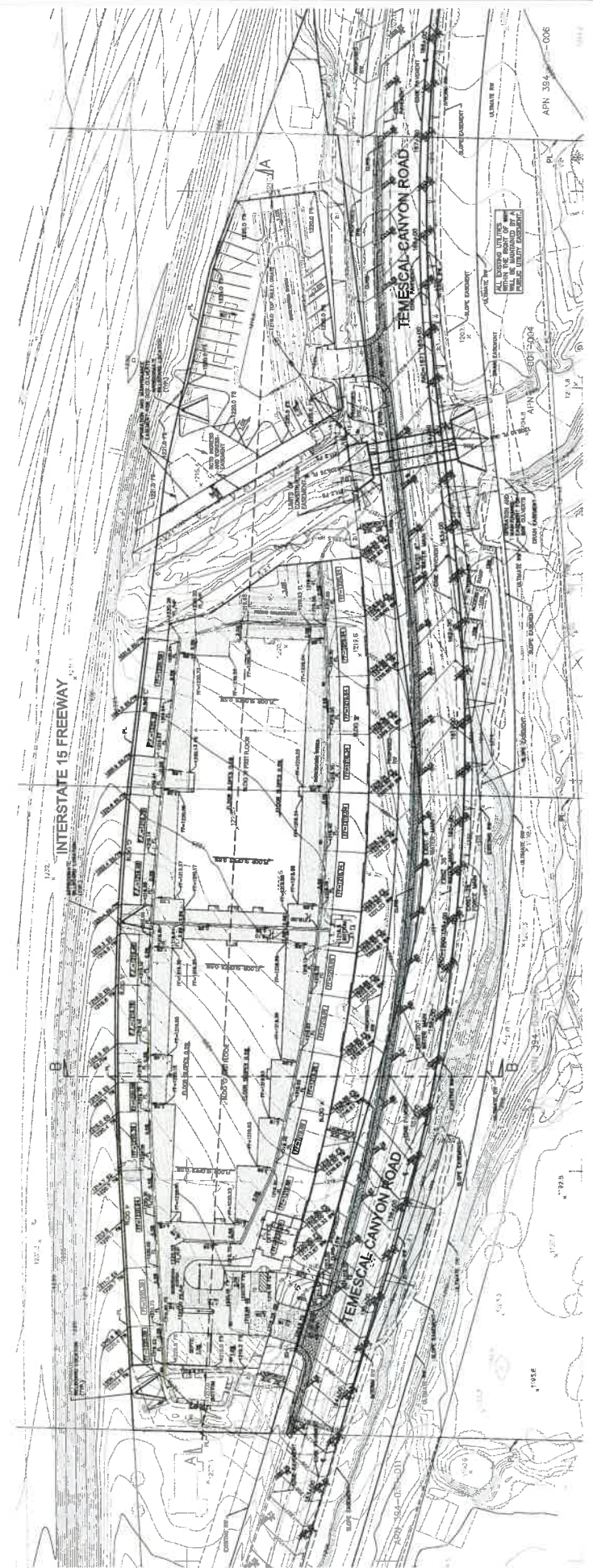
010719  
SCALE: 1"=30'-0"

**FINAL UNITMIX PLAN**

**RANCH RV & SELF STORAGE - TEMESCAL CANYON**  
RIVERSIDE COUNTY, CA



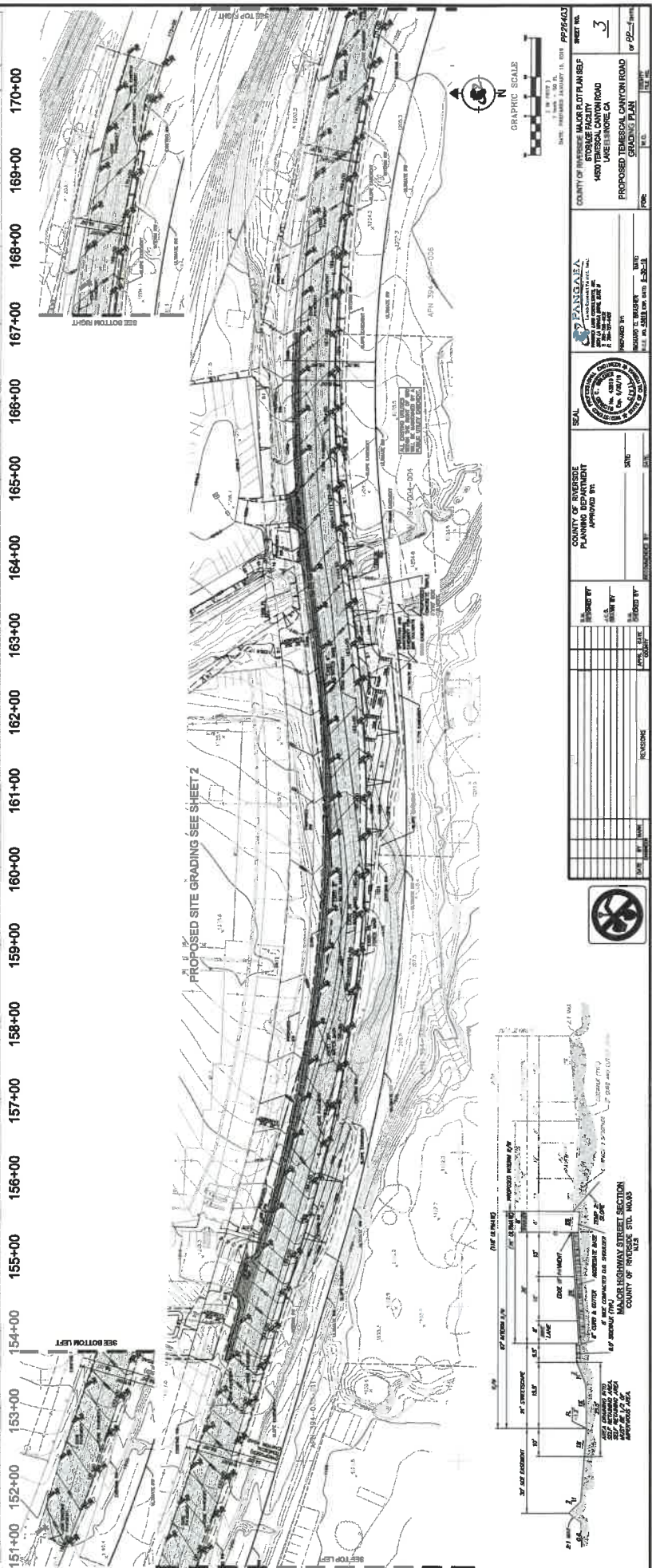
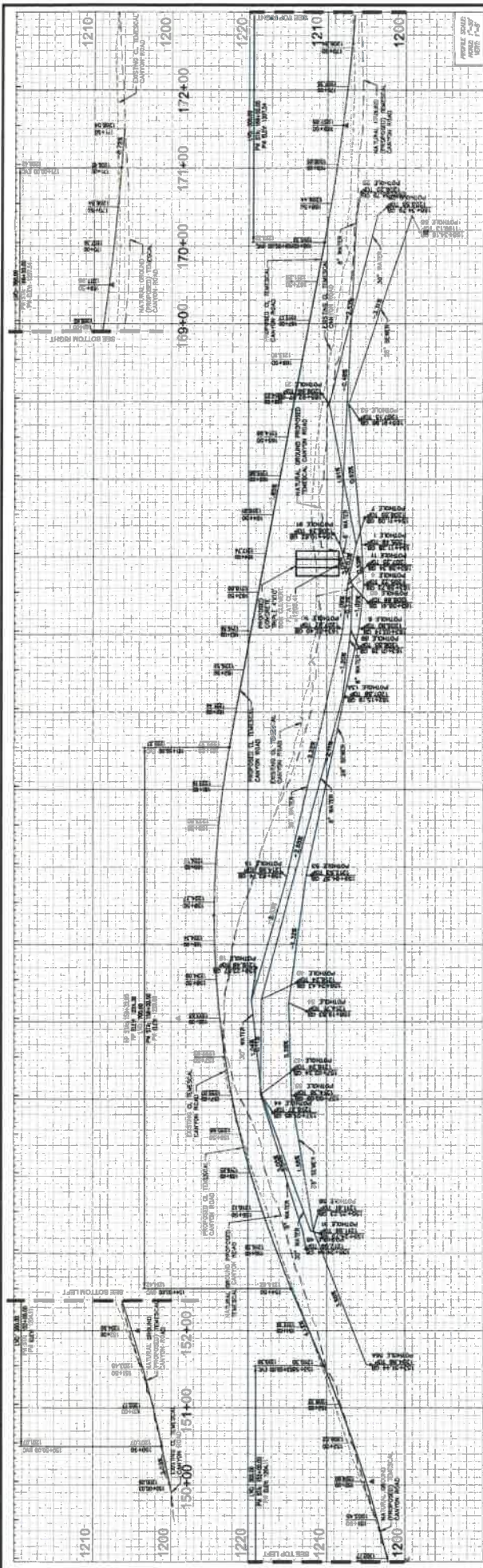




COUNTY OF RIVERSIDE PLANNING DEPARTMENT APPROVED BY: _____ DATE: _____		SEAL 	PROJECT NO.: 2019-0001 SHEET NO.: 2 OF 11 SHEETS
COUNTY OF RIVERSIDE PLANNING DEPARTMENT APPROVED BY: _____ DATE: _____		SEAL 	PROJECT NO.: 2019-0001 SHEET NO.: 2 OF 11 SHEETS

COUNTY OF RIVERSIDE PLANNING DEPARTMENT  
 1400 LAKE BLANCKE, CA  
 PROPOSED SITE GRADING PLAN  
 NTS

PINGAEA ENGINEERING, INC.  
 1400 LAKE BLANCKE, CA  
 92506-1200  
 LICENSE NO. 12002  
 STATE OF CALIFORNIA  
 EXPIRES 12/31/19



GRAPHIC SCALE  
1" = 40' HORIZONTAL  
1" = 4' VERTICAL

N  
N

DATE: REVISIONS FACTORY 15, 2014 PP-26403

COUNTY OF RIVERSIDE  
MAJOR BLVD TRANSSECT  
STORAGE FACILITY ROAD  
1400 LAKESHORE ROAD  
LAKEVIEW, CALIF. 92546  
PROPOSED TRANSVERSE CANTONMENT ROAD  
GRADE PLAN

SHEET NO. 3

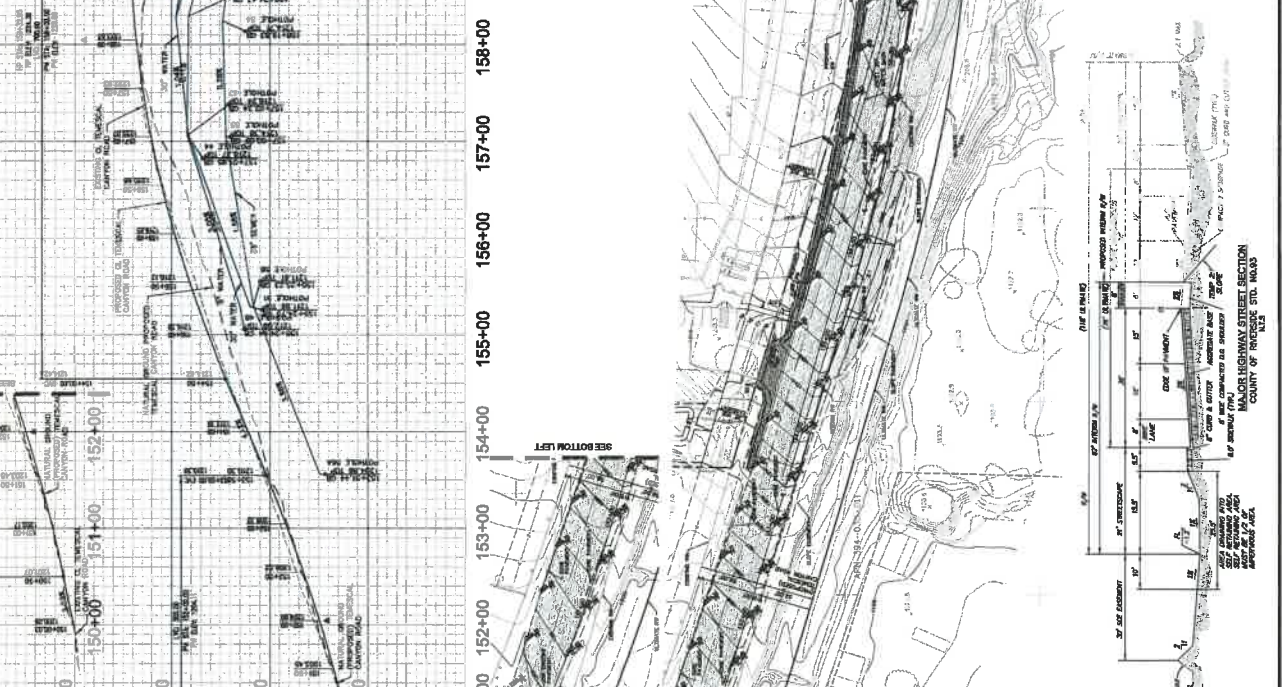
FOR:



COUNTY OF RIVERSIDE  
PLANNING DEPARTMENT  
APPROVED BY: [Signature]  
DATE: [Date]

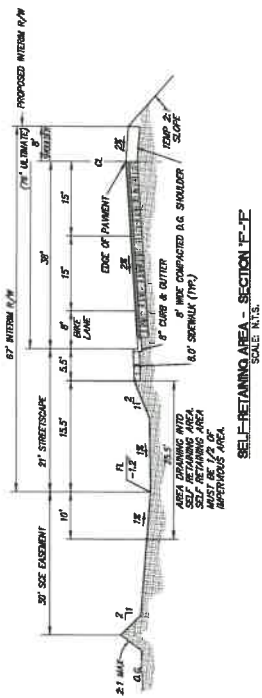
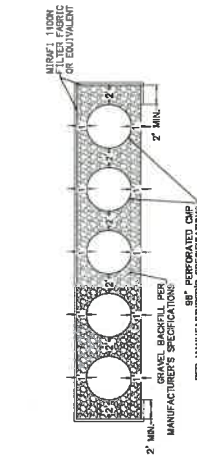
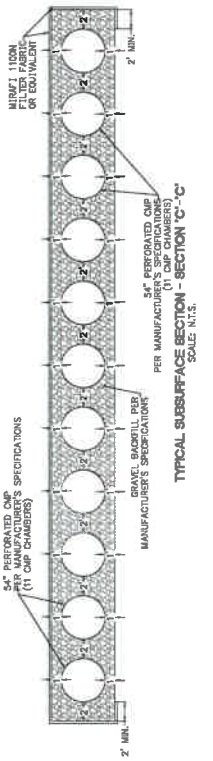
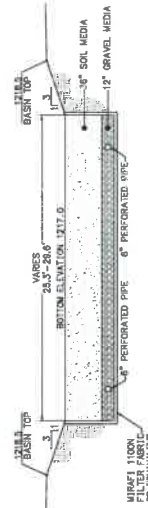
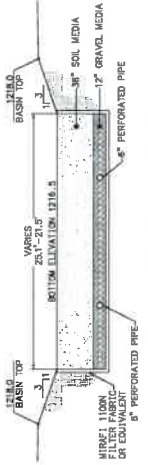
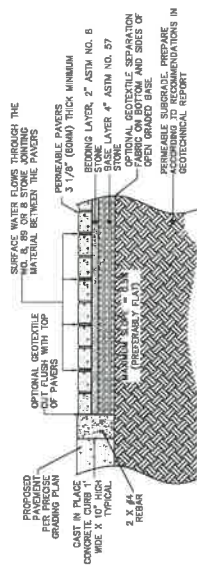
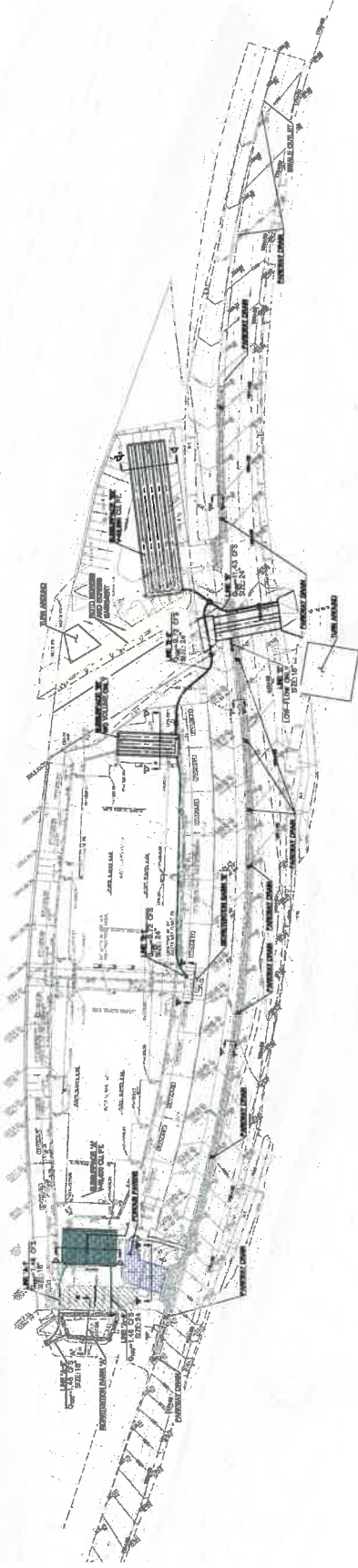
DESIGNED BY: [Name]  
CHECKED BY: [Name]  
DATE: [Date]

NO.	DATE	REVISIONS



COUNTY OF RIVERSIDE  
PLANNING DEPARTMENT  
APPROVED BY: [Signature]  
DATE: [Date]

DESIGNED BY: [Name]  
CHECKED BY: [Name]  
DATE: [Date]



COUNTY OF RIVERSIDE  
 PLANNING DEPARTMENT  
 APPROVED BY: \_\_\_\_\_ DATE: \_\_\_\_\_  
 COUNTY OF RIVERSIDE MAJOR PLANT SELF STORAGE FACILITY  
 14500 WEST RIVER ROAD  
 LAKE ELSINORE, CA

SHEET NO. 4  
 OF 25

SCALE: N.T.S.

COUNTY OF RIVERSIDE  
 PLANNING DEPARTMENT  
 APPROVED BY: \_\_\_\_\_ DATE: \_\_\_\_\_  
 COUNTY OF RIVERSIDE MAJOR PLANT SELF STORAGE FACILITY  
 14500 WEST RIVER ROAD  
 LAKE ELSINORE, CA

# COUNTY OF RIVERSIDE RANCH RV & SELF STORAGE - TEMESCAL CANYON FINAL SITE

I-215

## UTILITY PURVEYORS

**WALTER ZEMER**  
P.O. BOX 3000  
LAKE ELSINORE, CA 92531  
PHONE: (951) 674-3146

**SOUTHERN CALIFORNIA GAS**  
1081 W. LUCON WAY  
REDLANDS, CA 92374  
(800) 427-2200

## APPLICANT/OWNER

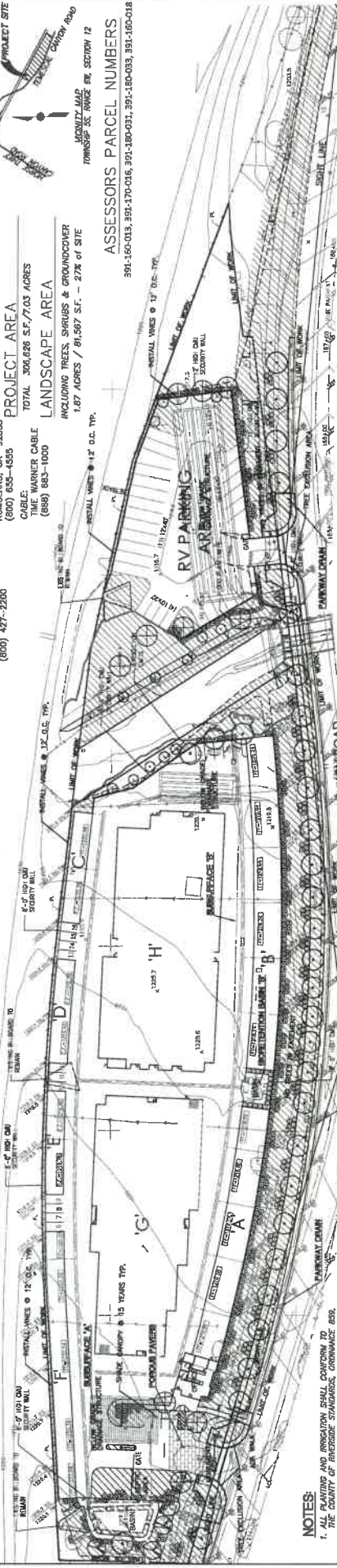
**THE RAMON GROUP**  
APPLICANT  
MURRIETA, CA 92562  
CONTACT: Don Long  
DIRECTOR OF DEVELOPMENT  
(951) 200-2367  
dlong@ramongroup.com

**THE WARNER CABLE**  
LANDSCAPE AREA  
(988) 883-1000

TOTAL 306,626 S.F./7.03 ACRES  
LANDSCAPE AREA  
INCLUDING TREES SHRUBS & GROUNDCOVER  
1.67 ACRES / 37,567 S.F. - 27% OF SITE

ASSESSORS PARCEL NUMBERS  
391-160-013, 391-170-016, 391-180-031, 391-180-033, 391-160-018

SECTION 55, RANGE 08, SECTION 12

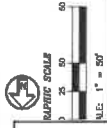


## NOTES:

- ALL PLANTING AND IRRIGATION SHALL CONFORM TO THE COUNTY OF RIVERSIDE STANDARDS, ORDINANCE 889, AND THE TEMESCAL CANYON DESIGN GUIDELINES.
- AN IRRIGATION SYSTEM SHALL BE UTILIZED FOR MAINTENANCE OF ALL PLANTING. THE COUNTY OF RIVERSIDE'S WATER CONSERVATION ORDINANCE 889.
- ALL IRRIGATION PLANTING SHALL NOT INTERFERE WITH UTILITY LINES OR TRAFFIC SITE LINES.
- ALL UTILITIES SHALL BE SORCEDED W/ PLANNING TYP.
- INSTALL ROOT BARRIERS TO TREES WITHIN 6' OF ALL HARDSCAPE AND ALL SLOPES OVER 4% IN VERTICAL HEIGHT SHALL BE PLANTED AND IRRIGATED PER THE BUILDING AND SAFETY REQUIREMENTS.
- A 3" LAYER OF WOOD MULCH SHALL BE INSTALLED TO ALL PLANTING AREAS AS REQUIRED.
- ALL LANDSCAPE SHALL BE MAINTAINED BY THE OWNER.
- ALL LANDSCAPE SHALL BE INSTALLED IN ONE PHASE.
- THE PROJECT IS WITHIN THE MCKSP CELLS 3748 & 3750.

## PLANT LEGEND

SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	NUMBER	REMARKS	WATER USE
⊕	PNUS TORREYANA	TORREY PINE	24" BOX	10	DOUBLE STAKE / NATIVE SHADE TREE	L
⊙	CHITALPA FASHIERTENSIS	FLOWERING CHITALPA	13 GAL.	3	DOUBLE STAKE / SLOPE TREE	L
⊙	CEPICUS OCCIDENTALIS	WESTERN REDBUD	24" BOX	13	DOUBLE STAKE / NATIVE ACCENT TREE	L
⊙	QUERCUS ARIFOLIA	COAST LIVE OAK	24" BOX	32	DOUBLE STAKE / NATIVE STREET TREE	L
⊙	CALLISTEMON MINIMALIS 'LITTLE JOHN'	DWARF BOTTLE BRUSH	9 GAL.	-	FULL & BUSHY @ 3' O.C. (MEDIUM FLOWERING SHRUB)	L
NOT SHOWN	HESPERALOE PARVIFLORA	RED YUCCA	9 GAL.	-	FULL & BUSHY @ 3' O.C. (MEDIUM FLOWERING SHRUB)	L
NOT SHOWN	HETEROMELAS ARBUTIFOLIA	TOYON	9 GAL.	345	FULL & BUSHY @ 3' O.C. (LARGE SCREEN SHRUB)	L
NOT SHOWN	DIANELLA LITTLE RIV	LITTLE RIV FLAX LILY	1 GAL.	-	FULL & BUSHY @ 3' O.C. (SMALL SHRUB)	L
NOT SHOWN	LEUCOPOLLUM FRUTICOSUM 'GR. CLOUD'	TEXAS RANGER	5 GAL.	162	FULL & BUSHY @ 3' O.C. (LARGE SCREEN SHRUB)	L
NOT SHOWN	SALVIA GREGGII	AUTUMN SAGE	5 GAL.	-	FULL & BUSHY @ 3' O.C. (MEDIUM FLOWERING SHRUB)	L
NOT SHOWN	DONNATHIA UNGUIS-CATI	CAT'S CLAW VINE	5 GAL.	41	ATTACH TO WALL @ 12" O.C. (SPREADING VINEL)	L
NOT SHOWN	MULCH & GROUNDCOVER					
▨	FOREST BLEND WOOD MULCH		3" MAX.	AS REQ'D.	3" DEEP - INSTALLED IN ALL SHRUB PLANTING AREAS TYP.	
▨	BACHMANS PALLIARIS 'PREDON POINT'	PROSTRATE COYOTE BUSH	1 GAL.	-	TRIANGULAR SPACING @ 3' O.C.	L
▨	JUNIPERUS WILTONI 'BLUE RUG'	BLUE RUG JUNIPER	1 GAL.	-	TRIANGULAR SPACING @ 4' O.C. IN SITE DISTANCE AREAS	L
▨	LAMBORLA LONGIFOLIA	MATT RUSH	1 GAL.	-	TRIANGULAR SPACING @ 3' O.C. IN SITE BOTTOMS	L



SCALE: 1" = 50'



CASE: PP26403  
EXHIBIT L: Concept Landscapes  
PLANNER: T. Wheeler  
DATE: December 9, 2019

## SHADE REQUIREMENT

REQUIRED 21 SPACES @ 162 S.F. = 3,402 S.F.  
3,402 S.F. @ 30% COVERAGE REQUIRED= 1,021 S.F.  
ACTUAL AREA SHAD= 1,133 S.F.

REQUIRED 21 SPACES @ 162 S.F. = 3,402 S.F.  
3,402 S.F. @ 10% COVERAGE REQUIRED= 340 S.F.  
ACTUAL AREA = 390 S.F.

## INTERIOR LANDSCAPE REQUIREMENT

REQUIRED 21 SPACES @ 162 S.F. = 3,402 S.F.  
3,402 S.F. @ 10% COVERAGE REQUIRED= 340 S.F.  
ACTUAL AREA = 390 S.F.

## ENCROACHMENT NOTE:

THE CONTRACTOR SHALL OBTAIN ALL ENCROACHMENT & GRADING PERMITS PRIOR TO STARTING ANY WORK.

## SOIL TESTING (SOIL MANAGEMENT REPORT):

ALL SOIL ANALYSES PERFORMED BY A LABORATORY OF THE CALIFORNIA ASSOCIATION OF AGRICULTURAL LABORATORIES. CONTRACTOR SHALL ADJUST SOIL TO MEET THE COUNTY OF RIVERSIDE'S PRE-LANDSCAPE INSTALLATION REQUIREMENTS.

## ENCROACHMENT NOTE:

THE CONTRACTOR SHALL OBTAIN ALL ENCROACHMENT & GRADING PERMITS PRIOR TO STARTING ANY WORK.

## LANDSCAPE NOTES:

- THE FOLLOWING ITEMS WILL BE INCORPORATED INTO THE FINAL LANDSCAPE CONSTRUCTION PLANS AND SPECIFICATIONS. WITH ACCESS TO REAL-TIME ET (CONTROLLER SHALL BE LIGHT COMMERCIAL PAVING MINIMUM)
- MASTER VALVE AND FLOW SENSOR (EXCEPT FOR PRIVATE RESIDENTIAL LOTS)
- ANTI-DRAIN CHECK VALVES
- PRESSURE REGULATOR (IF NEEDED)
- PROPORTIONERS WILL BE PROPERLY DESIGNATED
- NO RESTRICTIONS TO METHOD OF ADJACENT TO PERMEABLE SURFACE W/ NO RETURNZ/DWTS/SPRAY
- SUBSURFACE OR LOW-VOLUME IRRIGATION WILL BE USED FOR UNPLANTED AREAS. CH MEAS LESS THAN 10' IN WIDTH.
- PROPOSED MULCH LAYER (MEDIUM FLOWERING SHRUBS)
- UNPLANTED AREAS: 2" LAYER OF SHREDDED MULCH FOR SLOPES
- TREES SHALL BE STAKED W/ 2-3 STAKES AND 6 TIES PER COUNTY OF HARDSCAPE PER COUNTY STANDARD DETAILS. ROOT BARRIER SHALL NOT ENIRCLE THE TREE ROOTBALL BUT SHALL BE LOCATED A MINIMUM OF 5' IN EACH DIRECTION
- TREES SHALL HAVE BREATHER TUBES PER COUNTY STANDARD DETAILS.
- ISLANDS ADJACENT TO PARKING SPACES SHALL HAVE A 12" WIDE CONCRETE WALKWAY STRIP INSTALLED ADJACENT TO AND INTEGRAL WITH OR DOWNELD INTO THE 6" WIDE CURB.

I AGREE TO COMPLETE A LANDSCAPE CONSTRUCTION REQUIREMENTS CHECKLIST WITH THE LANDSCAPE CONTRACTOR. THE CHECKLIST WILL INCLUDE OTT-SITE PARKING AND SHADING REQUIREMENTS; THE CONDITIONS OF APPROVAL AND IN SUBSTANTIAL COMPLIANCE WITH THE LANDSCAPE CONCEPT PLAN. SHOULD THE CONDITIONS BE REVISED, THESE PLANS MAY BE SUBJECT TO CHANGE BASED ON THE UPDATED DRAINAGES.

APPLICANT'S SIGNATURE: \_\_\_\_\_ DATE: 2-23-19

COMPREHENSIVE LANDSCAPE PLAN  
RANCH RV & SELF STORAGE - TEMESCAL CANYON ROAD, COUNTY OF RIVERSIDE  
PREPARED 2/22/19 L-1 OF 1



# RIVERSIDE COUNTY PLANNING DEPARTMENT

*Charissa Leach*  
*Assistant TLMA Director*

## MITIGATED NEGATIVE DECLARATION

Project/Case Number: TPM37599 / PP26403 /EA43091

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 and Conditions of Approval)

### COMPLETED/REVIEWED BY:

By: Tim Wheeler Title: Project Planner Date: October 23, 2019

Applicant/Project Sponsor: Ranch Self-Storage c/o Danny Long Date Submitted: November 29, 2017

### ADOPTED BY: Planning Director

Person Verifying Adoption: Tim Wheeler Date: December 9, 2019

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 Tim Wheeler at 951-955-6060.

Please charge deposit fee case#: ZEA43091 ZCFG

FOR COUNTY CLERK'S USE ONLY





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



Juan C. Perez  
Agency Director

12/03/19, 2:22 pm

TPM37599

**ADVISORY NOTIFICATION DOCUMENT**

The following notifications are included as part of the recommendation of approval for TPM37599. 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 (TPM37599) and is intended to advise the applicant of various Federal, State and County regulations applicable to this entitlement and the subsequent development of the subject property in accordance with approval of that entitlement and are in addition to the applied conditions of approval.

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

Tentative Parcel Map No. 37599 is a Schedule "J" parcel map to reduce the developable parcels of the Project site from five parcels to three parcels. The subdivision proposed would include a total of 6.93 gross acres of land into three parcels.

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

Compliance with applicable Design Guidelines:

1. County Wide Design Guidelines and Standards
2. County Design Guidelines
  - Temescal Valley (Adopted 3/20/2007)

**Advisory Notification. 4 AND - Exhibits**

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

Tentative Parcel Map No. 37599, dated July 16, 2019.

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

1. Compliance with applicable Federal Regulations, including, but not limited to:
  - National Pollutant Discharge Elimination System (NPDES)
  - Clean Water Act
  - Migratory Bird Treaty Act (MBTA)
2. Compliance with applicable State Regulations, including, but not limited to:
  - The current Water Quality Management Plan (WQMP) Permit issued by the applicable Regional Water Quality Control Board (RWQCB.)
  - Government Code Section 66020 (90 Days to Protest)
  - Government Code Section 66499.37 (Hold Harmless)
  - State Subdivision Map Act
  - Native American Cultural Resources, and Human Remains (Inadvertent Find)
  - School District Impact Compliance
  - current California Building Code
  - 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. 655 (Regulating Light Pollution)
  - 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. 925 (Prohibiting Marijuana Cultivating)
  - 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. 810 Western Riverside County Multiple Species Habitat Conservation Plan (WRCMSHCP)
  - Ord. No. 824 Western Riverside County Transportation Uniform Mitigation Fee (WR TUMF)

**ADVISORY NOTIFICATION DOCUMENT****BS-Plan Check****BS-Plan Check. 1****Gen - Custom**

**BUILDING AND SAFETY COMMENTS** To assist in providing an expeditious review, please cloud all corrections on revised exhibit. Items labeled as "Corrections" must be addressed prior to entitlement approval. Items labeled as "Notifications" are for your information only and are not required for entitlement approval. Include a comment response list addressing each correction on the comment list. Thank You.

**CORRECTIONS:** 1- Show clearly on the site plan exhibit the property lines locations for the new parcels in respect to each building locations. Call out the setbacks from each buildings to the property lines.

**2- ACCESSIBLE PATH OF TRAVEL:** Please provide a revised site plan to indicate the required continuous accessible paved path of travel. The accessible path of travel details shall include; 1. Accessible path construction type (Asphalt or concrete). 2. Accessible path width. 3. Accessible path directional slope % and cross slope %. 4. All accessible ramp and curb cut-out locations and details where applicable. The Accessible path of travel shall: 1. Connect to the public R.O.W. 2. Connect to all building(s). 3. Connect to all accessible parking loading/unloading areas. 4. Connect to accessible sanitary facilities. 5. Connect to areas of public accommodation. Please be aware that the approved site plan with accessibility requirements should be included with any building plan submittals. The plan review staff may have additional comments depending on the additional information or revisions provided during the plan review process. Additional accessible requirements within the structure shall be reviewed during the building plan review.

**NOTIFICATIONS CODE/ORDINANCE REQUIREMENTS:** The applicant shall obtain the required building permit(s) from the building department prior to any construction on the property. All building plans and supporting documentation shall comply with current adopted California Building Codes, Riverside County Ordinances regulations in effect at the time of building plan submittal and fee payment to the Building Department. All Building Department plan submittal and fee requirements shall apply. NOTE: The new updated 2019 California Building Codes will be in effect as of January 1st 2020, as mandated by the state of California. Any building plan and fee payment submitted to the building department on or after January 1st, 2020 will be subject to the new updated California Building Code(s).

## ADVISORY NOTIFICATION DOCUMENT

### BS-Plan Check

#### BS-Plan Check. 1                      Gen - Custom (cont.)

PERMIT ISSUANCE: Per section 105.1 (2016 California Building Code, CBC): Where any owner or authorized agent intends to construct, enlarge, alter, repair, move, demolish or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert, or replace any electrical, gas, mechanical, or plumbing system, the regulation of which is governed by this code, or to cause any such work to be done, shall first make application to the building official and obtain the required permit. The applicant shall obtain the required building permit(s) from the building department prior to any construction or placement of any building, structure or equipment on the property. The applicant shall obtain an approved final building inspection and certificate of occupancy from the building department prior to any use or occupancy of the building, or structure. At no time shall the approval of the planning case exhibit allow for the construction or use of any building, structure, or equipment. In residential applications, each separate structure will require a separate building permit.

### E Health

#### E Health. 1                              ECP COMMENTS

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

### Fire

#### Fire. 1                                      Gen - Fire

1.) Access - Fire Department emergency vehicle apparatus access road locations and design shall be in accordance with the California Fire Code, Riverside County Ordinance 460, Riverside County Ordinance 787, and Riverside County Fire Department Standards. Plans must be submitted to the Fire Department for review and approval prior to building permit issuance.

2.) Water - Fire Department water system(s) for fire protection shall be in accordance with the California Fire Code, Riverside County Ordinance 787 and Riverside County Fire Department Standards. Plans must be submitted to the Fire Department for review and approval prior to building permit issuance.

3.) High Fire Hazard Severity Zone - The project is located in the "SRA Very High Fire Hazard Severity Zone" of Riverside County as shown on a map titled Very High Fire Hazard Severity Zones, dated April 8, 2010 and retained on file at the office of the Fire Chief and supersedes other maps previously adopted by Riverside County designating high fire hazard areas.

**ADVISORY NOTIFICATION DOCUMENT****Fire****Fire. 1****Gen - Fire (cont.)**

Any building constructed on lots created by this project shall comply with the special construction provisions contained in Riverside County Ordinance 787, Title 14, the California Building Code and Riverside County Fire Department Information Bulletin #08-05. Plans must be submitted to the Fire Department for review and approval prior to building permit issuance.

**Planning-GEO****Planning-GEO. 1****GEO180030 ACCEPTED**

County Geologic Report GEO No. 180030 submitted for the project PP26403/TPM37599, was prepared by Geocon West, Inc. The report is titled; "Geotechnical Investigation and Percolation Testing, Self-Storage Facility, 14500 Temescal Canyon Road, Alberhill Area, Riverside County, California," dated February 14, 2017. GEO No. 180030 concluded:

1. The site is not located within a State of California Earthquake Fault Zone or a Riverside County Fault Hazard Zone.
2. Based on our review of published geologic maps and reports, the site is not located on any known active, potentially active, or inactive fault traces.
3. Based on the dense consistency of the very old alluvial deposits the potential for liquefaction and seismically-induced settlement the site is not a design consideration.
4. Based on the results of our laboratory testing, the onsite soils do not exhibit a significant potential for collapse upon saturation. Furthermore, remedial grading is recommended to further reduce the potential effects of collapsible soils in the near surface layers.
5. Based on a review of the current site plans and our site observations, the potential for landslides and rock fall hazard is not a design consideration for the site.
6. Fill or cut slopes greater than 10 feet in vertical height or steeper than 2:1 (h:v) are not anticipated to be constructed as part of this project.
7. The site is located approximately 56 miles from the nearest coastline; therefore, the negligible risk associated with tsunamis is not a design consideration.
8. Inundation from a seiche occurring in Corona Lakes is not a design consideration for the site.
9. The majority of the on-site soils are anticipated to possess a "very low" expansion potential.

**ADVISORY NOTIFICATION DOCUMENT****Planning-GEO****Planning-GEO. 1                    GEO180030 ACCEPTED (cont.)**

GEO No. 180030 recommended:

1. Site preparation should begin with the removal of previous structures and infrastructure, deleterious material, debris, buried trash, and vegetation. Material generated during stripping and/or site demolition should be exported from the site.
2. Undocumented fill and loose alluvium within a 1:1 projection of the limits of grading should be removed to expose competent alluvium with a relative density of at least 85 percent of maximum density.
3. Based on our findings, we anticipate the existing undocumented fill and alluvium within approximately 3 feet of the existing ground surface will require remedial excavation and proper compaction.
4. Remedial grading excavations should extend laterally a minimum distance of five feet beyond the building footprint or for a distance equal to the removal depth, whichever is greater.
5. Older alluvium in cut/fill transition areas within proposed structural areas should be over excavated to remove the differential support conditions and provide at least one foot of fill below footings.

GEO No. 180030 satisfies the requirement for a geologic/geotechnical study for Planning/CEQA purposes. GEO No. 180030 is hereby accepted for planning purposes. Engineering and other Building Code parameters were not included as a part of this review or approval. This approval is not intended and should not be misconstrued as approval for grading permit. Engineering and other building code parameters should be reviewed and additional comments and/or conditions may be imposed by the County upon application for grading and/or building permits.

**Planning-PAL****Planning-PAL. 1                    LOW PALEO POTENTIAL**

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

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

## ADVISORY NOTIFICATION DOCUMENT

### Planning-PAL

#### Planning-PAL. 1                      LOW PALEO POTENTIAL (cont.)

5. Paleontological monitoring of earthmoving activities will continue thereafter on an as-needed basis by the paleontologist during all earthmoving activities that may expose sensitive strata. Earthmoving activities in areas of the project area where previously undisturbed strata will be buried but not otherwise disturbed will not be monitored. The supervising paleontologist will have the authority to reduce monitoring once he/she determines the probability of encountering any additional fossils has dropped below an acceptable level.
6. If fossil remains are encountered by earthmoving activities when the paleontologist is not onsite, these activities will be diverted around the fossil site and the paleontologist called to the site immediately to recover the remains.
7. Any recovered fossil remains will be prepared to the point of identification and identified to the lowest taxonomic level possible by knowledgeable paleontologists. The remains then will be curated (assigned and labeled with museum\* repository fossil specimen numbers and corresponding fossil site numbers, as appropriate; places in specimen trays and, if necessary, vials with completed specimen data cards) and catalogued, an associated specimen data and corresponding geologic and geographic site data will be archived (specimen and site numbers and corresponding data entered into appropriate museum repository catalogs and computerized data bases) at the museum repository by a laboratory technician. The remains will then be accessioned into the museum repository fossil collection, where they will be permanently stored, maintained, and, along with associated specimen and site data, made available for future study by qualified scientific investigators. \*Per the County of Riverside "SABER Policy", paleontological fossils found in the County of Riverside should, by preference, be directed to the Western Science Center in the City of Hemet.
8. The property owner and/or applicant on whose land the paleontological fossils are discovered shall provide appropriate funding for monitoring, reporting, delivery and curating the fossils at the institution where the fossils will be placed, and will provide confirmation to the County that such funding has been paid to the institution.

### Transportation

#### Transportation. 1                      Gen - Transportation

1. The Project shall submit a preliminary soils and pavement investigation report addressing the construction requirements within the road right-of-way.
2. A signing and striping plan is required for this project. The Project shall be responsible for any additional paving and/or striping removal caused by the striping plan or as approved by the Director of Transportation.
3. Alternations to natural drainage patterns shall require protecting downstream properties by means approved by the Transportation Department.
4. If the Transportation Department allows the use of streets for drainage purposes, the 10-year discharge shall be contained in the top of curb or asphalt concrete dikes, and the 100 year discharge shall be contained in the street right of way.

**ADVISORY NOTIFICATION DOCUMENT**

**Transportation**

**Transportation. 1**

**Gen - Transportation (cont.)**

5. All centerline intersections shall be at 90 degrees, plus or minus 5 degrees.

6. 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.

7. The Project shall obtain approval of street improvement plans from the Transportation Department.

Improvement plans shall be based upon a design profile extending a minimum of 300 feet beyond the project limits.



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**50. Prior To Map Recordation**

**Planning**

**050 - Planning. 1                      Map - ECS Exhibit    Not Satisfied**

The constrained areas shall conform to the approved Exhibit E, Environmental Constraints Exhibit, and shall be mapped and labeled on the Environmental Constraint Sheet (ECS) to the satisfaction of the Planning Department.

**050 - Planning. 2                      Map - ECS Note-Mt. Palomar Lighting    Not Satisfied**

The following Environmental Constraint Note shall be placed on the ECS: This property is subject to lighting restrictions as required by Ordinance No. 655, which are intended to reduce the effects of night lighting on the Mount Palomar Observatory. All proposed outdoor lighting systems shall be in conformance with Ordinance No. 655."

**050 - Planning. 3                      Map - ECS Shall be Prepared    Not Satisfied**

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

**050 - Planning. 4                      MAP - FEE BALANCE    Not Satisfied**

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

**050 - Planning. 5                      MAP - FINAL MAP PREPARER    Not Satisfied**

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

**Planning-EPD**

**050 - Planning-EPD. 1                      0050-EPD-MAP – ECS SHALL BE PREPARED    Not Satisfied**

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

Prior to a grading permit being issued, an ECS must be on the final exhibit for conservation land for recordation as referenced found on Figure 6 in the document, "Temescal Canyon Road Improvement Project MSHCP Consistency Analysis and Determination of Biologically Equivalent or Superior Preservation", prepared by Rincon Consultants Inc., dated September 2019.

**Survey**

**050 - Survey. 1                      Final Map Requirements    Not Satisfied**

The final map shall comply with the following requirements, as approved by the County Survey Department, to clear this condition:

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

2. Lot access shall be restricted on Temescal Canyon Road except one 30' and one 35' access

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## 50. Prior To Map Recordation

### Survey

**050 - Survey. 1 Final Map Requirements (cont.) Not Satisfied**  
points as shown on the Amended Exhibit dated 4/4/2019 and so noted on the final map.

3. The Project shall install survey monumentation as directed by the Transportation Department, or bond and enter into an agreement with the Transportation Department.

### Transportation

**050 - Transportation. 1 Annex All Maint Districts Not Satisfied**

Prior to map recordation, the Project shall complete all annexation/formation into all of respective maintenance districts, as approved by the County Transportation and County EDA/CSA, with approved improvement plans, and as noted or shown on the approved Maintenance Exhibit.

**050 - Transportation. 2 Annex Catch Basin Inserts Not Satisfied**

Prior to map recordation, the Project shall complete annexation/formation, with fees, into the applicable maintenance district(s) (e.g. CSA, CFD, or other approved public or quasi-public entity) for maintenance of catch basin inserts, as shown on the approved Maintenance Exhibit, as applicable.

**050 - Transportation. 3 Annex Landsp Maint Not Satisfied**

Prior to map recordation, the Project shall complete annexation/formation for landscaping, graffiti maintenance, fencing, and trails, with approved improvement plans and fees, into the applicable maintenance district(s) (e.g. CSA, CFD, or other approved entity) for landscaping maintenance, as shown on the approved Maintenance Exhibit, as applicable.

**050 - Transportation. 4 Annex Signal Maint Not Satisfied**

Prior to map recordation, the Project shall complete signal maintenance annexation/formation, with approved improvement plans and fees, into the applicable maintenance district(s) (e.g. CFD, or other approved entity) for maintenance of signals, as noted on the approved Maintenance Exhibit, as applicable.

**050 - Transportation. 5 Annex St Sweeping Maint Not Satisfied**

Prior to map recordation, the Project shall complete street sweeping annexation/formation, with fees, into the applicable maintenance district(s) (e.g. CSA 152, or other approved entity) for street sweeping maintenance, as noted on the approved Maintenance Exhibit, as applicable.

**050 - Transportation. 6 Annex Streetlight Maint Not Satisfied**

Prior to map recordation, the Project shall complete streetlight annexation/formation, with approved improvement plans and fees, into the applicable maintenance district(s) (e.g. CSA, CFD, or other approved entity) for streetlight maintenance, as noted on the approved Maintenance Exhibit, as applicable.

**050 - Transportation. 7 Annex WQMP Maint Not Satisfied**

Prior to map recordation, the Project shall file an application for annexation/formation, with the approved WQMP and fees, into the applicable maintenance district(s) (e.g. CFD, CSA 152, or other approved entity) for WQMP maintenance outside of public right of way, as shown on the approved Maintenance Exhibit, as applicable.

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## **50. Prior To Map Recordation Transportation**

### **050 - Transportation. 8 Approved Maint Exhibit (ME) Not Satisfied**

The Project shall submit a Maintenance Exhibit (ME) for approval, on two 11"x17" hard copies and two CD copies to County EDA/CSA. The ME shall show, with applicable quantities (i.e. square footage, or lengths), potable and recycled water meters, irrigated landscaped areas, non-irrigated landscaping, open space, trails and pedestrian pathways, WQMP related BMPs, basin bottoms, fence and walls, graffiti, weed abatement, traffic signals, and any other feature that may require permanent maintenance (e.g. storm drains, low flow drains, community buildings, restrooms, parking lots, block walls, and fencing) with the entities proposed to provide maintenance. All right-of-way areas shall be separately delineated. The ME shall have the engineer's certification for square footage calculations and note the proposed maintenance entity responsible for all maintenance activities, including those that cannot be depicted on the exhibit (e.g. street sweeping, etc.).

The Transportation Department will clear this condition after the ME is approved by the County EDA/CSA and/or other associated public/quasi-public maintenance entities. The approved ME shall be provided to the Transportation Department (three 11"x 17" hardcopies and one fully signed PDF copy on CD).

Note:

Landscaping in the road right-of-way shall be maintained by a public or quasi-public entity, as approved by the Transportation Department, Landscape Section. To ensure water quality compliance, the County discourages the use of HOA's for maintaining WQMP related BMPs. County Policy B-12 limits the total tax burden. Tax burden includes Community Facility Districts (CFDs), Assessment District, ad valorem taxes, any other assessments, taxes, and fees. The local water purveyor may require the use of reclaimed water for landscaping, prior to approving water improvement plans. ME shall be approved prior to submitting CC&R's, and submitting water improvement plans.

### **050 - Transportation. 9 Coordination with Others Not Satisfied**

1. Approval of the Street Improvement plans by the Transportation Department will clear this condition. Prior to map recordation, the Project shall Coordinate with PP26403.

### **050 - Transportation. 10 Existing Maintained Not Satisfied**

Temescal Canyon Road along the project boundary is a paved County-maintained road designated as a Major Highway, and shall be improved with 38' half-width AC Pavement from the new centerline, (including an 8' compacted D.G. shoulder on the other side of the centerline), 8" concrete curb and gutter (project side), concrete sidewalks, and match up asphalt concrete paving; reconstruction; or resurfacing of existing paving as determine by the Director of Transportation within the 67' part width (59' on the project side and 8', minimum, on the other side of the center line) dedicated right of way in accordance with County Standard No. 93, Ordinance 461. (Modified for additional 8' compacted D.G. shoulder on the other side of the centerline within the reduced 67' part-width dedicated right-of-way)

1. A 6' concrete sidewalks (project side) shall be improved adjacent to the curb line within the 21' parkway.

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## 50. Prior To Map Recordation

### Transportation

#### 050 - Transportation. 10 Existing Maintained (cont.)

**Not Satisfied**

2. A driveway(s) shall be improved per County Standard No. 207(A), Ordinance 461.

3. An 8' compacted D.G. shoulder shall be improved on the other side of the centerline within the additional 8' dedicated right-of-way as directed by the Director of Transportation.

4. The life of "temporary construction Temescal Canyon Road" shall be until such time the main line of Temescal Canyon Road between Station 150+00 to 170+00 improvement is completed, accepted by the County, and open for the public use.

5. After the opening of the main line of Temescal Canyon Road the "temporary construction of Temescal Canyon Road from Station 151+00 to Station 171+00" shall be permanently closed, demolished, and dispose or as directed by the Director of Transportation.

#### 050 - Transportation. 11 Lighting Plan

**Not Satisfied**

A separate street light plan shall be approved by the Transportation Department. Street lighting shall be designed in accordance with County Ordinance 460 and Streetlight Specification Chart found in Specification Section 22 of Ordinance 461. For projects within SCE boundaries use County of Riverside Ordinance 461, Standard No. 1000 or No. 1001.

#### 050 - Transportation. 12 Maint Districts - Submit Application

**Not Satisfied**

Prior to map recordation, the Project shall file an application with County EDA/CSA for annexation/formation into all of respective maintenance districts, with a proposed Maintenance Exhibit and applicable fees.

#### 050 - Transportation. 13 Temporary Road Improvement

**Not Satisfied**

Temporary construction of Temescal Canyon Road from Station 151+00 to Station 171+00 along the south side the project boundary shall be improved with 24' AC pavement, 6" AC Dike, 4' graded parkway (both sides), with acceptable centerline radii, and drainage pattern within the 32' dedicated public road right-of-way. The life time of temporary road dedication will be until such time the main line of Temescal Canyon Road construction is completed by the project proponent and accepted by County and open for the public use or/and as directed by Director of Transportation.

#### Note:

1. Match up asphalt concrete paving; reconstruction; or resurfacing of existing Temescal Canyon Road to tie-in with Temporary construction of Temescal Canyon Road at Station 150+00 and 170+00 as directed by the Director of Transportation.

2. The project proponent shall demolish the existing railroad trestle and dispose it as approved by the agency.

3. The life of the temporary road shall be until such time the main line of Temescal Canyon Road between Station 150+00 to 170+00 per the Trans 50 condition of approval improvement is completed, accepted by the County and open for the public use or/and as directed by Director of Transportation.

4. The project proponent shall obtain an encroachment permit from County Transportation

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### 50. Prior To Map Recordation

#### Transportation

**050 - Transportation. 13 Temporary Road Improvement (cont.) Not Satisfied**  
Department prior to grading for the "temporary construction of Temescal Canyon Road".

5. After the opening of the main line of Temescal Canyon Road the "temporary construction of Temescal Canyon Road from Station 151+00 to Station 171+00" shall be permanently closed, demolished, and dispose or as directed by the Director of Transportation.

**050 - Transportation. 14 Utility Coordination Not Satisfied**

All electrical power, telephone, communication, street lighting, and cable television lines shall be designed to be placed underground on the Improvement Plans, according to Ordinance 460 for subdivisions and/or Ordinance 461 for road improvements. This also applies to all overhead lines below 34 kilovolts along the project frontage and all offsite overhead lines in each direction of the project site to the nearest offsite pole. The Project shall coordinate with the serving utility companies to complete the final installations. This condition will be cleared after both of the following requirements are met:

- a. The Street Improvement Plans are approved.
- b. Transportation Department receives written proof that the Project has filed an application for the relocation of said utilities or said utility companies have initiated their relocation design.

### 60. Prior To Grading Permit Issuance

#### Planning

**060 - Planning. 1 MAP - FEE STATUS Not Satisfied**

Prior to the issuance of grading permits for Plot Plan No. 26403, the Planning Department shall determine the status of the deposit based fees. If the fees are in a negative status, the permit holder shall pay the outstanding balance.

**060 - Planning. 2 MAP - SKR FEE CONDITION Not Satisfied**

Prior to the issuance of a grading permit, the applicant shall comply with the provisions of Riverside County Ordinance No. 663, which generally requires the payment of the appropriate fee set forth in that ordinance. The amount of the fee required to be paid may vary depending upon a variety of factors, including the type of development application submitted and the applicability of any fee reduction or exemption provisions contained in Riverside County Ordinance No. 663. Said fee shall be calculated on the approved development project which is anticipated to be 7.69 acres (gross) in accordance with APPROVED EXHIBIT NO. A. If the development is subsequently revised, this acreage amount may be modified in order to reflect the revised development project acreage amount.

#### Planning-EPD

**060 - Planning-EPD. 1 0060 - EPD - MBTA Report Not Satisfied**

Birds and their nests are protected by the Migratory Bird Treaty Act (MBTA) and California Department of Fish and Wildlife (CDFW) Codes. Since the project supports suitable nesting bird habitat, removal of vegetation or any other potential nesting bird habitat disturbances shall be conducted outside of the avian nesting season (February 1st through August 31st). If habitat must be cleared during the nesting season, a preconstruction nesting bird survey shall be conducted. The preconstruction nesting bird survey must be conducted by a biologist who holds a current MOU with the County of Riverside.

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## 60. Prior To Grading Permit Issuance

### Planning-EPD

**060 - Planning-EPD. 1            0060 - EPD - MBTA Report (cont.)            Not Satisfied**

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

**060 - Planning-EPD. 2            0060 - EPD - MSHCP CONVEYANCE TO RCA            Not Satisfied**

The project will avoid permanent impacts to 0.36 acres of riparian/riverine habitat within the project site and Ranch Storage Project found within the document in Figure 6, "Temescal Canyon Road Improvement Project MSHCP Consistency Analysis and Determination of Biologically Equivalent or Superior Preservation", dated September, 2019 completed by Rincon Consultants Inc. This 0.36-acre area shall be offered for dedication to RCA or RCRCD, or any other appropriate entity. The area designated for conservation shall be accessible for the RCA OR RCRCD, or other entity, via easement or public road access, or as stipulated by in the donation agreement. This documentation must be submitted to EPD for approval

**060 - Planning-EPD. 3            0060-EPD-MSHCP RIP/RIV MAPPING            Not Satisfied**

Prior to grading permit issuance, all project maps and exhibits shall clearly depict and label the MSHCP Riparian/Riverine habitat being avoided to EPD's satisfaction. The Riparian/Riverine feature shall be labeled as "MSHCP Riparian/Riverine to be Avoided". The Riparian/Riverine habitat being depicted on project maps and exhibits shall correspond with the 0.36 acres of mapped Riparian/Riverine habitat depicted on Figure 6 found within the document, "Temescal Canyon Road Improvement Project MSHCP Consistency Analysis and Determination of Biologically Equivalent or Superior Preservation", dated September, 2019 completed by Rincon Consultants Inc. These features were found to meet the definition of Riverine/Riparian habitat as specified in MSHCP Section 6.1.2 and are to be 100% avoided by the project development.

**060 - Planning-EPD. 4            0060-EPD-On-site Riparian/Riverine Enhancement for            Not Satisfied**

To offset temporary impacts to the drainage channel and its habitat on the project site, the developer proposes to remove the non-native shrubs (castor bean and tree tobacco) within and adjacent to the drainage feature. The shrubs are proposed to be cut and removed from the site, with the roots treated and left in place to protect the stream bed and bank. The removal of the shrubs will allow the adjacent Mulefat Scrub to expand naturally to replace removed vegetation. The enhancement area totals 0.36 acre and is depicted in Figure 6 found within the document, "Temescal Canyon Road Improvement Project MSHCP Consistency Analysis and Determination of Biologically Equivalent or Superior Preservation", dated September, 2019 completed by Rincon Consultants Inc.

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## 60. Prior To Grading Permit Issuance

### Planning-EPD

**060 - Planning-EPD. 5            0060-EPD-Permanent Fencing Plan            Not Satisfied**

Prior to the issuance of a grading permit, the applicant shall submit a proposed fencing and signage plan for the protection of all biologically sensitive areas found in Figure 6 in the document, "Temescal Canyon Road Improvement Project MSHCP Consistency Analysis and Determination of Biologically Equivalent or Superior Preservation", dated September, 2019, completed by Rincon Consultants Inc. The fencing shall provide a physical barrier to minimize unauthorized public access, domestic animal predation, illegal trespass or dumping in the MSHCP Conservation Area. Fencing shall be proposed and installed at all interfaces between conservation lands and urban uses such as roads, development, residential, etc. The fence shall have a minimum height of six feet at its shortest point. Fence posts shall be no more than five feet apart. The fence design shall be such that a sphere with a diameter of three inches cannot pass through the plane of the fence at any point below the minimum height. The Regional Conservation Authority (RCA) or other agency tasked with management of the area shall be consulted on the fence design. The fencing plan will be reviewed and approved by the Riverside County Planning Department Environmental Programs Division (EPD). The fence shall not be installed until EPD staff has reviewed and approved the fencing plan. EPD staff shall have sole discretion in determining whether the proposed fencing will adequately protect the conservation area, and whether changes to the proposed fencing and signage plan are required.

**060 - Planning-EPD. 6            0060-EPD-Temp Fence Install            Not Satisfied**

Areas of the project adjacent to areas labeled as "MSHCP Riparian/Riverine Area Enhancement" found on Figure 6 in "Temescal Canyon Road Improvement Project MSHCP Consistency Analysis and Determination of Biologically Equivalent or Superior Preservation", dated September, 2019 completed by Rincon Consultants Inc.", will be temporarily fenced to avoid impacts during grading and construction. Signs must clearly indicate that no impacts will occur within the fenced areas. Fence installation must be monitored by a qualified biologist who holds a MOU with the County of Riverside. Prior to fence installation, the monitoring biologist must carry out a nesting bird survey in order to avoid take of nesting birds. A report will be submitted by the monitoring biologist documenting that the fencing has been completed. EPD may also inspect the site prior to grading permit issuance.

**060 - Planning-EPD. 7            0060-Planning-EPD-EPD - MITIGATION CREDITS            Not Satisfied**

Prior to the issuance of a grading permit, a biologist who holds a MOU with the County of Riverside shall submit documentation that mitigation for impacts to MSHCP riparian/riverine systems proposed as part of the project to reduce potential impacts to water resource beneficial floodplain values has been purchased. MSHCP riparian/riverine habitat would be mitigated at a mitigation-to-impact ratio of 2:1 for the 0.12 acres of permanent impacts, which results in 0.24 acres. Impacts to MSHCP Riverine habitat will be offset by participation in an in-lieu fee program with the Riverside-Corona Resource Conservation District (RCRCD) involving the purchase of re-establishment credits. The RCRCD possesses high quality riparian/riverine habitat that is superior to the habitat that is impacted in the project site. This information is documented on Figure 6 found in, "Temescal Canyon Road Improvement Project MSHCP Consistency Analysis and Determination of Biologically Equivalent or Superior Preservation", prepared by Rincon Consultants Inc., dated September 2019.

### Transportation

**060 - Transportation. 1            Approved Maint Exhibit (ME)            Not Satisfied**

In the event that the project requires a grading permit prior to map recordation, the Project shall submit a Maintenance Exhibit (ME) for approval, on two 11"x17" hard copies and two CD copies to

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## 60. Prior To Grading Permit Issuance

### Transportation

**060 - Transportation. 1 Approved Maint Exhibit (ME) (cont.) Not Satisfied**

County EDA/CSA. The ME shall have the engineer's certification for square footage calculations for all facilities requiring maintenance, and note the proposed maintenance entity Prior to map recordation the construction of "temporary Temescal Canyon Road" shall be completed, accepted by the County, and open for the public use maintenance activities, including those that cannot be depicted on the exhibit (e.g. street sweeping, etc.). The Transportation Department will clear this condition after the ME is approved by the County EDA/CSA and/or other associated public/quasi-public maintenance entities. The approved ME shall be provided to the Transportation Department (three 11"x 17" hardcopies and one fully signed PDF copy on CD).

**060 - Transportation. 2 Maint Districts - Submit Application Not Satisfied**

In the event that the project requires a grading permit prior to map recordation, the Project shall file an application with County EDA/CSA for annexation/formation into all of respective maintenance districts, with a proposed Maintenance Exhibit and applicable fees.

## 80. Prior To Building Permit Issuance

### Transportation

**080 - Transportation. 1 Annex All Maint Districts Not Satisfied**

Prior to issuance of a building permit, the Project shall complete all annexation/formation into all of respective maintenance districts, as approved by the County Transportation and County EDA/CSA, with approved improvement plans, and as noted or shown on the approved Maintenance Exhibit.

**080 - Transportation. 2 Landscaping/Trail Not Satisfied**

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

Landscaping plans shall be designed along Temescal Canyon Road and submitted to the Transportation Department. Landscaping Plans shall be submitted on standard County format (24" x 36"). Landscaping plans shall with the street improvement plans.

## 90. Prior to Building Final Inspection

### Transportation

**090 - Transportation. 1 80% Completion Not Satisfied**

Occupancy releases will not be issued to Building and Safety for any lot exceeding 80% of the total recorded residential lots within any map or phase of map prior to completion of the following improvements:

a. Storm drains and flood control facilities shall be completed according to the improvement plans and as noted elsewhere in these conditions. Written confirmation of acceptance for use by the Flood Control District, if applicable, is required.

b. Water system, including fire hydrants, shall be installed and operational, according to the improvement plans and as noted elsewhere in these conditions. All water valves shall be raised to pavement finished grade. Written confirmation of acceptance from water purveyor is required.



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## 90. Prior to Building Final Inspection

### Transportation

**090 - Transportation. 1 80% Completion (cont.) Not Satisfied**

c. Sewer system shall be installed and operational, according to the improvement plans and as noted elsewhere in these conditions. All sewer manholes shall be raised to pavement finished grade.

d. Written confirmation of acceptance from sewer purveyor is required.

e. Landscaping and irrigation, water and electrical systems shall be installed and operational in accordance with County Ordinance 461 and 859.

**090 - Transportation. 2 Fee Payment Not Satisfied**

Prior to the time of issuance of a Certificate of Occupancy or upon final inspection, whichever occurs first, the Project shall pay fees in accordance with the fee schedule in effect at the time of payment:

1. All Transportation Uniform Mitigation Fees (TUMF)

**090 - Transportation. 3 Landscaping Comm/Ind Not Satisfied**

Landscaping within public road right of way shall comply with Transportation Department standards and Ordinance 461 and shall require approval by the Transportation Department. Landscaping shall be improved within Temescal Canyon Road.

**090 - Transportation. 4 Utility Install Not Satisfied**

Electrical power, telephone, communication, street lighting, and cable television lines shall be installed underground in accordance with Ordinance 460 and 461, or as approved by the Transportation Department. This also applies to all overhead lines below 34 kilovolts along the project frontage and all offsite overhead lines in each direction of the project site to the nearest offsite pole. A certificate should be obtained from the pertinent utility company and submitted to the Department of Transportation as proof of completion.

In addition, the Project shall ensure that streetlights are energized and operational along the streets of those lots where the Project is seeking Building Final Inspection (Occupancy).



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



Juan C. Perez  
Agency Director

12/04/19, 9:59 am

PP26403

**ADVISORY NOTIFICATION DOCUMENT**

The following notifications are included as part of the recommendation of approval for PP26403. 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 (PP26403) and is intended to advise the applicant of various Federal, State and County regulations applicable to this entitlement and the subsequent development of the subject property in accordance with approval of that entitlement and are in addition to the applied conditions of approval.

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

Plot Plan No. 26403 proposes a 213,782 square foot self-storage facility, a 1,616 sq. ft. office, and RV parking with 32 spaces. The storage facility has a total of 8 buildings. The Project site will be developed in two Phases.

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

Compliance with applicable Design Guidelines:

1. County Wide Design Guidelines and Standards
2. County Design Guidelines
  - Temescal Valley (Adopted 3/20/2007)

**Advisory Notification. 4 AND - Development Phasing**

Development of the Property will occur in two (2) phases. Phase one is the self-storage facility with buildings A through G, the office, and RV facility on both Parcels 1 and 3 (a total of 72 RV spaces will be provided). Phase two will see the removal of the RV parking on Parcel 1 and the construction of building H.

All landscaping, perimeter walls/fencing, basins, septic system, and driving and parking material will be installed in Phase one. Refer to Phasing Plan exhibit that is a part of the report package.

**ADVISORY NOTIFICATION DOCUMENT****Advisory Notification****Advisory Notification. 5 AND - Exhibits**

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

Exhibit A (Site & Phasing Plan), dated March 11, 2019.

Exhibit B (Elevations-Color and B&W), dated March 11, 2019.

Exhibit C (Floor Plans), dated March 11, 2019.

Exhibit G (Conceptual Grading Plan), dated March 11, 2019.

Exhibit L (Conceptual Landscaping and Irrigation Plans), dated March 11, 2019.

**Advisory Notification. 6 AND - Federal, State & Local Regulation Compliance**

1. Compliance with applicable Federal Regulations, including, but not limited to:
  - National Pollutant Discharge Elimination System (NPDES)
  - Clean Water Act
  - Migratory Bird Treaty Act (MBTA)
  
2. Compliance with applicable State Regulations, including, but not limited to:
  - The current Water Quality Management Plan (WQMP) Permit issued by the applicable Regional Water Quality Control Board (RWQCB.)
  - Government Code Section 66020 (90 Days to Protest)
  - Government Code Section 66499.37 (Hold Harmless)
  - State Subdivision Map Act
  - Native American Cultural Resources, and Human Remains (Inadvertent Find)
  - School District Impact Compliance
  - Current California Building Code
  - 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. 655 (Regulating Light Pollution)
  - 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. 925 (Prohibiting Marijuana Cultivating)
  - Ord. No. 928 (Clarifying County Prohibition on Mobile Marijuana Dispensaries and Deliveries)

**ADVISORY NOTIFICATION DOCUMENT**

**Advisory Notification**

**Advisory Notification. 6 AND - Federal, State & Local Regulation Compliance (cont.)**

**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**

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

**E Health. 2 Gen - Custom**

The proposed facility shall obtain potable water service from the appropriate purveyor. Prior to building permit issuance, applicant shall submit an original copy of a current water “will-serve” letter to DEH for review and recordkeeping. Please note that 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.

**Fire**

**Fire. 1 Gen - Fire**

1.) Access - Fire Department emergency vehicle apparatus access road locations and design shall be in accordance with the California Fire Code, Riverside County Ordinance 460, Riverside County Ordinance 787, and Riverside County Fire Department Standards. Plans must be submitted to the Fire Department for review and approval prior to building permit issuance.

2.) Water - Fire Department water system(s) for fire protection shall be in accordance with the California Fire Code, Riverside County Ordinance 787 and Riverside County Fire Department Standards. Plans must be submitted to the Fire Department for review and approval prior to building permit issuance.

**ADVISORY NOTIFICATION DOCUMENT****Fire****Fire. 1 Gen - Fire (cont.)**

3.) High Fire Hazard Severity Zone - The project is located in the "SRA Very High Fire Hazard Severity Zone" of Riverside County as shown on a map titled Very High Fire Hazard Severity Zones, dated April 8, 2010 and retained on file at the office of the Fire Chief and supersedes other maps previously adopted by Riverside County designating high fire hazard areas.

Any building constructed on lots created by this project shall comply with the special construction provisions contained in Riverside County Ordinance 787, Title 14, the California Building Code and Riverside County Fire Department Information Bulletin #08-05. Plans must be submitted to the Fire Department for review and approval prior to building permit issuance.

**Planning****Planning. 1 USE - BASIS FOR PARKING**

Parking for this project was determined primarily on the basis of County Ordinance No. 348, Section 18.12. a.(2).b.c.(1).2(f.2e.1) The proposed project (self-storage & RV facility) will consist of 22 parking spaces; including 1 ADA parking space. No electric vehicle parking spaces are required.

**Planning. 2 USE - 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 at [www.rctlma.org.buslic](http://www.rctlma.org.buslic).

**Planning. 3 USE - 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 USE - COLORS & MATERIALS**

Building color materials and renderings shall be in substantial conformance with those shown on APPROVED EXHIBIT(s).

**Planning. 5 USE - EXPIRATION DATE-USE CASE**

This approval shall be used within eight (8) years of the approval date; otherwise, it shall become null and void and of no effect whatsoever. By use is meant completion of construction and the actual occupancy of existing buildings or land under the terms of the authorized use. The Planning Director, at his/her, discretion, may grant additional years beyond the eight (8) years stated above. Should the years be granted and the completion of construction and the actual occupancy of existing buildings or land under the terms of the authorized use not occur, the approval shall become null and void and of no effect whatsoever.

**ADVISORY NOTIFICATION DOCUMENT****Planning****Planning. 6 USE - EXTERIOR NOISE LEVELS**

Exterior noise levels produced by any use allowed under this permit, including, but not limited to, any outdoor public address system, shall not exceed 45 db(A), 10-minute LEQ, between the hours of 10:00 p.m. to 7:00 a.m., and 65 db(A), 10-minute LEQ, at all other times as measured at any residential, hospital, school, library, nursing home or other similar noise sensitive land use. In the event noise exceeds this standard, the permittee or the permittee's successor-in-interest shall take the necessary steps to remedy the situation, which may include discontinued operation of the facilities. The permit holder shall comply with the applicable standards of Ordinance No. 847.

**Planning. 7 USE - HOURS OF OPERATION**

The hours of operation for the self-storage and RV facility approved through Plot Plan No. 26403 shall be as follows: Access to the facility is from 7:00 am to 7:00 pm; 7 days a week. Office Hours are from 8:00 am to 5:00 pm Monday through Saturday, 9:00 am to 3:00 pm on Sundays.

**Planning. 8 USE - LIGHTING HOODED/DIRECTED**

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

**Planning. 9 USE - MAINTAIN LICENSING**

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

**Planning. 10 USE - MT PALOMAR LIGHTING AREA**

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 luminaries, shall be utilized.

**Planning. 11 USE - NO RESIDENT OCCUPANCY**

No permanent occupancy shall be permitted within the property approved under this plot plan as a principal place of residence.

**Planning. 12 USE - RECLAIMED WATER**

The permit holder shall connect to a reclaimed water supply for landscape watering purposes when secondary or reclaimed water is made available to the site.

**ADVISORY NOTIFICATION DOCUMENT****Planning-CUL****Planning-CUL. 1****If Human Remains Found**

If human remains are found on this site, the developer/permit holder or any successor in interest shall comply with the following codes: Pursuant to State Health and Safety Code Section 7050.5, if human remains are encountered, no further disturbance shall occur until the County Coroner has made the necessary findings as to origin. The Coroner will have two working days to determine if the remains are subject to his or her authority as part of a crime. If the Riverside County Coroner determines the remains to be Native American, the Native American Heritage Commission (NAHC) shall be contacted by the Coroner within the period specified by law (24 hours). The NAHC shall immediately notify those persons it believes to be most likely descended from the deceased Native American. The descendants may, inspect the site of the discovery of the Native American human remains and may recommend means for treatment or disposition, with appropriate dignity, of the human remains and any associated grave goods. The descendants shall make recommendations or preferences for treatment within 48 hours of being granted access to the site. Upon the discovery of Native American remains, the landowner shall ensure that the immediate vicinity, where the Native American human remains are located, is not damaged or disturbed the landowner shall discuss and confer with the descendants all reasonable options regarding the descendants' preferences for treatment. The descendants' preferences for treatment may include the following:

- The nondestructive removal and analysis of human remains and items associated with Native American human remains.
- Preservation of Native American human remains and associated items in place.
- Relinquishment of Native American human remains and associated items to the descendants for treatment.
- Other culturally appropriate treatment. The parties may also mutually agree to extend discussions, taking into account the possibility that additional or multiple Native American human remains, as defined in this section, are located in the project area, providing a basis for additional treatment measures. Human remains of a Native American may be an inhumation or cremation, and in any state of decomposition or skeletal completeness. Any items associated with the human remains that are placed or buried with the Native American human remains are to be treated in the same manner as the remains, but do not by themselves constitute human remains. Whenever the commission is unable to identify a descendant, or the descendants identified fail to make a recommendation, or the landowner or his or her authorized representative rejects the recommendation of the descendants and the mediation provided for in subdivision (k) of Section 5097.94, if invoked, fails to provide measures acceptable to the landowner, the landowner or his or her authorized representative shall reinter the human remains and items associated with Native American human remains with appropriate dignity on the property in a location not subject to further and future subsurface disturbance. To protect these sites, the landowner shall do one or more of the following:
  - Record the site with the commission or the appropriate Information Center.
  - Utilize an open-space or conservation zoning designation or easement.
  - Record a document with the county in which the property is located. The document shall be titled "Notice of Reinterment of Native American Remains" and shall include a legal description of the property, the name of the owner of the property, and the owner's acknowledged signature, in addition to any other information required by this section. The document shall be indexed as a notice under the name of the owner. Upon the discovery of multiple Native American human remains during a ground disturbing land development activity, the landowner may agree that additional conferral with the descendants is necessary to consider culturally appropriate treatment of multiple Native American human remains. Human remains from other ethnic/cultural groups with recognized historical associations to the project area shall also be subject to consultation between appropriate representatives from that group and the County Archaeologist.

**ADVISORY NOTIFICATION DOCUMENT****Planning-CUL****Planning-CUL. 2****PDA 7020 accepted**

County Archaeological Report (PDA) No. 7020 submitted for this project (PP26403) was prepared by Rincon Consultants, Inc. and is entitled: "Ranch Storage and Associated Road Improvements project, Riverside County, California", dated January 2019. PDA07020 concludes: A search of the Sacred Lands File at the Native American Heritage Commission (NAHC) returned negative results. Rincon subsequently conducted outreach efforts with local Native American groups in order to obtain information on known Native American resources that may be located within the APE or vicinity. As of January 14, 2019, one response had been received as a result of the outreach efforts. A pedestrian survey of the project APE identified a segment of the historic railway grade, along with a bridge/trellis a concrete culvert, within the proposed off-site road improvement and detour area. Examination of these remains indicates that the portion of P-33-003832 in the project APE lacks integrity. Therefore, Rincon concurs with the previous eligibility findings that P-33-003832 not be considered a historic property for the purposes of Section 106 nor a historical resource under CEQA. No other historic or prehistoric cultural resources were identified during the survey in the APE. Based on the results of the cultural resource assessment, Rincon recommends a finding of no impact to historical resources under CEQA and no effect to historic properties under Section 106 of NHPA. No further cultural resources work is recommended for the current project. These documents are herein incorporated as a part of the record for project.

**Planning-CUL. 3****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. 3 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, but may include fewer artifacts if the area of the find is determined to be of significance due to sacred or cultural importance. \*\* If not already employed by the project developer, a County approved archaeologist shall be employed by the project developer to assess the value/importance of the cultural resource, attend the meeting described above, and continue monitoring of all future site grading activities as necessary.

**Planning-GEO****Planning-GEO. 1 GEO180030 ACCEPTED**

County Geologic Report GEO No. 180030 submitted for the project PP26403, was prepared by Geocon West, Inc. The report is titled; "Geotechnical Investigation and Percolation Testing, Self-Storage Facility, 14500 Temescal Canyon Road, Alberhill Area, Riverside County, California," dated February 14, 2017. GEO No. 180030 concluded:

1. The site is not located within a State of California Earthquake Fault Zone or a Riverside County Fault Hazard Zone.
2. Based on our review of published geologic maps and reports, the site is not located on any known active, potentially active, or inactive fault traces.
3. Based on the dense consistency of the very old alluvial deposits the potential for liquefaction and seismically-induced settlement the site is not a design consideration.
4. Based on the results of our laboratory testing, the onsite soils do not exhibit a significant potential for collapse upon saturation. Furthermore, remedial grading is recommended to further reduce the potential effects of collapsible soils in the near surface layers.
5. Based on a review of the current site plans and our site observations, the potential for landslides and rock fall hazard is not a design consideration for the site.
6. Fill or cut slopes greater than 10 feet in vertical height or steeper than 2:1 (h:v) are not anticipated to be constructed as part of this project.
7. The site is located approximately 56 miles from the nearest coastline; therefore, the negligible risk associated with tsunamis is not a design consideration.
8. Inundation from a seiche occurring in Corona Lakes is not a design consideration for the site.
9. The majority of the on-site soils are anticipated to possess a "very low" expansion potential.

GEO No. 180030 recommended:

**ADVISORY NOTIFICATION DOCUMENT****Planning-GEO****Planning-GEO. 1                      GEO180030 ACCEPTED (cont.)**

1. Site preparation should begin with the removal of previous structures and infrastructure, deleterious material, debris, buried trash, and vegetation. Material generated during stripping and/or site demolition should be exported from the site.
2. Undocumented fill and loose alluvium within a 1:1 projection of the limits of grading should be removed to expose competent alluvium with a relative density of at least 85 percent of maximum density.
3. Based on our findings, we anticipate the existing undocumented fill and alluvium within approximately 3 feet of the existing ground surface will require remedial excavation and proper compaction.
4. Remedial grading excavations should extend laterally a minimum distance of five feet beyond the building footprint or for a distance equal to the removal depth, whichever is greater.
5. Older alluvium in cut/fill transition areas within proposed structural areas should be over excavated to remove the differential support conditions and provide at least one foot of fill below footings.

GEO No. 180030 satisfies the requirement for a geologic/geotechnical study for Planning/CEQA purposes. GEO No. 180030 is hereby accepted for planning purposes. Engineering and other Building Code parameters were not included as a part of this review or approval. This approval is not intended and should not be misconstrued as approval for grading permit. Engineering and other building code parameters should be reviewed and additional comments and/or conditions may be imposed by the County upon application for grading and/or building permits.

**Planning-PAL****Planning-PAL. 1                      0015 - LOW PALEO**

According to the County's General Plan, this site has been mapped as having a "Low Potential" for paleontological resources. This category encompasses lands for which previous field surveys and documentation demonstrates a low potential for containing significant paleontological resources subject to adverse impacts. As such, this project is not anticipated to require any direct mitigation for paleontological resources. However, should fossil remains be encountered during site development: 1. All site earthmoving shall be ceased in the area of where the fossil remains are encountered. Earthmoving activities may be diverted to other areas of the site. 2. The owner of the property shall be immediately notified of the fossil discovery who will in turn immediately notify the County Geologist of the discovery. 3. The applicant shall retain a qualified paleontologist approved by the County of Riverside. 4. The paleontologist shall determine the significance of the encountered fossil remains. 5. Paleontological monitoring of earthmoving activities will continue thereafter on an as-needed basis by the paleontologist during all earthmoving activities that may expose sensitive strata. Earthmoving activities in areas of the project area where previously undisturbed strata will be buried but not otherwise disturbed will not be monitored. The supervising paleontologist will have the authority to reduce monitoring once he/she determines the probability of encountering any additional fossils has dropped below an acceptable level.

## ADVISORY NOTIFICATION DOCUMENT

### Planning-PAL

#### Planning-PAL. 1                      0015 - LOW PALEO (cont.)

6. If fossil remains are encountered by earthmoving activities when the paleontologist is not onsite, these activities will be diverted around the fossil site and the paleontologist called to the site immediately to recover the remains. 7. Any recovered fossil remains will be prepared to the point of identification and identified to the lowest taxonomic level possible by knowledgeable paleontologists. The remains then will be curated (assigned and labeled with museum\* repository fossil specimen numbers and corresponding fossil site numbers, as appropriate; places in specimen trays and, if necessary, vials with completed specimen data cards) and catalogued, an associated specimen data and corresponding geologic and geographic site data will be archived (specimen and site numbers and corresponding data entered into appropriate museum repository catalogs and computerized data bases) at the museum repository by a laboratory technician. The remains will then be accessioned into the museum repository fossil collection, where they will be permanently stored, maintained, and, along with associated specimen and site data, made available for future study by qualified scientific investigators. \* Per the County of Riverside "SABER Policy", paleontological fossils found in the County of Riverside should, by preference, be directed to the Western Science Center in the City of Hemet. 8.

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

### Transportation

#### Transportation. 1                      Gen - Transportation

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

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.

#### Transportation. 2                      Signing and Striping

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

**ADVISORY NOTIFICATION DOCUMENT****Waste Resources****Waste Resources. 1****Waste General Notices**

Hazardous Materials Hazardous materials are not accepted at Riverside County landfills. In compliance with federal, state, and local regulations and ordinances, any hazardous waste generated in association with the project shall be disposed of at a permitted Hazardous Waste disposal facility. Hazardous waste materials include, but are not limited to, paint, batteries, oil, asbestos, and solvents. For further information regarding the determination, transport, and disposal of hazardous waste, please contact the Riverside County Department of Environmental Health, Environmental Protection and Oversight Division. Landscape Practices Use mulch and/or compost in the development and maintenance of landscaped areas within the project boundaries. Reduce the amount of green waste generated in common landscaped areas through grass recycling (where lawn clippings from a mulching type mower are left on lawn), or through on-site composting of green waste, or through the separation of green waste from other waste types to send to a composting facility. Xeriscape and/or use drought tolerant/low maintenance vegetation in all landscaped areas of the project.

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## 0. UNKNOWN

### General

**000 - General. 1                      General Condition - EPD-DBESP Required                      Satisfied**

Due to Riparian/Riverine impacts a Determination of Biologically Equivalent or Superior Preservation (DBESP) must be submitted and approved by EPD, RCA and the Wildlife Agencies to demonstrate compliance with the requirements of the Western Riverside County Multiple Species Habitat Conservation Plan. This will include a Jurisdictional Delineation of the riverine/riparian areas on the project site.

## 50. Prior To Map Recordation

### Planning-EPD

**050 - Planning-EPD. 1                      0050-EPD-MAP – ECS SHALL BE PREPARED                      Not Satisfied**

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

Prior to a grading permit being issued, an ECS must be on the final exhibit for conservation land for recordation as referenced found on Figure 6 in the document, "Temescal Canyon Road Improvement Project MSHCP Consistency Analysis and Determination of Biologically Equivalent or Superior Preservation", prepared by Rincon Consultants Inc., dated September 2019.

## 60. Prior To Grading Permit Issuance

### BS-Grade

**060 - BS-Grade. 1                      Easement(s)/Permission                      Not Satisfied**

Prior to the issuance of a grading permit, it shall be the sole responsibility of the owner/applicant to obtain any and all proposed or required easements and/or permissions necessary to perform the grading herein proposed.

A notarized letter of permission and/or recorded easement from the affected property owners or easement holders shall be provided in instances where off site grading is proposed as part of the grading plan.

In instances where the grading plan proposes drainage facilities on adjacent off site property, the owner/applicant shall provide a copy of the recorded drainage easement.

**060 - BS-Grade. 2                      If WQMP is Required                      Not Satisfied**

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

**060 - BS-Grade. 3                      Improvement Securities                      Not Satisfied**

Prior to issuance of a Grading Permit, the applicant may be required to post a Grading and/or Erosion Control Security with the Transportation Department.

**060 - BS-Grade. 4                      Pre-construction Meeting                      Not Satisfied**

Upon receiving grading plan approval and prior to the issuance of a grading permit, the applicant is required to schedule a pre-construction meeting with the Building and Safety Department.

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## 60. Prior To Grading Permit Issuance

### Planning

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

Prior to the issuance of grading permits for Plot Plan No. 26403, the Planning Department shall determine the status of the deposit based fees. If the fees are in a negative status, the permit holder shall pay the outstanding balance.

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

Prior to the issuance of a grading permit, the applicant shall comply with the provisions of Riverside County Ordinance No. 663, which generally requires the payment of the appropriate fee set forth in that ordinance. The amount of the fee required to be paid may vary depending upon a variety of factors, including the type of development application submitted and the applicability of any fee reduction or exemption provisions contained in Riverside County Ordinance No. 663. Said fee shall be calculated on the approved development project which is anticipated to be 7.69 acres (gross) in accordance with APPROVED EXHIBIT NO. A. If the development is subsequently revised, this acreage amount may be modified in order to reflect the revised development project acreage amount.

### Planning-CUL

**060 - Planning-CUL. 1 CRMP required Not Satisfied**

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

**060 - Planning-CUL. 2 Tribal Monitor Req. Not Satisfied**

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

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## 60. Prior To Grading Permit Issuance

### Planning-EPD

**060 - Planning-EPD. 1            0060 - EPD - MBTA Report            Not Satisfied**

Birds and their nests are protected by the Migratory Bird Treaty Act (MBTA) and California Department of Fish and Wildlife (CDFW) Codes. Since the project supports suitable nesting bird habitat, removal of vegetation or any other potential nesting bird habitat disturbances shall be conducted outside of the avian nesting season (February 1st through August 31st). If habitat must be cleared during the nesting season, a preconstruction nesting bird survey shall be conducted. The preconstruction nesting bird survey must be conducted by a biologist who holds a current MOU with the County of Riverside. If nesting activity is observed, appropriate avoidance measures shall be adopted to avoid any potential impacts to nesting birds. The nesting bird survey must be completed no more than 3 days prior to any ground disturbance. If ground disturbance does not begin within 3 days of the survey date a second survey must be conducted. Prior to the issuance of a grading permit the project proponent must provide written proof to the Riverside County Planning Department, Environmental Programs Division (EPD) that a biologist who holds an MOU with the County of Riverside has been retained to carry out the required survey. Documentation submitted to prove compliance prior to grading permit issuance must at a minimum include the name and contact information for the Consulting Biologist and a signed statement from the Consulting Biologist confirming that they have been contracted by the applicant to conduct a Preconstruction Nesting Bird Survey. In some cases EPD may also require a Monitoring and Avoidance Plan prior to the issuance of a grading permit. Prior to finalization of a grading permit or prior to issuance of any building permits the projects consulting biologist shall prepare and submit a report, documenting the results of the survey, to EPD for review.

**060 - Planning-EPD. 2            0060 - EPD - MSHCP CONVEYANCE TO RCA            Not Satisfied**

The project will avoid permanent impacts to 0.36 acres of riparian/riverine habitat within the project site and Ranch Storage Project found within the document in Figure 6, "Temescal Canyon Road Improvement Project MSHCP Consistency Analysis and Determination of Biologically Equivalent or Superior Preservation", dated September, 2019 completed by Rincon Consultants Inc. This 0.36-acre area shall be offered for dedication to RCA or RCRC, or any other appropriate entity. The area designated for conservation shall be accessible for the RCA OR RCRC, or other entity, via easement or public road access, or as stipulated by in the donation agreement. This documentation must be submitted to EPD for approval

THIS INFO WAS REVISED IN SEPTEMBER 2019 Prior to the issuance of any grading permits or recordation of any maps, the Riverine/Riparian area shall correspond with the 0.23 acres of mapped Riparian/Riverine habitat depicted on Figure 3 found within the document titled "Riparian/Riverine and Vernal Pool Habitat Assessment for HANS 2216" (PDB06163) dated May 19, 2015 completed by Helix Environmental Planning. This Riverine/Riparian area shall be offered for dedication to Riverside County Resource Conservation District (RCRC), or any other appropriate entity. The area designated for conservation shall be accessible for the RCRC, or other entity, via easement or public road access, or as stipulated by in the donation agreement.

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## 60. Prior To Grading Permit Issuance

### Planning-EPD

**060 - Planning-EPD. 3            0060-EPD-MSHCP RIP/RIV MAPPING            Not Satisfied**

Prior to grading permit issuance, all project maps and exhibits shall clearly depict and label the MSHCP Riparian/Riverine habitat being avoided to EPD's satisfaction. The Riparian/Riverine feature shall be labeled as "MSHCP Riparian/Riverine to be Avoided". The Riparian/Riverine habitat being depicted on project maps and exhibits shall correspond with the 0.36 acres of mapped Riparian/Riverine habitat depicted on Figure 6 found within the document, "Temescal Canyon Road Improvement Project MSHCP Consistency Analysis and Determination of Biologically Equivalent or Superior Preservation", dated September, 2019 completed by Rincon Consultants Inc. These features were found to meet the definition of Riverine/Riparian habitat as specified in MSHCP Section 6.1.2 and are to be 100% avoided by the project development.

THIS INFORMATION WAS UPDATED IN SEPTEMBER 2019 Prior to grading permit issuance, all project maps and exhibits shall clearly depict and label the MSHCP Riparian/Riverine habitat being avoided to EPD's satisfaction. The Riparian/Riverine feature shall be labeled as "MSHCP Riparian/Riverine to be Avoided". The Riparian/Riverine habitat being depicted on project maps and exhibits shall correspond with the 0.23 acres of mapped Riparian/Riverine habitat depicted on Figure 3 found within the document titled "Riparian/Riverine and Vernal Pool Habitat Assessment for HANS 2216" (PDB06163) dated May 19, 2015 completed by Helix Environmental Planning. These features were found to meet the definition of Riverine/Riparian habitat as specified in MSHCP Section 6.1.2 and are to be 100% avoided by the project development.

**060 - Planning-EPD. 4            0060-EPD-On-site Riparian/Riverine Enhancement for            Not Satisfied**

To offset temporary impacts to the drainage channel and its habitat on the project site, the developer proposes to remove the non-native shrubs (castor bean and tree tobacco) within and adjacent to the drainage feature. The shrubs are proposed to be cut and removed from the site, with the roots treated and left in place to protect the stream bed and bank. The removal of the shrubs will allow the adjacent Mulefat Scrub to expand naturally to replace removed vegetation. The enhancement area totals 0.36 acre and is depicted in Figure 6 found within the document, "Temescal Canyon Road Improvement Project MSHCP Consistency Analysis and Determination of Biologically Equivalent or Superior Preservation", dated September, 2019 completed by Rincon Consultants Inc.

**060 - Planning-EPD. 5            0060-EPD-Permanent Fencing Plan            Not Satisfied**

Prior to the issuance of a grading permit, the applicant shall submit a proposed fencing and signage plan for the protection of all biologically sensitive areas found in Figure 6 in the document, "Temescal Canyon Road Improvement Project MSHCP Consistency Analysis and Determination of Biologically Equivalent or Superior Preservation", dated September, 2019, completed by Rincon Consultants Inc. The fencing shall provide a physical barrier to minimize unauthorized public access, domestic animal predation, illegal trespass or dumping in the MSHCP Conservation Area. Fencing shall be proposed and installed at all interfaces between conservation lands and urban uses such as roads, development, residential, etc. The fence shall have a minimum height of six feet at its shortest point. Fence posts shall be no more than five feet apart. The fence design shall be such that a sphere with a diameter of three inches cannot pass through the plane of the fence at any point below the minimum height. The Regional Conservation Authority (RCA) or other agency tasked with management of the area shall be consulted on the fence design. The fencing plan will be reviewed and approved by the Riverside County Planning Department Environmental Programs Division (EPD). The fence shall not be installed until EPD staff has reviewed and approved the fencing plan. EPD staff shall have sole discretion in determining whether the proposed fencing will adequately protect the conservation area, and whether changes to the proposed fencing and signage plan are required.



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## 60. Prior To Grading Permit Issuance

### Planning-EPD

**060 - Planning-EPD. 6                    0060-EPD-Temp Fence Install                    Not Satisfied**

Areas of the project adjacent to areas labeled as "MSHCP Riparian/Riverine Area Enhancement" found on Figure 6 in "Temescal Canyon Road Improvement Project MSHCP Consistency Analysis and Determination of Biologically Equivalent or Superior Preservation", dated September, 2019 completed by Rincon Consultants Inc.", will be temporarily fenced to avoid impacts during grading and construction. Signs must clearly indicate that no impacts will occur within the fenced areas. Fence installation must be monitored by a qualified biologist who holds a MOU with the County of Riverside. Prior to fence installation, the monitoring biologist must carry out a nesting bird survey in order to avoid take of nesting birds. A report will be submitted by the monitoring biologist documenting that the fencing has been completed. EPD may also inspect the site prior to grading permit issuance.

**060 - Planning-EPD. 7                    0060-Planning-EPD-EPD - MITIGATION CREDITS                    Not Satisfied**

Prior to the issuance of a grading permit, a biologist who holds a MOU with the County of Riverside shall submit documentation that mitigation for impacts to MSHCP riparian/riverine systems proposed as part of the project to reduce potential impacts to water resource beneficial floodplain values has been purchased. MSHCP riparian/riverine habitat would be mitigated at a mitigation-to-impact ratio of 2:1 for the 0.12 acres of permanent impacts, which results in 0.24 acres. Impacts to MSHCP Riverine habitat will be offset by participation in an in-lieu fee program with the Riverside-Corona Resource Conservation District (RCRCD) involving the purchase of re-establishment credits. The RCRCD possesses high quality riparian/riverine habitat that is superior to the habitat that is impacted in the project site. This information is documented on Figure 6 found in, 'Temescal Canyon Road Improvement Project MSHCP Consistency Analysis and Determination of Biologically Equivalent or Superior Preservation', prepared by Rincon Consultants Inc., dated September 2019.

### Survey

**060 - Survey. 1                    Prior to Road Construction                    Not Satisfied**

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

### Transportation

**060 - Transportation. 1                    Encroachment Permit                    Not Satisfied**

The project proponent shall obtain an encroachment permit from County Transportation Department prior to grading for the "temporary construction of Temescal Canyon Road".

**060 - Transportation. 2                    File L&LMD Application                    Not Satisfied**

File an application with the Transportation Department, L&LMD Section, 8th Floor, 4080 Lemon Street, Riverside, CA, for required annexation.

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

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

### **Transportation**

#### **060 - Transportation. 3 RCTD-USE-WQ - Santa Ana Region - FINAL WQMP Not Satisfied**

The project is located in the Santa Ana watershed. An approved Water Quality Management Plan (WQMP) is required prior to recordation of a final map or issuance of a grading permit. The project shall submit a single PDF on two CD/DVD copies, in accordance with the latest version of the WQMP manual, found at [www.rcflood.org/npdes](http://www.rcflood.org/npdes). All details necessary to build BMPs per the WQMP shall be included on the grading plans. Based on discussion with RCFC&WCD, migration for increased runoff will not be required for the project since APN 394-040-004 will be grant deeded to RCFC&WCD for flooding purposes. The project will relocate Temescal Canyon Road for an interim period to the south and provide a 5-24" CMP Culverts for flood protection purposes. The interim Temescal Canyon Road will be allowed to have overtopping flows with a depth of approximately 1.6 feet and a velocity that is below 3.0 ft/s. The final design of the interim Temescal Canyon Road will be subject to the approval of the Director of Transportation.

#### **060 - Transportation. 4 Submit Grading Plans Not Satisfied**

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

## **70. Prior To Grading Final Inspection**

### **Planning-CUL**

#### **070 - Planning-CUL. 1 Artifact Disposition Not Satisfied**

Upon completion of the implementation phase, the landowner(s) shall relinquish ownership of all cultural resources, (with the exception of sacred items, burial goods, and Human Remains) and Provide evidence to the satisfaction of the County Archaeologist that all archaeological materials recovered during the archaeological investigations (this includes collections made during an earlier project, such as testing of archaeological sites that took place years ago), have been handled through one of the following methods. 1.

A fully executed reburial agreement with the appropriate culturally affiliated Native American tribe(s) or band(s). This shall include measures and provisions to protect the reburial area from any future impacts. Reburial shall not occur until all cataloguing, analysis and special studies have been completed on the cultural resources. Details of contents and location of the reburial shall be included in the Phase IV Report. 2.

Curation at a Riverside County Curation facility that meets federal standards per 36 CFR Part 79 and therefore will be professionally curated and made available to other archaeologists/researchers and tribal members for further study. The collection and associated records shall be transferred, including title, and are to be accompanied by payment of the fees necessary for permanent curation. Evidence shall be in the form of a letter from the curation facility identifying that archaeological materials have been received and that all fees have been paid. 3. If more than one Native American Group is involved with the project and cannot come to a consensus as to the disposition of cultural resources, the landowner(s) shall then proceed with curation at the Western Science Center.

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

### **070 - Planning-CUL. 2 Phase IV Cultural Req. Not Satisfied**

Phase IV Cultural Required Upon completion of the implementation phase, a Phase IV Cultural Resources Monitoring Report shall be submitted that complies with the Riverside County Planning Department's requirements for such reports for all ground disturbing activities associated with this grading permit. The report shall follow the County of Riverside Planning Department Cultural Resources (Archaeological) Investigations Standard Scopes of Work posted on the TLMA website. The report shall include results of any feature relocation or residue analysis required as well as evidence of the required cultural sensitivity training for the construction staff held during the required pre-grade meeting.

### **Transportation**

#### **070 - Transportation. 1 Temporary Road Improvement Not Satisfied**

The construction of the temporary detour road to Temescal Canyon Road from Station 151+00 to Station 171+00 (shown on the Temescal Canyon Road Construction Road Exhibit) south of the project boundary shall be improved with 24' AC pavement, 6" AC Dike, 4' graded parkway (both sides), with acceptable centerline radii, and drainage pattern within the 32' dedicated public road right-of-way. The dedication of the temporary detour road shall be in effect until such time the Temescal Canyon Road construction is completed by the project proponent and the County issues a Notice of Completion.

or as directed by the Director of Transportation.

#### **Note:**

1. Match up asphalt concrete paving; reconstruction; or resurfacing of existing paving of existing Temescal Canyon Road to tie-in with Temporary construction of Temescal Canyon Road at Station 150+00 and 170+00 as directed by the Director of Transportation.
2. The project proponent shall demolish and remove the existing railroad trestle.
3. Prior to the issuance of the first building permit the construction of temporary detour road shall be improved to the satisfaction of the Director of Transportation.
4. The project proponent shall obtain an encroachment permit from the Transportation Department prior to grading for the detour road.
5. The detour road shall be open until such time the Temescal Canyon Road construction is completed by the project proponent and the County issues a Notice of Completion.
6. After the opening of Temescal Canyon Road the detour road shall be permanently closed and removed by the project proponent to the satisfaction of the Director of Transportation.

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## 80. Prior To Building Permit Issuance

### BS-Grade

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

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

**080 - BS-Grade. 2                      Rough Grade Approval                      Not Satisfied**

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

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

### E Health

**080 - E Health. 1                      Percolation Report                      Not Satisfied**

An OWTS system proposal must be submitted and approved prior to building permit issuance. Contact DEH-Land Use at 951-955-8980 and refer to Riverside County DEH Local Area Management Program (LAMP) for more information.

### Fire

**080 - Fire. 1                      Prior to permit                      Not Satisfied**

1. Access: Fire Department emergency vehicle apparatus access road locations and design shall be in accordance with the California Fire Code, Riverside County Ordinance 460, Riverside County Ordinance 787, and Riverside County Fire Department Standards. Plans must be submitted to the Fire Department for review and approval prior to building permit issuance. 2. Water: Fire Department water system(s) for fire protection shall be in accordance with the California Fire Code, Riverside County Ordinance 787 and Riverside County Fire Department Standards. Plans must be submitted to the Fire Department for review and approval prior to building permit issuance.

### Planning

**080 - Planning. 1                      USE - CONFORM TO ELEVATIONS                      Not Satisfied**

Elevations of all buildings and structures submitted for building plan check approval shall be in substantial conformance with the elevations shown on APPROVED EXHIBIT(s).

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## 80. Prior To Building Permit Issuance

### Planning

**080 - Planning. 2 USE - CONFORM TO FLOOR PLANS Not Satisfied**

Floor plans shall be in substantial conformance with that shown on APPROVED EXHIBIT(s).

**080 - Planning. 3 USE - FEE STATUS Not Satisfied**

Prior to issuance of building permits for Plot Plan No. 26403, the Planning Department shall determine the status of the deposit based fees for project. If the case fees are in a negative state, the permit holder shall pay the outstanding balance.

**080 - Planning. 4 USE - LIGHTING PLANS Not Satisfied**

All parking lot lights and other outdoor lighting shall be shown on electrical plans submitted to the Department of Building and Safety for plan check approval and shall comply with the requirements of Riverside County Ordinance No. 655 and the Riverside County Comprehensive General Plan.

**080 - Planning. 5 USE - REC & PARK DIST MITIG. Not Satisfied**

The permit holder shall enter into an agreement with the County Service Area No. 134 (CSA# 134-Temescal Lighting) to provide for the payment of park and recreation mitigation fees and/or dedication of land as identified in the District's Master Plan, and shall submit sufficient written evidence to the Riverside County Department of Building and Safety that the park and recreation mitigation fees and/or dedication for land have been provided to the District.

**080 - Planning. 6 USE - ROOF EQUIPMENT SHIELDING Not Satisfied**

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

**080 - Planning. 7 USE - SCHOOL MITIGATION Not Satisfied**

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

### Transportation

**080 - Transportation. 1 Annexation into L&LMD or Other District Not Satisfied**

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

- (1) Landscaping along Temescal Canyon Road.
- (2) Streetlights.
- (3) Graffiti abatement of walls and other permanent structure.

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## 80. Prior To Building Permit Issuance

### Transportation

**080 - Transportation. 1 Annexation into L&LMD or Other District (cont.) Not Satisfied**  
(4) Street sweeping.

(5) Bio-swales and/or fossil filters within Temescal Canyon Parkway.

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

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

**080 - Transportation. 2 Coordination with Others Not Satisfied**

Approval of the Street Improvement plans by the Transportation Department will clear this condition. Prior to issuance of a building permit, the Project shall coordinate with the approved TPM37599.

**080 - Transportation. 3 Landscaping Design Plans Not Satisfied**

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

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

**080 - Transportation. 4 Lighting Plan Not Satisfied**

A separate street and/or bridge light plan shall be approved by the Transportation Department. Street and/or bridge lighting shall be designed in accordance with County Ordinance 460 and Streetlight Specification Chart found in Specification Section 22 of Ordinance 461. For projects within SCE boundaries use County of Riverside Ordinance 461, Standard No. 1000 or No. 1001.

**080 - Transportation. 5 LSP - LANDSCAPE INSPECTION DEPOSIT Not Satisfied**

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

**080 - Transportation. 6 LSP - LANDSCAPE MINOR PLOT PLAN/PERMIT Not Satisfied**

Prior to issuance of building permits, the developer/permit holder shall apply for a Landscape Permit (LSP) or Landscape Plot Plan (LPP) from TLMA Land Use along with applicable deposit (plan check and inspection are DBF fees). Provide construction level landscape plans in PDF (all sheet compiled in 1 PDF file), along with an electronic transmittal memo in PDF (include Owner contact, Developer, if not the same as the owner, Project manager, person or persons most likely to inquire about the status of the plans, Landscape

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## 80. Prior To Building Permit Issuance

### Transportation

#### **080 - Transportation. 6 LSP - LANDSCAPE MINOR PLOT PLAN/PERMIT (cont.) Not Satisfied**

Architect, Principal or LA signing the plans, Landscape Architect, Project Manager, person responsible for making the corrections, if different from above), and a current set of grading plans in PDF, and submit all three PDF files on a CD (compact Disc) with application. Drawings shall be completed on standard County Transportation Department plan sheet format (24" x 36"), 1:20 scale, with title block, north arrow, limit of work lines, hardscape features, graphic scale, and street names, etc. The landscaping plans shall be in conformance with the APPROVED EXHIBITS; in compliance with Ordinance No. 348, Section 18.12; Ordinance No. 859; and, be prepared consistent with the County of Riverside Guide to California Friendly Landscaping. At minimum, plans shall include the following components: 1) Landscape and irrigation working drawings "stamped" by a California certified/registered landscape architect; 2) Weather-based controllers and necessary components to eliminate water waste; 3) A copy of the "stamped" approved grading plans; and, 4) Emphasis on native and drought tolerant species. When applicable, plans shall include the following components: 1) Identification of all common/open space areas; 2) Natural open space areas and those regulated/conserved by the prevailing MSHCP; 3) Shading plans for projects that include parking lots/areas; 4) The use of canopy trees (24" box or greater) within the parking areas; 5) Landscaping plans for slopes exceeding 3 feet in height; 6) Landscaping and irrigation plans associated with entry monuments. All monument locations and dimensions shall be provided on the plan; and/or, 7) If this is a phased development, then a copy of the approved phasing plan shall be submitted for reference. Please reference Landscape Plan Checklists available online at RCTLMA.org. NOTE: When the Landscaping Plot Plan is located within a special district such as LMD/CSA/CFD or Valleywide, the developer/permit holder shall submit plans for review to the appropriate special district for simultaneous review. The permit holder shall show evidence to the Transportation Department, Landscape Section that the subject district has approved said plans. As part of the plan check review process and request for condition clearance, the developer/permit holder shall show proof of the approved landscaping plot plan by providing the Plot Plan number. The Transportation Department, Landscape Section shall verify the landscape route is approved and the Plot Plan is in TENTAPPR status. Upon verification of compliance with this condition and the APPROVED EXHIBITS, the Transportation Department, Landscape Section shall clear this condition.

#### **080 - Transportation. 7 LSP - LANDSCAPING PROJECT SPECIFIC Not Satisfied**

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

#### **080 - Transportation. 8 RCTD-USE-WQ - ESTABLISH WQMP MAINT ENTITY Not Satisfied**

A maintenance plan and signed WQMP/BMP maintenance agreement shall be submitted to the Transportation Department shall be approved and recorded against the property. A maintenance organization will be established with a funding source for the permanent maintenance.

#### **080 - Transportation. 9 RCTD-USE-WQ - IMPLEMENT WQMP Not Satisfied**

The Project shall construct BMP facilities described in the approved Final County WQMP prior to the issuance of a building permit to the satisfaction of County Grading Inspection Section.

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## **80. Prior To Building Permit Issuance**

### **Transportation**

#### **080 - Transportation. 9 RCTD-USE-WQ - IMPLEMENT WQMP (cont.) Not Satisfied**

The Project is responsible for performing all activities described in the County WQMP and that copies of the approved Final County WQMP are provided to future owners/occupants.

#### **080 - Transportation. 10 Right-of-Way Dedication Not Satisfied**

Sufficient public street right-of-way along main line of Temescal Canyon Road shall be conveyed for public use to provide for a 67 foot (59' project side and 8', minimum, on the opposite side of the centerline) part-width dedicated right-of-way per modified Standard No. 93, Ordinance 461.

#### **080 - Transportation. 11 Utility Plan Not Satisfied**

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

### **Waste Resources**

#### **080 - Waste Resources. 1 Recyclables Collection and Loading Area Not Satisfied**

Prior to issuance of a building permit, the applicant shall submit one electronic (1) copy of a Recyclables Collection and Loading Area plot plan to the Riverside County Department of Waste Resources for review and approval to WastePlanning@rivco.org. The plot plan shall conform to Design Guidelines for Recyclables Collection and Loading Areas, provided by the Department of Waste Resources (found at <http://www.rcwaste.org/business/planning/design>) and shall show the location of and access to the collection area for recyclable materials, shall demonstrate space allocation for trash and recyclable materials and have the adequate signage indicating the location of each bin in the trash enclosure. The project applicant is advised that clearance of the Recyclables Collection and Loading Area plot plan only satisfies the Waste Resources' conditions for Recyclables Collection and Loading Areas space allocation and other Recyclables Collection and Loading Area Guideline items. Detailed drawings of the Trash Enclosure and its particular construction details, e.g., building materials, location, construction methods etc., should be included as part of the Project plan submittal to the Riverside County Department of Building and Safety.

#### **080 - Waste Resources. 2 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.



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## 80. Prior To Building Permit Issuance

### Waste Resources

#### 080 - Waste Resources. 2 Waste Recycling Plan (cont.)

**Not Satisfied**

Accurate record keeping (receipts) for recycling of C&D recyclable materials and solid waste disposal must be kept. Arrangements can be made through the franchise hauler.

## 90. Prior to Building Final Inspection

### BS-Grade

#### 090 - BS-Grade. 1 Precise Grade Approval

**Not Satisfied**

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

### Planning

#### 090 - Planning. 1 USE - ACCESSIBLE PARKING

**Not Satisfied**

A minimum of one (1) accessible parking space for persons with disabilities shall be provided as shown on APPROVED EXHIBIT(s). 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 USE - CONDITION COMPLIANCE

**Not Satisfied**

The Department of Building and Safety shall verify that the Development Standards of this approval and all other preceding conditions have been complied with prior to any use allowed by this permit.

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## 90. Prior to Building Final Inspection

### Planning

**090 - Planning. 3 USE - ORD 810 O S FEE Not Satisfied**

Prior to the issuance of a certificate of occupancy, or upon building permit final inspection prior to use or occupancy for cases without final inspection or certificate of occupancy (such as an SMP), whichever comes first, the applicant shall comply with the provisions of Riverside County Ordinance No. 810, which requires the payment of the appropriate fee set forth in the Ordinance. The amount of the fee will be based on the "Project Area" as defined in the Ordinance and the aforementioned Plot Plan. The Project Area for Plot Plan No. 26403 is calculated to be 6.43 net acres.

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

Prior to the issuance of either a certificate of occupancy or prior to building permit final inspection, the applicant shall comply with the provisions of Riverside County Ordinance No. 659, which requires the payment of the appropriate fee set forth in the Ordinance. Riverside County Ordinance No. 659 has been established to set forth policies, regulations and fees related to the funding and installation of facilities and the acquisition of open space and habitat necessary to address the direct and cumulative environmental effects generated by new development project described and defined in this Ordinance, and it establishes the authorized uses of the fees collected. The amount of the fee for commercial or industrial development shall be calculated on the basis of the "Project Area," as defined in the Ordinance, which shall mean the net area, measured in acres, from the adjacent road right-of-way to the limits of the project development. The Project Area for Plot Plan No. 26403 has been calculated to be 6.43 net acres.

**090 - Planning. 5 USE - PARKING PAVING MATERIAL Not Satisfied**

A minimum of twenty-two (22) parking spaces shall be provided as shown on the APPROVED EXHIBIT A, unless otherwise approved by the Planning Department. A total of fifty-three (53) parking spaces are provided with the inclusion of RV facility (with Phase II). The parking area shall be surfaced with asphaltic concrete or concrete to current standards as approved by the Department of Building and Safety.

**090 - Planning. 6 USE - ROOF EQUIPMENT SHIELDING Not Satisfied**

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

**090 - Planning. 7 USE - TRASH ENCLOSURES Not Satisfied**

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

**090 - Planning. 8 USE - WALL & FENCE LOCATIONS Not Satisfied**

Wall and/or fence locations shall be in conformance with APPROVED EXHIBIT(s). The decorative exterior side of all CMU walls shall be surfaced with a protective coating that will facilitate the removal of graffiti. Gates and fencing will be of tubular steel.

Plan: PP26403

Parcel: 394030007

## 90. Prior to Building Final Inspection

### Transportation

**090 - Transportation. 1 Complete Annexation into L&LMD or Other District Not Satisfied**

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

A Streetlight Authorization form from SCE, or other electric provider required in order to complete the annexation process.

**090 - Transportation. 2 Existing Maintained Not Satisfied**

Temescal Canyon Road along the project boundary is a paved County-maintained road designated as a Major Highway, and shall be improved with 38' half-width AC Pavement from the new centerline, (including an 8' compacted D.G. shoulder on the other side of the centerline), 8" concrete curb and gutter (project side), concrete sidewalks, and match up asphalt concrete paving; reconstruction; or resurfacing of existing paving as determine by the Director of Transportation within the 67' part width (59' on the project side and 8', minimum, on the other side of the center line) dedicated right of way in accordance with County modified Standard No. 93, Ordinance 461. (Modified additional 8' compacted D.G. shoulder on the other side of the centerline within the reduced 67' part-width dedicated right-of-way)

1. A 6' concrete sidewalks (project side) shall be improved adjacent to the curb line within the 21' parkway.
2. A driveway(s) shall be improved per County Standard No. 207(A), Ordinance 461.
3. An 8' compacted D.G. shoulder shall be improved on the other side of the centerline within the additional 8' dedicated right-of-way as directed by the Director of Transportation.
4. After the opening of Temescal Canyon Road the detour road shall be permanently closed and removed by the project proponent to the satisfaction of the Director of Transportation.
5. The project proponent shall provide a bridge type selection report to the Transportation Department for review and approval. The report is to address the crossing over the Sign Creek.

or as approved by the Director of Transportation.

**090 - Transportation. 3 Landscaping Installation Completion Not Satisfied**

Landscaping within public road right-of-way shall comply with Transportation Department standards and Ordinance 461 and shall require approval by the Transportation Department. Landscaping shall be improved within Temescal Canyon Road.

Plan: PP26403

Parcel: 394030007

## 90. Prior to Building Final Inspection

### Transportation

**090 - Transportation. 4 LSP - LANDSCAPE INSPECTION DEPOSIT Not Satisfied**

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

**090 - Transportation. 5 LSP - LANDSCAPE INSPECTION REQUIRED Not Satisfied**

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

**090 - Transportation. 6 Payment of Transportation Fees Not Satisfied**

Prior to the time of issuance of a Certificate of Occupancy or upon final inspection, whichever occurs first, the Project shall pay fees in accordance with the fee schedule in effect at the time of payment:

- Transportation Uniform Mitigation Fees (TUMF) in accordance with Ordinance No. 824.

**090 - Transportation. 7 RCTD-USE-WQ - WQMP COMPLETION Not Satisfied**

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

**090 - Transportation. 8 Road Improvements Not Satisfied**

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

**090 - Transportation. 9 Streetlights Install Not Satisfied**

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

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

It shall be the responsibility of the developer to ensure that streetlights are energized along the streets associated with this development where the developer is seeking Building Final Inspection (Occupancy).

Plan: PP26403

Parcel: 394030007

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

### **090 - Transportation. 10 Utility Install Not Satisfied**

Electrical power, telephone, communication, street lighting, and cable television lines shall be installed underground in accordance with Ordinance 460 and 461, or as approved by the Transportation Department. This also applies to all overhead lines below 34 kilovolts along the project frontage and all offsite overhead lines in each direction of the project site to the nearest offsite pole. A certificate should be obtained from the pertinent utility company and submitted to the Department of Transportation as proof of completion for clearance.

In addition, the Project shall ensure that streetlights are energized and operational along the streets where the Project is seeking Building Final Inspection (Occupancy).

### **Waste Resources**

#### **090 - Waste Resources. 1 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.

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

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

#### **090 - Waste Resources. 3 Waste-Recycling and Organics 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. For more information go to: [www.rcwaste.org/business/planning/applications](http://www.rcwaste.org/business/planning/applications). 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).



# 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: December 11, 2017

**TO:**

Riv. Co. Transportation Dept.  
Riv. Co. Environmental Health Dept.  
Riv. Co. Public Health Dept.  
Riv. Co. Fire Department (Riv. Office)  
Riv. Co. Building & Safety – Grading  
Riv. Co. Building & Safety – Plan Check

P.D. Environmental Programs Division  
P.D. Geology Section  
Riv. Co. Trans. Dept. – Landscape Section  
P.D. Archaeology Section  
Board of Supervisors - Supervisor: 1st District-  
Jeffries

Planning Commissioner: 1st District- Shaffer  
Lake Elsinore Sphere of Influence  
CALTRANS District # 8

**PLOT PLAN NO. 26403& VARIANCE 1908 – EA43091 – Applicant:** Ranch Self Storage – Engineer/Representative: Pangaea Land Consultants, Inc – First Supervisorial District – Alberhill Zoning Area – Elsinore Area Plan – Community Development: Light Industrial (CD:LI) – Location: North of Temescal Canyon Road, south of Interstate 15, east of Hostetler Road, and west of Lake Street – 6.93 gross acres – Zoning: Manufacturing – Service Commercial - **REQUEST:** Plot Plan to establish a self-storage facility with outdoor recreational vehicle storage, and a Variance to exceed the maximum allowed Floor Area Ratio (FAR) on 6.93 acres– APN: 394-030-007 (Six Parcels). **BBID: 245-405-694**

**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 21, 2017**. Once the route is complete, and the approval screen is approved with or without corrections, the project can be scheduled for a public hearing.

Any questions regarding this project, should be directed to Kevin White, Project Planner at (951) 955-1417, or e-mail at [kewwhite@rivco.org](mailto:kewwhite@rivco.org) / MAILSTOP #: 1070

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

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

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

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

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



# RIVERSIDE COUNTY PLANNING DEPARTMENT

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

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

DATE: January 16, 2018

**PLOT PLAN NO. 26403& VARIANCE 1908 – EA43091 – Applicant:** Ranch Self Storage – Engineer/Representative: Pangaea Land Consultants, Inc – First Supervisorial District – Alberhill Zoning Area – Elsinore Area Plan – Community Development: Light Industrial (CD:LI) – Location: North of Temescal Canyon Road, south of Interstate 15, east of Hostetler Road, and west of Lake Street – 6.93 gross acres – Zoning: Manufacturing – Service Commercial - **REQUEST:** Plot Plan to establish a self-storage facility with outdoor recreational vehicle storage, and a Variance to exceed the maximum allowed Floor Area Ratio (FAR) on 6.93 acres– APN: 394-030-007 (Six Parcels). **BBID: 245-405-694**

**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 January 25, 2018**. Once the route is complete, and the approval screen is approved with or without corrections, the project can be scheduled for a public hearing.

Any questions regarding this project, should be directed to Kevin White, Project Planner at (951) 955-1417, or e-mail at [kewhite@rivco.org](mailto:kewhite@rivco.org) / MAILSTOP #: 1070

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

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

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

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

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



# RIVERSIDE COUNTY PLANNING DEPARTMENT

Charissa Leach, P.E.  
Assistant TLMA Director

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

DATE: August 22, 2018

TO:

Riv. Co. Transportation Dept.  
Riv. Co. Environmental Health Dept.  
Riv. Co. Fire Department (Riv. Office)  
Riv. Co. Building & Safety – Grading

Riv. Co. Building & Safety – Plan Check  
P.D. Environmental Programs Division  
P.D. Geology Section  
Riv. Co. Trans. Dept. – Landscape Section

P.D. Archaeology Section  
CALTRANS District # 8

**PLOT PLAN NO. 26403& VARIANCE 1908 – EA43091 – Applicant:** Ranch Self Storage – Engineer/Representative: Pangaea Land Consultants, Inc – First Supervisorial District – Alberhill Zoning Area – Elsinore Area Plan – Community Development: Light Industrial (CD:LI) – Location: North of Temescal Canyon Road, south of Interstate 15, east of Hostetler Road, and west of Lake Street – 6.93 gross acres – Zoning: Manufacturing – Service Commercial - **REQUEST:** Plot Plan to establish a self-storage facility with outdoor recreational vehicle storage, and a Variance to exceed the maximum allowed Floor Area Ratio (FAR) on 6.93 acres– APN: 394-030-007 (Six Parcels). **BBID: 245-405-694**

**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 September 13, 2018.** Once the route is complete, and the approval screen is approved with or without corrections, the project can be scheduled for a public hearing.

Any questions regarding this project, should be directed to Kevin White, Project Planner at (951) 955-1417, or e-mail at [kewhite@rivco.org](mailto:kewhite@rivco.org) / MAILSTOP #: 1070

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

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

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

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

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





# RIVERSIDE COUNTY PLANNING DEPARTMENT

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

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

DATE: March 25, 2019

TO:

Riv. Co. Transportation Dept.  
Riv. Co. Environmental Health Dept.

Riv. Co. Fire Department (Riv. Office)  
P.D. Geology Section

Riv. Co. Trans. Dept. – Landscape Section

**PLOT PLAN NO. 26403 & VARIANCE 1908 – EA43091 – Applicant:** Ranch Self Storage – Engineer/Representative: Pangaea Land Consultants, Inc – First Supervisorial District – Alberhill Zoning Area – Elsinore Area Plan – Community Development: Light Industrial (CD:LI) – Location: North of Temescal Canyon Road, south of Interstate 15, east of Hostetler Road, and west of Lake Street – 6.93 gross acres – Zoning: Manufacturing – Service Commercial - **REQUEST:** Plot Plan to establish a self-storage facility with outdoor recreational vehicle storage, and a Variance to exceed the maximum allowed Floor Area Ratio (FAR) on 6.93 acres– APN: 394-030-007 (Six Parcels). **BBID: 245-405-694**

**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 April 4, 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.

Any questions regarding this project, should be directed to Jason Killebrew, Project Planner at (951) 955-0314, or e-mail at [jkillebr@rivco.org](mailto:jkillebr@rivco.org) / MAILSTOP #: 1070

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

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.*

## Wheeler, Timothy

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**From:** Copeland, Don  
**Sent:** Tuesday, October 22, 2019 2:48 PM  
**To:** Wheeler, Timothy  
**Subject:** FW: Amended JPR 16-02-17-01 (HANS 2216; Temescal Canyon Road Improvement Project) Complete

Forgot this one was yours

---

**From:** Copeland, Don  
**Sent:** Thursday, October 17, 2019 2:10 PM  
**To:** Baez, Ken <KBAEZ@RIVCO.ORG>; Killebrew, Jason <JKillebr@RIVCO.ORG>  
**Subject:** FW: Amended JPR 16-02-17-01 (HANS 2216; Temescal Canyon Road Improvement Project) Complete

I believe that does it and makes it complete.

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**From:** Beck, Carly@Wildlife [<mailto:Carly.Beck@wildlife.ca.gov>]  
**Sent:** Thursday, October 17, 2019 1:22 PM  
**To:** Britney Strittmater <[bstrittmater@dudek.com](mailto:bstrittmater@dudek.com)>; Copeland, Don <[dcopelan@RIVCO.ORG](mailto:dcopelan@RIVCO.ORG)>  
**Cc:** Campbell, Tricia <[tcampbell@rivco.org](mailto:tcampbell@rivco.org)>; Wendy Worthey <[wworthey@dudek.com](mailto:wworthey@dudek.com)>; Anna Cassady <[acassady@dudek.com](mailto:acassady@dudek.com)>; Dionne, Elizabeth <[elizabethd@rivco.org](mailto:elizabethd@rivco.org)>; Staudenmaier, Kristin <[kristins@wrcrca.org](mailto:kristins@wrcrca.org)>; Karin Cleary-Rose ([karin\\_cleary-rose@fws.gov](mailto:karin_cleary-rose@fws.gov)) <[karin\\_cleary-rose@fws.gov](mailto:karin_cleary-rose@fws.gov)>; James Thiede ([james\\_thiede@fws.gov](mailto:james_thiede@fws.gov)) <[james\\_thiede@fws.gov](mailto:james_thiede@fws.gov)>; Heather.Pert <[Heather.Pert@wildlife.ca.gov](mailto:Heather.Pert@wildlife.ca.gov)>; Gibson, Joanna@Wildlife <[Joanna.Gibson@wildlife.ca.gov](mailto:Joanna.Gibson@wildlife.ca.gov)>; [jreed@rinconconsultants.com](mailto:jreed@rinconconsultants.com)  
**Subject:** RE: Amended JPR 16-02-17-01 (HANS 2216; Temescal Canyon Road Improvement Project) Complete

**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.

Dear Mr. Copeland,

The California Department of Fish and Wildlife and US Fish and Wildlife Service (collectively the Wildlife Agencies) received a Joint Project Review 16-02-17-01 (JPR) for the HAN 2216 (Temescal Canyon Road Improvement Project) within Elsinore Plan Area/Proposed Constrained Linkage 6 in unincorporated Riverside County. A revised Determination of Biologically Equivalent or Superior Preservation (DBESP) was submitted with the JPR package. The JPR and DBESP were received on October 11, 2019 with our review period ending October 25, 2019 for the JPR and December 10, 2019 for the DBESP.

The Wildlife Agencies have reviewed the JPR and agree with the RCA's finding that the Reserve Assembly can still be achieved on remaining parcels and support the measures identified in items "d." (page 7-8) for Section 6.1.4, and "e." for Volume I, Appendix C (page 8-9) of the JPR. We have no comment on the project as proposed in JPR 16-02-17-01.

The Wildlife Agencies also reviewed the revised DBESP and requested additional clarification on the proposed mitigation within the onsite enhancement area on October 14, 2019. The project consultant subsequently sent clarification and a final revised DBESP on October 15, 2019. Based on the current mitigation of onsite avoidance and enhancement of 0.36-acres (weeding of all non-native species), purchase of re-establishment credits in the amount of 0.24-acre from the Santa Ana Watershed In Lieu Fee Program, and increased functions and values from the installation of a larger culvert the Wildlife Agencies concur that the mitigation provided is biologically equivalent or superior.

This concludes our review of both the JPR and DBESP.

Cheers,

*Carly Beck*

Environmental Scientist  
California Department of Fish and Wildlife  
Region 6-MSHCP  
3602 Inland Empire Blvd., Suite C-220  
Ontario, CA 91764  
(909) 945-3294

And

James Thiede  
Senior Biologist  
U.S. Fish and Wildlife Service  
777 East Tahquitz Canyon Way, Suite 208  
Palm Springs, California 92262  
(760) 322-2070 x419

---

**From:** Britney Strittmater <[bstrittmater@dudek.com](mailto:bstrittmater@dudek.com)>

**Sent:** Thursday, October 10, 2019 3:19 PM

**To:** Copeland, Don <[dcopelan@RIVCO.ORG](mailto:dcopelan@RIVCO.ORG)>

**Cc:** Campbell, Tricia <[tcampbell@rivco.org](mailto:tcampbell@rivco.org)>; Wendy Worthey <[wworthey@dudek.com](mailto:wworthey@dudek.com)>; Anna Cassidy <[acassady@dudek.com](mailto:acassady@dudek.com)>; Dionne, Elizabeth <[elizabethd@rivco.org](mailto:elizabethd@rivco.org)>; Staudenmaier, Kristin (Shuman) <[kristins@wrcrca.org](mailto:kristins@wrcrca.org)>; Karin Cleary-Rose ([karin\\_cleary-rose@fws.gov](mailto:karin_cleary-rose@fws.gov)) <[karin\\_cleary-rose@fws.gov](mailto:karin_cleary-rose@fws.gov)>; James Thiede ([james\\_thiede@fws.gov](mailto:james_thiede@fws.gov)) <[james\\_thiede@fws.gov](mailto:james_thiede@fws.gov)>; Pert, Heather@Wildlife <[Heather.Pert@wildlife.ca.gov](mailto:Heather.Pert@wildlife.ca.gov)>; Gibson, Joanna@Wildlife <[Joanna.Gibson@wildlife.ca.gov](mailto:Joanna.Gibson@wildlife.ca.gov)>; Beck, Carly@Wildlife <[Carly.Beck@wildlife.ca.gov](mailto:Carly.Beck@wildlife.ca.gov)>; [jreed@rinconconsultants.com](mailto:jreed@rinconconsultants.com)

**Subject:** Amended JPR 16-02-17-01 (HANS 2216; Temescal Canyon Road Improvement Project) Complete

Hi Don,

Attached is the completed Amended JPR 16-02-17-01 for HANS 2216 (Temescal Canyon Road Improvement Project). Hardcopies of the JPR and supporting documents have been sent to the Wildlife Agencies, anticipated for delivery tomorrow, 10/11/19. The Wildlife Agencies have 10 working days upon receipt of the hardcopies to provide comments or concurrence back to you. We understand the Wildlife Agencies had already been reviewing the DBESP, but if they need additional time for DBESP review, they can let you know directly.

Feel free to contact me if you have any questions.

Thank you,  
Britney

**Britney Strittmater**  
Biologist

**DUDEK**

78-075 Main Street, Suite G-203  
La Quinta, CA 92253  
T: 760.601.3416  
C: 760.685.1231

[www.dudek.com](http://www.dudek.com)

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# RIVERSIDE COUNTY

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# PLANNING DEPARTMENT

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

December 13, 2017

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

**SUBJECT: ASSEMBLY BILL 52 (AB 52) FORMAL NOTIFICATION (PP26403, VAR01908)**

This serves to notify you of a proposed project located within Riverside County. A map depicting the location and a project description can be found below. Pursuant to Public Resources Code section 21080.3.1(d), if you wish to initiate consultation on this proposed project, please send a consultation request by January 12, 2018 to [hthomson@rivco.org](mailto:hthomson@rivco.org) and email cc to [fsierra@rivco.org](mailto:fsierra@rivco.org). To ensure an effective and good faith consultation effort, the request for consultation shall also indicate the following:

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

**Project Description:**

**PLOT PLAN NO. 26403& VARIANCE 1908** – EA43091 – Applicant: Ranch Self Storage – Engineer/Representative: Pangaea Land Consultants, Inc – First Supervisorial District – Alberhill Zoning Area – Elsinore Area Plan – Community Development: Light Industrial (CD:LI) – Location: North of Temescal Canyon Road, south of Interstate 15, east of Hostetler Road, and west of Lake Street – 6.93 gross acres – Zoning: Manufacturing – Service Commercial

**REQUEST:** Plot Plan to establish a self-storage facility with outdoor recreational vehicle storage, and a Variance to exceed the maximum allowed Floor Area Ratio (FAR) on 6.93 acres– APN: 394-030-007 (Six Parcels)

Sincerely,

PLANNING DEPARTMENT

Heather Thomson, Archaeologist

Email CC: Kevin White, [KEwhite@rivco.org](mailto:KEwhite@rivco.org)  
Attachment: Project Vicinity Map and Project Aerial

Riverside Office • 4080 Lemon Street, 12th Floor  
P.O. Box 1409, Riverside, California 92502-1409  
(951) 955-3200 • Fax (951) 955-3157

Desert Office • 77588 El Duna Court, Suite H  
Palm Desert, California 92211  
(760) 863-8277 • Fax (760) 863-7040



**PECHANGA CULTURAL RESOURCES**  
*Temecula Band of Luiseño Mission Indians*

Post Office, Box 2183 • Temecula, CA 92593  
Telephone (951) 770-6300 • Fax (951) 506-9491

December 15, 2017

Chairperson:  
Neal Ibanez

Vice Chairperson:  
Bridgett Barcello

Committee Members:  
Andrew Masiel, Sr.  
Darlene Miranda  
Evie Gerber  
Richard B. Searce, III  
Robert Villalobos

Director:  
Gary DuBois

Coordinator:  
Paul Macarro

Planning Specialist:  
Tuba Ebru Ozdil

**VIA E-MAIL and USPS**

Heather Thomson, Archaeologist  
Planning Department  
County of Riverside  
PO Box 1409  
Riverside, CA 92502

**PECHANGA TRIBE REQUEST FOR CONSULTATION PURSUANT TO AB 52 FOR PP  
26403 [VAR01908; APN 394-030-007]**

Dear Ms. Thomson;

This letter is written on behalf of the Pechanga Band of Luiseño Indians (hereinafter, "the Tribe") a federally recognized Indian tribe and sovereign government in response to the AB 52 notice provided by the County of Riverside Planning Department.

This letter serves as the Tribe's formal request to begin consultation under AB 52 for this Project. Per AB 52, we intend to assist the County in determining the type of environmental document that should be prepared for this Project (i.e. EIR, MND, ND); with identifying potential tribal cultural resources (TCRs); determining whether potential substantial adverse effects will occur to them; and to develop appropriate preservation, avoidance and/or mitigation measures, as appropriate. Preferred TCR mitigation is always avoidance and the Tribe requests that all efforts to preserve sensitive TCRs be made as early in the development process as possible.

Please add the Tribe to your distribution list(s) for public notices and circulation of all documents, including environmental review documents, archaeological reports, development plans, conceptual grading plans (if available), and all other applicable documents pertaining to this Project. The Tribe further requests to be directly notified of all public hearings and scheduled approvals concerning this Project, and that these comments be incorporated into the record of approval for this Project.

The Pechanga Tribe asserts that the Project area is part of 'Atáaxum (Luiseño), and therefore the Tribe's, aboriginal territory as evidenced by the existence of cultural resources, named places, *tóota yixélval* (rock art, pictographs, petroglyphs), and an extensive 'Atáaxum artifact record in the vicinity of the Project. This culturally sensitive area is affiliated with the

Pechanga Comment Letter to the County of Riverside  
Re: Pechanga Tribe Request: AB 52 Re PP 26403  
December 15, 2017  
Page 2

Pechanga Band of Luiseño Indians because of the Tribe's cultural ties to this area as well as our extensive history with the County and other projects within the area. During our consultation we will provide more specific, confidential information on potential TCRs that may be impacted by the proposed Project.

As you know, the AB 52 consultation process is ongoing and continues until appropriate mitigation has been agreed upon for the TCRs that may be impacted by the Project. As such, under both AB 52 and CEQA, we look forward to working closely with the County on ensuring that a full, comprehensive environmental review of the Project's impacts is completed, including addressing the culturally appropriate and respectful treatment of human remains and inadvertent discoveries. At this time, we are requesting archaeological, geotechnical, and conceptual grading plans.

In addition to those rights granted to the Tribe under AB 52, the Tribe reserves the right to fully participate in the environmental review process, as well as to provide further comment on the Project's impacts to cultural resources and potential mitigation for such impacts.

The Pechanga Tribe looks forward to working together with the County of Riverside in protecting the invaluable Pechanga cultural resources found in the Project area. The formal contact person for this Project will be Ebru Ozdil. Please contact her at 951-770-6313 or at [eozdil@pechanga-nsn.gov](mailto:eozdil@pechanga-nsn.gov) within 30 days of receiving these comments so that we can begin the consultation process. Thank you.

Sincerely,



Ebru Ozdil  
Planning Specialist

Cc Pechanga Office of the General Counsel

## **Wheeler, Timothy**

---

**From:** Jones, David  
**Sent:** Tuesday, November 5, 2019 12:26 PM  
**To:** Ebru Ozdil; Molly Earp-Escobar  
**Cc:** Wheeler, Timothy; Lopez, Valentina  
**Subject:** PP26403

Ebru/Molly,

Our records indicate the County's AB52 notification was sent to Pechanga 12/13/17 and we received Pechanga's request to consult 12/15/17. Also, consultation was initiated and, once we received the Phase I report it was transmitted to Pechanga on 2/23/18 along with the project exhibits and conditions of approval. Our records indicate exhibits were sent again 3/13/18. On 4/22/19 we sent the conditions again and requested TCR input for the project's initial study. To date, we have not received your input on TCR's. Therefore, we are concluding AB52 consultation and moving this project forward in the Planning process.

Please submit any comments you may have under the CEQA review/comment period.

David L. Jones  
Chief Engineering Geologist  
TLMA - Planning





# RIVERSIDE COUNTY

---

# PLANNING DEPARTMENT

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

December 13, 2017

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

**SUBJECT: ASSEMBLY BILL 52 (AB 52) FORMAL NOTIFICATION (PP26403, VAR01908)**

This serves to notify you of a proposed project located within Riverside County. A map depicting the location and a project description can be found below. Pursuant to Public Resources Code section 21080.3.1(d), if you wish to initiate consultation on this proposed project, please send a consultation request by January 12, 2018 to [hthomson@rivco.org](mailto:hthomson@rivco.org) and email cc to [fsierra@rivco.org](mailto:fsierra@rivco.org). To ensure an effective and good faith consultation effort, the request for consultation shall also indicate the following:

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

**Project Description:**

**PLOT PLAN NO. 26403& VARIANCE 1908** – EA43091 – Applicant: Ranch Self Storage – Engineer/Representative: Pangaea Land Consultants, Inc – First Supervisorial District – Alberhill Zoning Area – Elsinore Area Plan – Community Development: Light Industrial (CD:LI) – Location: North of Temescal Canyon Road, south of Interstate 15, east of Hostetler Road, and west of Lake Street – 6.93 gross acres – Zoning: Manufacturing – Service Commercial

**REQUEST:** Plot Plan to establish a self-storage facility with outdoor recreational vehicle storage, and a Variance to exceed the maximum allowed Floor Area Ratio (FAR) on 6.93 acres– APN: 394-030-007 (Six Parcels)

Sincerely,

PLANNING DEPARTMENT

A handwritten signature in blue ink that reads "Heather Thomson".

Heather Thomson, Archaeologist

Email CC: Kevin White, [KEwhite@rivco.org](mailto:KEwhite@rivco.org)  
Attachment: Project Vicinity Map and Project Aerial

Riverside Office · 4080 Lemon Street, 12th Floor  
P.O. Box 1409, Riverside, California 92502-1409  
(951) 955-3200 · Fax (951) 955-3157

Desert Office · 77588 El Duna Court, Suite H  
Palm Desert, California 92211  
(760) 863-8277 · Fax (760) 863-7040

# RINCON BAND OF LUISEÑO INDIANS

## Cultural Resources Department

1 W. Tribal Road · Valley Center, California 92082 ·  
(760) 297-2635 Fax:(760) 692-1498



January 10, 2018

Heather Thomson  
Riverside County  
Planning Department  
4080 Lemon Street, 12<sup>th</sup> Floor  
Riverside, CA 92502

**Re: Plot Plan No. 26403 & Variance 1908**

Dear Ms. Thomson:

This letter is written on behalf of the Rincon and of Luiseño Indians. We have received your notification regarding the Plot Plan No. 26403 & Variance 1908 Project and we thank you for the opportunity to consult on this project. The identified location is within the Territory of the Luiseño people, and is also within Rincon's specific area of Historic interest.

Embedded in the Luiseño territory are Rincon's history, culture and identity. The project is within the Luiseño Aboriginal Territory of the Luiseño people. The City of Lake Elsinore is an area associated with the Luiseño Creation Story. Furthermore, the area of Temescal Canyon Road was used as a trading route through historic times. Since this is an area of cultural concern to Rincon we would like to request AB52 consultation. In addition, we would appreciate a copy of the cultural study, to include the records from the record search results.

We look forward to hearing from you. If you have additional questions or concerns please do not hesitate to contact our office at your convenience at (760) 297-2635.

Thank you for the opportunity to protect and preserve our cultural assets.

Sincerely,

Destiny Colocho  
Manager  
Rincon Cultural Resources

---

Bo Mazzetti  
Tribal Chairman

Tishmall Turner  
Vice Chairwoman

Steve Stallings  
Council Member

Laurie E. Gonzalez  
Council Member

Alfonso Kolb  
Council Member

**Erica Martinez**

---

**From:** Erica Martinez  
**Sent:** Thursday, February 22, 2018 3:49 PM  
**To:** hthomson@rivco.org  
**Cc:** Destiny Colocho  
**Subject:** Plot Plan No. 26403 & Variance 1908

<b>Tracking:</b>	<b>Recipient</b>	<b>Delivery</b>
	hthomson@rivco.org	
	Destiny Colocho	Delivered: 2/22/2018 3:49 PM

Dear Ms. Thomson:

Thank you for providing the Rincon Band with the Conditions of Approval and the Phase I Cultural Resources Assessment. We have reviewed the documents and are in agreement with the conditions. We have no other concern or questions regarding this project and therefore conclude consultation at this time. However, we ask that a copy of the monitoring report be provided to the Rincon Band upon completion.

Thank you for the opportunity to protect and preserve our cultural assets.

Sincerely,

*Erica H. Ortiz-Martinez*

Administrative Assistant

**For: Destiny Colocho, Manager**  
Cultural Resources Department  
**Rincon Band of Luiseño Indians**  
1 West Tribal Road | Valley Center, CA 92082  
Office: 760-297-2635  
Fax: 760-692-1498  
Email: emartinez@rincontribe.org



*Rincon Band of  
Luiseño Indians*

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

## Wheeler, Timothy

---

**From:** Deneen Pelton <DPelton@rincon-nsn.gov>  
**Sent:** Friday, May 24, 2019 4:05 PM  
**To:** Jones, David  
**Cc:** Lopez, Valentina; Wheeler, Timothy; Destiny Colocho  
**Subject:** RE: PP26403  
**Attachments:** PP 26403-County Conditions.pdf

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Hi David,

Here is the letter stating that Rincon concludes consultation. Thank you.

*Deneen Pelton*

Administrative Assistant  
Cultural Resources Department

**Rincon Band of Luiseño Indians**

One Government Center Lane | Valley Center, CA 92082

Office: 760-297-2635

Fax: 760-692-1498

Email: [dpelton@rincon-nsn.gov](mailto:dpelton@rincon-nsn.gov)



*Rincon Band of  
Luiseño Indians*

[www.rincon-nsn.gov](http://www.rincon-nsn.gov)

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**From:** Destiny Colocho  
**Sent:** Friday, May 24, 2019 3:36 PM  
**To:** 'Jones, David' <DLJONES@RIVCO.ORG>; Deneen Pelton <DPelton@rincon-nsn.gov>  
**Cc:** Lopez, Valentina <VSLOPEZ@RIVCO.ORG>; Wheeler, Timothy <TWHEELER@RIVCO.ORG>  
**Subject:** RE: PP26403

Hi David,

Sorry to hear about Heather, but look forward to working with you. Thanks for reaching out to Rincon regarding the PP26403 project. We received the cultural assessment and conditions for this project and concluded consultation on 2/22/18, as Rincon was in agreement with the conditions. I will have my assistant email you the letter concluding

consultation. Please note that Erica Martinez is no longer with Rincon. My assistant is Deneen Pelton, whom I included in this email. Should you have additional questions, please contact me.

Have a great weekend!

**Destiny Colocho, RPA**

Cultural Resource Manager and Tribal Historic Preservation Officer

Cultural Resource Department

**Rincon Band of Luiseño Indians**

1 West Tribal Road | Valley Center, CA 92082

Office: 760-297-2635 | Cell: 760-705-7171

Fax: 760-692-1498

Email: [dcolocho@rincon-nsn.gov](mailto:dcolocho@rincon-nsn.gov)



*Rincon Band of  
Luiseño Indians*

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

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---

**From:** Jones, David [<mailto:DLJONES@RIVCO.ORG>]

**Sent:** Wednesday, May 22, 2019 10:12 AM

**To:** Destiny Colocho <[DColocho@rincon-nsn.gov](mailto:DColocho@rincon-nsn.gov)>; Erica Martinez <[emartinez@rincon-nsn.gov](mailto:emartinez@rincon-nsn.gov)>

**Cc:** Lopez, Valentina <[VSLOPEZ@RIVCO.ORG](mailto:VSLOPEZ@RIVCO.ORG)>; Wheeler, Timothy <[TWHEELER@RIVCO.ORG](mailto:TWHEELER@RIVCO.ORG)>

**Subject:** PP26403

Destiny/Erica,

As you may be aware, Heather Thomson left the County in March to pursue a career in consulting. I have taken over her responsibilities for the time-being.

With regard to PP26403, our records indicate Heather sent you the project conditions of approval, the cultural report and the project exhibits 2/23/2018; and, another set of exhibits were sent 3/31/2018. We have no record of Rincon ever providing any comments on those documents.

Does Rincon have any comments on the documents Heather sent and/or any tribal cultural resource information regarding this project you would like included in the CEQA analysis of the project?

David L. Jones

Chief Engineering Geologist

TLMA - Planning

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**County of Riverside California**

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# RIVERSIDE COUNTY

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# PLANNING DEPARTMENT

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

December 13, 2017

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

**SUBJECT: ASSEMBLY BILL 52 (AB 52) FORMAL NOTIFICATION (PP26403, VAR01908)**

This serves to notify you of a proposed project located within Riverside County. A map depicting the location and a project description can be found below. Pursuant to Public Resources Code section 21080.3.1(d), if you wish to initiate consultation on this proposed project, please send a consultation request by January 12, 2018 to [hthomson@rivco.org](mailto:hthomson@rivco.org) and email cc to [fsierra@rivco.org](mailto:fsierra@rivco.org). To ensure an effective and good faith consultation effort, the request for consultation shall also indicate the following:

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- Is the Project causing a substantial adverse impact to a TCR? If so, what is that impact?

**Project Description:**

**PLOT PLAN NO. 26403& VARIANCE 1908 – EA43091 – Applicant:** Ranch Self Storage –  
**Engineer/Representative:** Pangaea Land Consultants, Inc – First Supervisorial District – Alberhill Zoning Area –  
**Elsinore Area Plan – Community Development:** Light Industrial (CD:LI) – **Location:** North of Temescal Canyon Road, south of Interstate 15, east of Hostetler Road, and west of Lake Street – 6.93 gross acres –  
**Zoning:** Manufacturing – Service Commercial

**REQUEST:** Plot Plan to establish a self-storage facility with outdoor recreational vehicle storage, and a Variance to exceed the maximum allowed Floor Area Ratio (FAR) on 6.93 acres– APN: 394-030-007 (Six Parcels)

Sincerely,

PLANNING DEPARTMENT

Heather Thomson, Archaeologist

Email CC: Kevin White, [KEwhite@rivco.org](mailto:KEwhite@rivco.org)

Attachment: Project Vicinity Map and Project Aerial

Riverside Office · 4080 Lemon Street, 12th Floor  
P.O. Box 1409, Riverside, California 92502-1409  
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Desert Office · 77588 El Duna Court, Suite H  
Palm Desert, California 92211  
(760) 863-8277 · Fax (760) 863-7040

## Wheeler, Timothy

---

**From:** Joseph Ontiveros <jontiveros@soboba-nsn.gov>  
**Sent:** Wednesday, November 6, 2019 7:07 AM  
**To:** Jones, David  
**Cc:** Lopez, Valentina; Wheeler, Timothy; Jessica Valdez  
**Subject:** RE: PP26403

Thanks a bunch Dave.

Sincerely,

Joe



**JOSEPH ONTIVEROS**  
TRIBAL HISTORIC PRESERVATION OFFICER  
(951) 654-5544 Ext. 4137  
(951) 663-5279 Cell  
jontiveros@soboba-nsn.gov

---

CULTURAL RESOURCE  
23906 Soboba Rd. San Jacinto, CA 92583  
P.O. Box 487 San Jacinto, CA 92581  
[www.soboba-nsn.gov](http://www.soboba-nsn.gov)

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**From:** Jones, David <DLJONES@RIVCO.ORG>  
**Sent:** Wednesday, November 06, 2019 7:05 AM  
**To:** Joseph Ontiveros <jontiveros@soboba-nsn.gov>  
**Cc:** Lopez, Valentina <VSLOPEZ@RIVCO.ORG>; Wheeler, Timothy <TWHEELER@RIVCO.ORG>; Jessica Valdez <JValdez@soboba-nsn.gov>  
**Subject:** RE: PP26403

Joe,

Thank you for the quick response, and I am sorry for poor editing of the email on my part - no excuse!

I will indeed implement the full set of standard conditions and will include Jessica on all communications.

David L. Jones  
Chief Engineering Geologist  
TLMA - Planning

---

**From:** Joseph Ontiveros [<mailto:jontiveros@soboba-nsn.gov>]  
**Sent:** Tuesday, November 5, 2019 4:57 PM  
**To:** Jones, David <DLJONES@RIVCO.ORG>  
**Cc:** Lopez, Valentina <VSLOPEZ@RIVCO.ORG>; Wheeler, Timothy <TWHEELER@RIVCO.ORG>  
**Subject:** RE: PP26403



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David,

Thank you for the notification. In your email you mention that the Phase I report was sent to Pechanga. I should assume that it was sent to Soboba as well? I do request that the County implement the standard cultural monitoring conditions of approval for this project. Again, I also request that the county include Jessica Valdez, Soboba's Cultural Resource Specialist on all correspondence. This helps to expedite the requests, as well as keep things from falling by the wayside.

Sincerely,



**JOSEPH ONTIVEROS**

TRIBAL HISTORIC PRESERVATION OFFICER

(951) 654-5544 Ext. 4137

(951) 663-5279 Cell

[jontiveros@soboba-nsn.gov](mailto:jontiveros@soboba-nsn.gov)

---

CULTURAL RESOURCE

23906 Soboba Rd. San Jacinto, CA 92583

P.O. Box 487 San Jacinto, CA 92581

[www.soboba-nsn.gov](http://www.soboba-nsn.gov)

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**From:** Jones, David <[DLJONES@RIVCO.ORG](mailto:DLJONES@RIVCO.ORG)>

**Sent:** Tuesday, November 05, 2019 12:33 PM

**To:** Joseph Ontiveros <[jontiveros@soboba-nsn.gov](mailto:jontiveros@soboba-nsn.gov)>

**Cc:** Lopez, Valentina <[VSLOPEZ@RIVCO.ORG](mailto:VSLOPEZ@RIVCO.ORG)>; Wheeler, Timothy <[TWHEELER@RIVCO.ORG](mailto:TWHEELER@RIVCO.ORG)>

**Subject:** PP26403

Joe,

Our records indicate the County's AB52 notification was sent to Soboba 12/13/17 and we received Soboba's request to consult 1/09/18. Also, consultation was initiated and, once we received the Phase I report it was transmitted to Pechanga on 2/23/18 along with the project exhibits and conditions of approval. Our records indicate we met on 3/21/18 and also sent the conditions again on that day. On 5/22/19 we sent email requesting your input on TCR's for the project's initial study. I have no record of receiving your input on TCR's. Therefore, we are concluding AB52 consultation and moving this project forward in the Planning process.

Please submit any comments you may have under the CEQA review/comment period.

David L. Jones  
Chief Engineering Geologist  
TLMA - Planning

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**County of Riverside California**



# RIVERSIDE COUNTY

---

# PLANNING DEPARTMENT

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

December 13, 2017

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

**SUBJECT: ASSEMBLY BILL 52 (AB 52) FORMAL NOTIFICATION (PP26403, VAR01908)**

This serves to notify you of a proposed project located within Riverside County. A map depicting the location and a project description can be found below. Pursuant to Public Resources Code section 21080.3.1(d), if you wish to initiate consultation on this proposed project, please send a consultation request by January 12, 2018 to [hthomson@rivco.org](mailto:hthomson@rivco.org) and email cc to [fsierra@rivco.org](mailto:fsierra@rivco.org). To ensure an effective and good faith consultation effort, the request for consultation shall also indicate the following:

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**Project Description:**

**PLOT PLAN NO. 26403& VARIANCE 1908** – EA43091 – Applicant: Ranch Self Storage – Engineer/Representative: Pangaea Land Consultants, Inc – First Supervisorial District – Alberhill Zoning Area – Elsinore Area Plan – Community Development: Light Industrial (CD:LI) – Location: North of Temescal Canyon Road, south of Interstate 15, east of Hostetler Road, and west of Lake Street – 6.93 gross acres – Zoning: Manufacturing – Service Commercial

**REQUEST:** Plot Plan to establish a self-storage facility with outdoor recreational vehicle storage, and a Variance to exceed the maximum allowed Floor Area Ratio (FAR) on 6.93 acres– APN: 394-030-007 (Six Parcels)

Sincerely,

PLANNING DEPARTMENT

Heather Thomson, Archaeologist

Email CC: Kevin White, [KEwhite@rivco.org](mailto:KEwhite@rivco.org)  
Attachment: Project Vicinity Map and Project Aerial

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P.O. Box 1409, Riverside, California 92502-1409  
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Desert Office · 77588 El Duna Court, Suite H  
Palm Desert, California 92211  
(760) 863-8277 · Fax (760) 863-7040

**PALA TRIBAL HISTORIC  
PRESERVATION OFFICE**

PMB 50, 35008 Pala Temecula Road  
Pala, CA 92059  
760-891-3510 Office | 760-742-3189 Fax



**PALA THPO**

December 14, 2017

Heather Thomson  
Riverside County  
4080 Lemon St.  
Riverside, CA 92502

Re: AB-52 Consultation: PP26403, VAR01908

Dear Ms. Thomson:

The Pala Band of Mission Indians Tribal Historic Preservation Office has received your notification of the project referenced above. This letter constitutes our response on behalf of Robert Smith, Tribal Chairman.

We have consulted our maps and determined that the project as described is not within the boundaries of the recognized Pala Indian Reservation. Even though it is within the boundaries of the territory that the tribe considers its Traditional Use Area (TUA) or it is situated in close proximity to the Reservation and information generated would likely be useful in better understanding regional culture and history, we decline AB-52 consultation at this time. However, we do not waive our right to request consultation under other applicable laws in the future.

We appreciate involvement with your initiative and look forward to working with you. If you have questions or need additional information, please do not hesitate to contact me by telephone at 760-891-3515 or by e-mail at [sgaughen@palatribe.com](mailto:sgaughen@palatribe.com).

Sincerely,

Shasta C. Gaughen, PhD  
Tribal Historic Preservation Officer  
Pala Band of Mission Indians



# RIVERSIDE COUNTY PLANNING DEPARTMENT

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

December 13, 2017

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

**SUBJECT: ASSEMBLY BILL 52 (AB 52) FORMAL NOTIFICATION (PP26403, VAR01908)**

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Sincerely,

PLANNING DEPARTMENT

Heather Thomson, Archaeologist

Email CC: Kevin White, [KEwhite@rivco.org](mailto:KEwhite@rivco.org)  
Attachment: Project Vicinity Map and Project Aerial

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P.O. Box 1409, Riverside, California 92502-1409  
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Desert Office · 77588 El Duna Court, Suite H  
Palm Desert, California 92211  
(760) 863-8277 · Fax (760) 863-7040



# RIVERSIDE COUNTY PLANNING DEPARTMENT

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

December 13, 2017

Colorado River Indian Tribes (CRIT)  
Brian Etsitty, THPO  
26600 Mohave Road  
Parker, Arizona 85344

**SUBJECT: ASSEMBLY BILL 52 (AB 52) FORMAL NOTIFICATION (PP26403, VAR01908)**

This serves to notify you of a proposed project located within Riverside County. A map depicting the location and a project description can be found below. Pursuant to Public Resources Code section 21080.3.1(d), if you wish to initiate consultation on this proposed project, please send a consultation request by January 12, 2018 to [hthomson@rivco.org](mailto:hthomson@rivco.org) and email cc to [fsierra@rivco.org](mailto:fsierra@rivco.org). To ensure an effective and good faith consultation effort, the request for consultation shall also indicate the following:

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

**Project Description:**

**PLOT PLAN NO. 26403& VARIANCE 1908 – EA43091 – Applicant:** Ranch Self Storage –  
**Engineer/Representative:** Pangaea Land Consultants, Inc – First Supervisorial District – Alberhill Zoning Area –  
**Elsinore Area Plan – Community Development:** Light Industrial (CD:LI) – **Location:** North of Temescal Canyon Road, south of Interstate 15, east of Hostetler Road, and west of Lake Street – 6.93 gross acres –  
**Zoning:** Manufacturing – Service Commercial

**REQUEST:** Plot Plan to establish a self-storage facility with outdoor recreational vehicle storage, and a Variance to exceed the maximum allowed Floor Area Ratio (FAR) on 6.93 acres– APN: 394-030-007 (Six Parcels)

Sincerely,

PLANNING DEPARTMENT

Heather Thomson, Archaeologist

Email CC: Kevin White, [KEwhite@rivco.org](mailto:KEwhite@rivco.org)  
Attachment: Project Vicinity Map and Project Aerial

Riverside Office · 4080 Lemon Street, 12th Floor  
P.O. Box 1409, Riverside, California 92502-1409  
(951) 955-3200 · Fax (951) 955-3157

Desert Office · 77588 El Duna Court, Suite H  
Palm Desert, California 92211  
(760) 863-8277 · Fax (760) 863-7040



# RIVERSIDE COUNTY PLANNING DEPARTMENT

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

December 13, 2017

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

**SUBJECT: ASSEMBLY BILL 52 (AB 52) FORMAL NOTIFICATION (PP26403, VAR01908)**

This serves to notify you of a proposed project located within Riverside County. A map depicting the location and a project description can be found below. Pursuant to Public Resources Code section 21080.3.1(d), if you wish to initiate consultation on this proposed project, please send a consultation request by January 12, 2018 to [hthomson@rivco.org](mailto:hthomson@rivco.org) and email cc to [fsierra@rivco.org](mailto:fsierra@rivco.org). To ensure an effective and good faith consultation effort, the request for consultation shall also indicate the following:

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**Project Description:**

**PLOT PLAN NO. 26403& VARIANCE 1908** – EA43091 – Applicant: Ranch Self Storage – Engineer/Representative: Pangaea Land Consultants, Inc – First Supervisorial District – Alberhill Zoning Area – Elsinore Area Plan – Community Development: Light Industrial (CD:LI) – Location: North of Temescal Canyon Road, south of Interstate 15, east of Hostetler Road, and west of Lake Street – 6.93 gross acres – Zoning: Manufacturing – Service Commercial

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# RIVERSIDE COUNTY PLANNING DEPARTMENT

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

December 13, 2017

Quechan Indian Nation  
Keeny Escalanti, President  
P.O. Box 1899  
Yuma Ariz. 85366

**SUBJECT: ASSEMBLY BILL 52 (AB 52) FORMAL NOTIFICATION (PP26403, VAR01908)**

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PLANNING DEPARTMENT

Heather Thomson, Archaeologist

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# RIVERSIDE COUNTY PLANNING DEPARTMENT

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

December 13, 2017

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

**SUBJECT: ASSEMBLY BILL 52 (AB 52) FORMAL NOTIFICATION (PP26403, VAR01908)**

This serves to notify you of a proposed project located within Riverside County. A map depicting the location and a project description can be found below. Pursuant to Public Resources Code section 21080.3.1(d), if you wish to initiate consultation on this proposed project, please send a consultation request by January 12, 2018 to [hthomson@rivco.org](mailto:hthomson@rivco.org) and email cc to [fsierra@rivco.org](mailto:fsierra@rivco.org). To ensure an effective and good faith consultation effort, the request for consultation shall also indicate the following:

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PLANNING DEPARTMENT

Heather Thomson, Archaeologist

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PP26403



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

**Notes**

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



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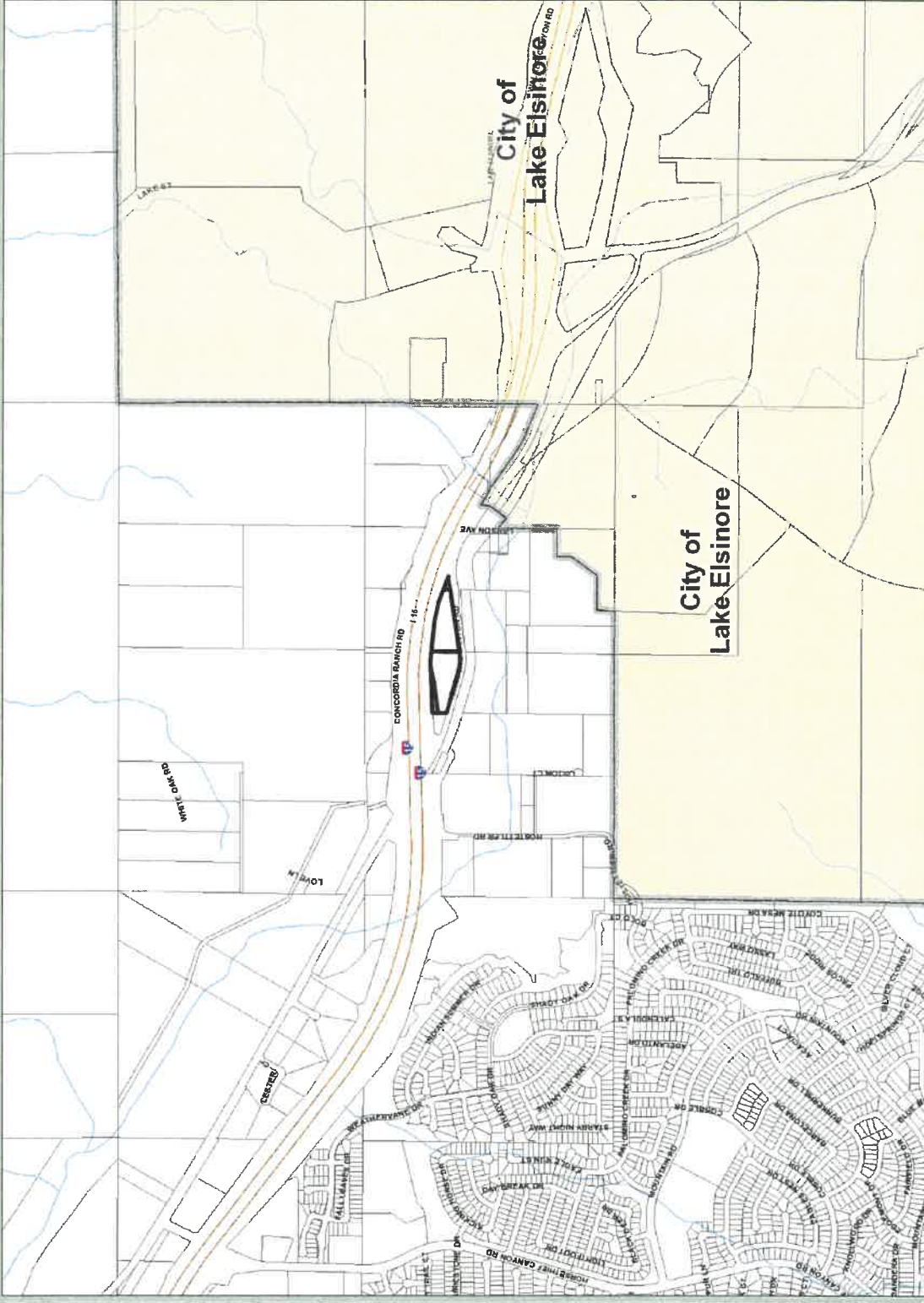
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PP26403



- Legend**
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  - Cities
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  - INTERCHANGE
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**Notes**

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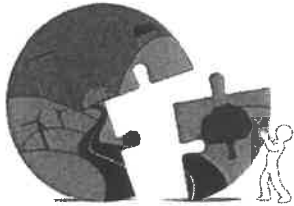


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Steve Weiss, AICP  
Planning Director

CC00775

Tpm 37599

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

CEO  
C. Weiss

## APPLICATION FOR SUBDIVISION AND DEVELOPMENT

CHECK ONE AS APPROPRIATE:

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

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

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

*INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED.*

### APPLICATION INFORMATION

Applicant Name: Ranch Self Storage Temescal Canyon

Contact Person: Danny Long      E-Mail: dlong@rancongroup.com

Mailing Address: 41391 Kalmia Street, Ste 200  
Murrieta      CA      92562  
City      State      ZIP

Daytime Phone No: ( 951 ) 200-2367      Fax No: ( 951 ) 834-9801

Engineer/Representative Name: Pangaea Land Consultants

Contact Person: Chuck Glass      E-Mail: chuck.glass@pangaealandconsultants.com

Mailing Address: 2834 La Mirada Drive, Suite H  
Vista      CA      92081  
City      State      ZIP

Daytime Phone No: ( 760 ) 726-4232      Fax No: ( 760 ) 727-1405

Property Owner Name: PacWest Group

Contact Person: Dan Long      E-Mail: dlong@rancongroup.com

Mailing Address: same as above

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**

Street

City

State

ZIP

Daytime Phone No: (\_\_\_\_) \_\_\_\_\_ 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.

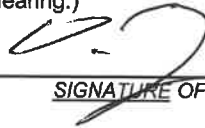
**AUTHORITY FOR THIS APPLICATION IS HEREBY GIVEN:**

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.)

Dan Long

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): 394-030-007-8, 394-030-006-7, 394-040-002-4, 394-050-004-7, 394-050-003-6

Approximate Gross Acreage: 6.93 net acres (7.03 gross)

**APPLICATION FOR SUBDIVISION AND DEVELOPMENT**

General location (cross streets, etc.): North of Temescal Canyon Road, South of Interstate 15, East of Hostettler Road, West of Lake Street.

**SUBDIVISION PROPOSAL:**

Map Schedule: \_\_\_\_\_ Minimum Developable Lot Size: \_\_\_\_\_  
Number of existing lots: 5 Number of proposed developable lots: 3  
Planned Unit Development (PUD): Yes  No  Vesting Map: Yes  No   
Number of proposed non-developable lots (excluding streets): 1 Subdivision Density: \_\_\_\_\_ dwelling units per acre.

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

If yes, provide Application No(s). PP26403  
(e.g. Tentative Parcel Map, Zone Change, etc.)

Initial Study (EA) No. (if known) EA43091 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): In process

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: PacWest Group

Address: 41391 Kalmia Street, Ste 200

Phone number: 951-200-2367

Address of site (street name and number if available, and ZIP Code): Temescal Canyon Road

Local Agency: County of Riverside

Assessor's Book Page, and Parcel Number: 394-030-007-8, 394-030-006-7, 394-040-002-4, 394-050-004-7,

Specify any list pursuant to Section 65962.5 <sup>394-050-003-6</sup> of the Government Code: \_\_\_\_\_

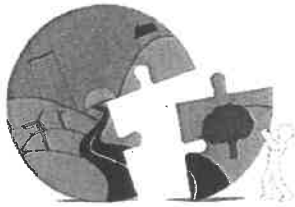
Regulatory Identification number: N/A

Date of list: N/A

Applicant: N/A Date 8-3-18

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

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



# RIVERSIDE COUNTY PLANNING DEPARTMENT

PP20403  
EA43091  
CF0106465  
VAR01908

Steve Weiss, AICP  
Planning Director

## APPLICATION FOR LAND USE AND DEVELOPMENT

CHECK ONE AS APPROPRIATE:

- PLOT PLAN                       PUBLIC USE PERMIT                       VARIANCE  
 CONDITIONAL USE PERMIT                       TEMPORARY USE PERMIT

REVISED PERMIT Original Case No. \_\_\_\_\_

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED.

### APPLICATION INFORMATION

Applicant Name: Ranch Self Storage Temescal Canyon

Contact Person: Danny Long E-Mail: dlong@rancongroup.com

Mailing Address: 41391 Kalmia St Str 200

Murrieta Street CA 92563  
City State ZIP

Daytime Phone No: (951 ) 200-2367 Fax No: (951 ) 834-9801

Engineer/Representative Name: Pangaea Land Consultants

Contact Person: Chuck Glass E-Mail: chuck.glass@pangaealandconsultants.com

Mailing Address: 2834 La Mirada Drive Suite H

Vista Street CA 92081  
City State ZIP

Daytime Phone No: (760 ) 726-4232 Fax No: (760 ) 727-1405

Property Owner Name: PacWest Group

Contact Person: Dan Long E-Mail: dlong@rancongroup.com

Mailing Address: same as above

\_\_\_\_\_  
Street  
\_\_\_\_\_  
City State ZIP

Daytime Phone No: ( ) Fax No: ( )

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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.)

Dan Long  
\_\_\_\_\_  
*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): 394-050-004 / 394-030-006 / 394-040-002 / 394-030-00 394-050-003

Approximate Gross Acreage: 6.93 net acres (7.03 gross)

General location (nearby or cross streets): North of Temescal Canyon Rd, South of Interstate 15, East of Hostettler Rd, West of Lake Street.

**APPLICATION FOR LAND USE AND DEVELOPMENT**

**PROJECT PROPOSAL:**

Describe the proposed project. *Request of VARIANCE to increase FAR from .60 to .705*

Plot Plan for a 213,715 square foot self storage project, including 2,050 sq ft office & outdoor RV parking  
*Phase 1 includes RV Parking @ Bldg H. Phase 2 will remove RUPN by And Build Bldg H*

Identify the applicable Ordinance No. 348 Section and Subsection reference(s) describing the proposed land use(s): 348.4840 Article XI Zoning MSC

Number of existing lots: 5

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	2,050		1	Office	<input type="checkbox"/>	
2	9,344		1	Bldg A: Storage	<input type="checkbox"/>	
3	10,561		1	Bldg B: Storage	<input type="checkbox"/>	
4	2,397		1	Bldg C: Storage	<input type="checkbox"/>	
5	2,250		1	Bldg D: Storage	<input type="checkbox"/>	
6	2,244		1	Bldg E: Storage	<input type="checkbox"/>	
7	5,851		1	Bldg F: Storage	<input type="checkbox"/>	
8	83,718		3	Bldg G: Storage	<input type="checkbox"/>	
9	97,350		3	Bldg H : Storage (Phase 2)	<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	2,050		1	Office
2	9,344		1	Bldg A Storage
3	10,561		1	Bldg B Storage
4	2,397		1	Bldg C Storage
5	2,250		1	Bldg D Storage
6	2,244		1	Bldg E Storage
7	5,851		1	Bldg F Storage
8	83,718		3	Bldg G Storage
9	97,350		3	Bldg H Storage (Phase 2)
10				

PROPOSED Outdoor Uses/Areas: Yes <input type="checkbox"/> No <input type="checkbox"/>		
No.*	Square Feet	Use/Function
1	N/A	Outdoor RV Storage in Area A Phase 1
2	N/A	Outdoor RV storage in location of Bldg H Phase 1 (to be removed at phase 2)
3		
4		
5		

**APPLICATION FOR LAND USE AND DEVELOPMENT**

6	<del>2,244</del>	
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:

None

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) TBD 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): In Process

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: PacWest Group

Address: 41391 Kalmia St Ste 200 Murrieta, CA 92563

Phone number: 951-200-2367

Address of site (street name and number if available, and ZIP Code): Temscal Canyon Rd.

Local Agency: County of Riverside

Assessor's Book Page, and Parcel Number: 391-160-013 and 018; 391-170-16; 391-180-031 and 033

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

Regulatory Identification number: N/A

Date of list: N/A

Applicant: PacWest Group Date 11/22/17

**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 11/22/17

Owner/Authorized Agent (2) \_\_\_\_\_ Date \_\_\_\_\_

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

---

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

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



Steve Weiss, AICP  
Planning Director

# RIVERSIDE COUNTY PLANNING DEPARTMENT

## STANDARD LETTER OF APPLICATION WITHDRAWAL OR TRANSFER OF RIGHTS

*INCOMPLETE LETTERS WILL NOT BE ACCEPTED AND PROCESSED.*

CASE NUMBER(S): VAR01908 Set I.D. No. \_\_\_\_\_

### APPLICATION INFORMATION

Applicant Name: Rancon Group/Ranch Self Storage TC E-Mail: dlong@rancongroup.com

Contact Person: Dan Long E-Mail: dlong@rancongroup.com  
*If the applicant is not a person or persons, a contact person and their title is required*

Mailing Address: 41391 Kalmia Street, Ste 200  
*Street*  
Murrieta CA 92562  
*City State ZIP*

Daytime Phone No: (951) 200-2367 Fax No: (951) 834-9801

NOTE: **Only the applicant of record, as shown in the County Land Management System (LMS), can request withdrawal of an application.**

DATE SUBMITTED: 11-15-2018

*(CHECK THE APPROPRIATE BOX)*

I Dan Long hereby verify that I am the applicant of record and request to withdraw the above-referenced application(s) currently on file with the County of Riverside Planning Department.  
 Check box if all concurrent cases are to be withdrawn.

I \_\_\_\_\_ hereby verify that I am not the applicant of record, but have provided relative documents as proof of applicant transfer and request to withdraw the above-referenced application(s) currently on file with the County of Riverside Planning Department  
 Check box if all concurrent cases are to be withdrawn.

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"*



# 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.

  
\_\_\_\_\_  
Property Owner(s) Signature(s) and Date

**Daniel L. Stephenson**  
\_\_\_\_\_  
PRINTED NAME of Property Owner(s)

**If the property is owned by multiple owners, the paragraph above must be signed by each owner. Attach additional sheets, 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 PROPERTY OWNER INFORMATION**

- *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.*

### **ONLY FOR WIRELESS PROJECTS (SEE BELOW)**

*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.*



**WAIVER AND UNANIMOUS WRITTEN CONSENT IN LIEU  
OF THE ANNUAL MEETING OF BOARD OF DIRECTORS  
PACWEST GROUP, INC.**

The undersigned, constituting all of the directors of PACWEST GROUP, INC., a California Corporation, acting by unanimous written consent without a meeting, in accordance with California Corporations Code Section 307(b) and the By Laws of this Corporation, hereby adopt the following resolutions.

1. Election of Officers

The following persons are elected as officers of the corporation, to serve until their respective successors are properly designated or elected:

<u>Name</u>	<u>Office</u>
Daniel L. Stephenson	Chief Executive Officer, President
Darryl Stephenson	Executive Vice President
James A. Lytle	Vice President
Gene Steven Van Houten III	Secretary/Treasurer, Chief Financial Officer


2. Ratification of Prior Acts

All prior acts in the normal and usual course of business of the corporation, taken by the officers of this Corporation from the date of the last annual meeting to and including the date of these resolutions be, and hereby are, ratified and adopted as the lawful acts of this Corporation. Notwithstanding the above, the Corporation does not ratify or adopt any acts contrary to the policies of the Corporation, or any unlawful, fraudulent, malicious, or oppressive acts.

3. Consent to be Filed with Minutes

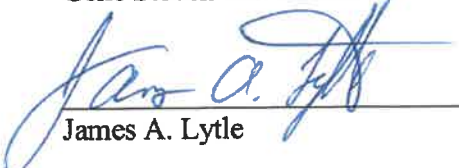
The Secretary of this Corporation is hereby authorized and directed to file this Consent with the Minutes of the proceedings of the Board of Directors in the official records of this Corporation.

IN WITNESS WHEREOF, the undersigned directors of this Corporation have executed this Unanimous Written Consent to be effective as of September 15, 2017.

  
\_\_\_\_\_  
Daniel L. Stephenson, Chairman

  
\_\_\_\_\_  
Darryl Stephenson

  
\_\_\_\_\_  
Gene Steven Van Houten III

  
\_\_\_\_\_  
James A. Lytle

**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 DIRECTOR'S HEARING** to consider a proposed project in the vicinity of your property, as described below:

**TENTATIVE PARCEL MAP NO. 37599 and PLOT PLAN NO. 26403 – Intent to Adopt a Mitigated Negative Declaration** – EA43091 – Applicant: Ranch Self-Storage c/o Danny Long – Engineer/Representative: Pangaea Land Consultants, Inc., c/o Chuck Glass – First Supervisorial District – Alberhill Zoning Area – Temescal Wash Policy Area – Elsinore Area Plan – Community Development: Light Industrial (CD-LI) – Location: Northerly of Temescal Canyon Road, southerly of Interstate 15, easterly of Hostettler Road, and westerly of Lake Street – 6.93 gross acres – Zoning: Manufacturing – Service Commercial (M-SC) – **REQUEST: Tentative Parcel Map No. 37599** is a Schedule “J” parcel map to consolidate the parcels associated with the project site from five (5) parcels to three (3) parcels. The subdivision proposal includes: Parcel 1 (self-storage/mini-warehouse facility) of 5.07 gross acres; Parcel 2 (open space drainage area) of 0.50 gross acres; and Parcel 3 (RV storage parking) of 1.35 gross acres. The total gross acres of the proposed subdivision is 7.69 gross acres. **Plot Plan No. 26403** proposes eight (8) self-storage/mini-warehouse buildings (Buildings A-H) totaling approximately 213,782 sq. ft. on Parcel 1. In addition, a 1,616 sq. ft. office building is proposed directly adjacent to Building A on Parcel 1. The eight (8) buildings would be constructed in two (2) phases; phase one (1) would include Buildings A-G and the office building totaling approximately 116,849 sq. ft. and would include 41 Recreational Vehicle (RV) parking stalls (RV Parking Area B) on Parcel 1. Phase 2 (final phase) would replace RV Parking Area B with Building H. Parcel 3 would take direct access from Temescal Canyon Road and provide 32 RV parking stalls (RV Parking Area A). Parcel 2 does not propose any development and would remain undisturbed open space.

TIME OF HEARING: 1:30 p.m. or as soon as possible thereafter  
DATE OF HEARING: **DECEMBER 9, 2019**  
PLACE OF HEARING: RIVERSIDE COUNTY ADMINISTRATIVE CENTER  
1ST FLOOR, CONFERENCE ROOM 2A  
4080 LEMON STREET, RIVERSIDE, CA 92501

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

The Riverside County Planning Department has determined that the above project will not have a significant effect on the environment and has recommended adoption of a mitigated negative declaration. The Planning Director 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 may be viewed Monday through Thursday, 8:30 a.m. to 5:00 p.m., at the County of Riverside Planning Department, 4080 Lemon Street 12<sup>th</sup> Floor, Riverside, CA 92501. For further information or an appointment please contact the project planner.

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

If 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 Director at, or prior to, the public hearing. Be advised that, as a result of public hearings and comment, the Planning Director may amend, in whole or in part, the proposed project. Accordingly, the designations, development standards, design or improvements, or any properties or lands, within the boundaries of the proposed project, may be changed in a way other than specifically proposed.

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

**NOTICE OF SPECIAL MEETING AND PUBLIC HEARING**  
and  
**INTENT TO ADOPT A MITIGATED NEGATIVE DECLARATION**

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

**TENTATIVE PARCEL MAP NO. 37599 and PLOT PLAN NO. 26403 – Intent to Adopt a Mitigated Negative Declaration** – EA43091 – Applicant: Ranch Self-Storage/Danny Long – Engineer/Representative: Pangaea Land Consultants, Inc./Chuck Class – First Supervisorial District – Alberhill Zoning Area – Temescal Wash Policy Area – Elsinore Area Plan – Community Development: Light Industrial (CD-LI) – Location: Northerly of Temescal Canyon Road, southerly of Interstate 15, easterly of Hostettler Road, and westerly of Lake Street – 6.93 gross acres – Zoning: Manufacturing – Service Commercial (M-SC) – **REQUEST: Tentative Parcel Map No. 37599** is a Schedule “J” parcel map to consolidate the parcels associated with the project site from five (5) parcels to three (3) parcels. The subdivision proposal includes: Parcel 1 (self-storage/mini-warehouse facility) of 5.07 gross acres; Parcel 2 (open space drainage area) of 0.50 gross acres; and Parcel 3 (RV storage parking) of 1.35 gross acres. The total gross acres of the proposed subdivision is 7.03 gross acres. **Plot Plan No. 26403** proposes eight (8) self-storage/mini-warehouse buildings (Buildings A-H) totaling approximately 213,782 sq. ft. on Parcel 1. In addition, a 1,616 sq. ft. office building is proposed directly adjacent to Building A on Parcel 1. The eight (8) buildings would be constructed in two (2) phases; Phase 1 would include Buildings A-G and the office building totaling approximately 116,849 sq. ft. and would include 41 Recreational Vehicle (RV) parking stalls (RV Parking Area B) on Parcel 1. Phase 2 (final phase) would be replace RV Parking Area B with Building H. Parcel 3 would take direct access from Temescal Canyon Road and provide 32 RV parking stalls (RV Parking Area A). Parcel 2 does not propose any development and would remain undisturbed open space.

TIME OF HEARING: 1:30 p.m. or as soon as possible thereafter  
DATE OF HEARING: **SEPTEMBER 12, 2019**  
PLACE OF HEARING: RIVERSIDE COUNTY ADMINISTRATIVE CENTER  
1ST FLOOR, CONFERENCE ROOM 2A  
4080 LEMON STREET, RIVERSIDE, CA 92501

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

The Riverside County Planning Department has determined that the above project will not have a significant effect on the environment and has recommended adoption of a mitigated negative declaration. The Planning Director 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 may be viewed Monday through Thursday, 8:30 a.m. to 5:00 p.m., at the County of Riverside Planning Department, 4080 Lemon Street 12<sup>th</sup> Floor, Riverside, CA 92501. For further information or an appointment please contact the project planner.

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

If 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 Director at, or prior to, the public hearing. Be advised that, as a result of public hearings and comment, the Planning Director may amend, in whole or in part, the proposed project. Accordingly, the designations, development standards, design or improvements, or any properties or lands, within the boundaries of the proposed project, may be changed in a way other than specifically proposed.

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

## PROPERTY OWNERS CERTIFICATION FORM

I, VINNIE NGUYEN certify that on July 16, 2019,

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

APN (s) or case numbers PM37599 / PP26403 for

Company or Individual's Name RCIT - GIS,

Distance buffered 2000'

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

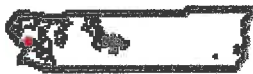
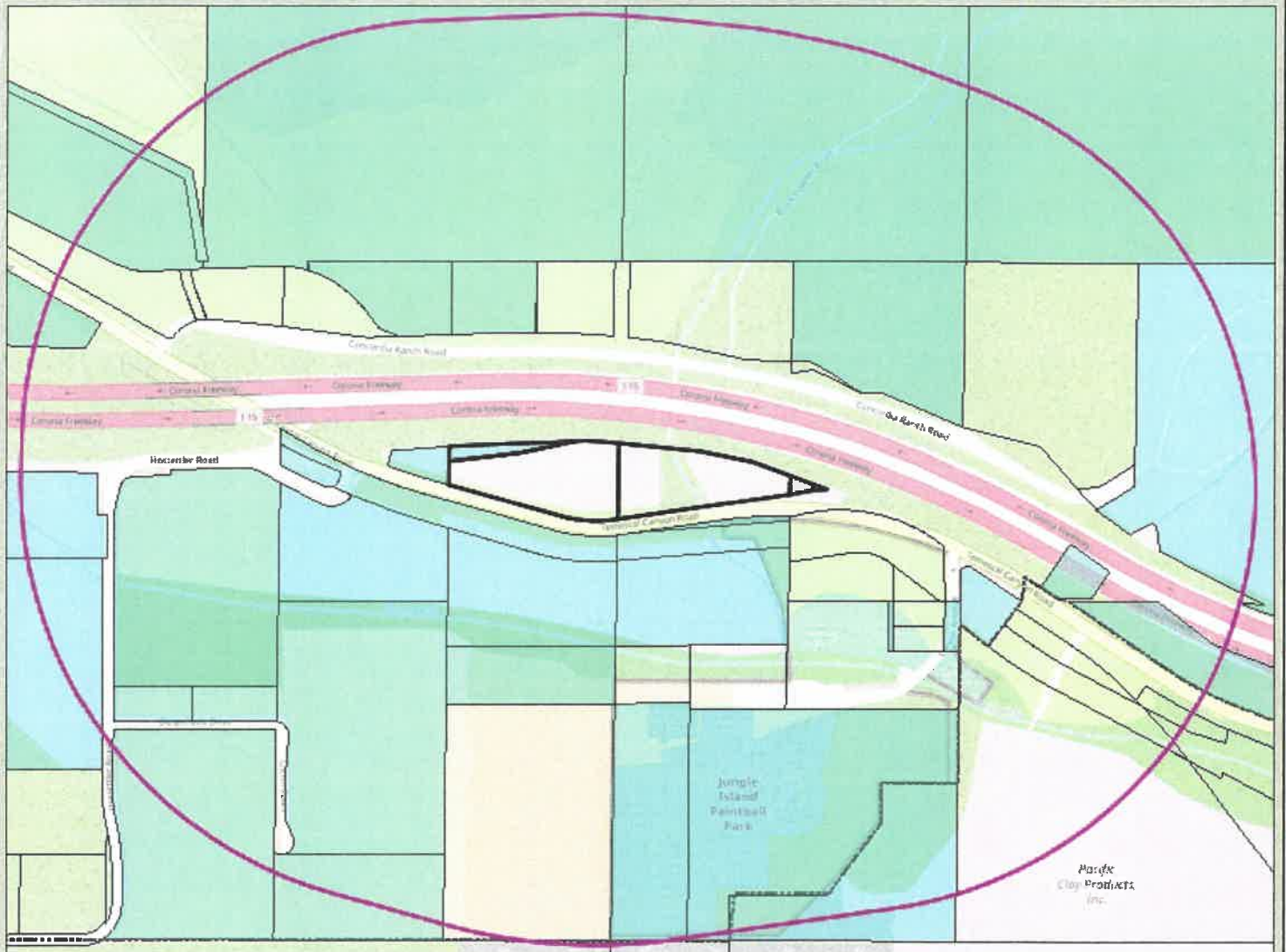
ADDRESS: 4080 Lemon Street 9<sup>TH</sup> Floor

Riverside, Ca. 92502

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

# Riverside County GIS Mailing Labels

PM37599\_PP26403 ( 2000 feet buffer )



## Legend

- County Boundary
- Cities
- Parcels

## Notes



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

REPORT PRINTED ON... 7/16/2019 2:58:38 PM

© Riverside County RCIT

394030014  
ADAN ORNELAS ORTEGA  
MARISSA ORNELAS  
10833 ROSEMARY  
CORONA CA 92883

394020002  
SO CAL SANDBAGS INC  
12620 BOSLEY LN  
CORONA CA 92883

394020001  
RACHELLE ABDI  
1275 QUARRY ST  
CORONA CA 92879

394040003  
DORIS A BALSZ  
12948 3RD AVE  
VICTORVILLE CA 92395

394050001  
SAMUEL VITELA  
CLAUDIA L MAGANA  
13743 DESERT RIDGE  
CORONA CA 92883

394040018  
PACIFIC CLAY PRODUCTS INC  
PACIFIC CLAY PROD INC  
14741 LAKE ST  
LAKE ELSINORE CA 92530

394030002  
SOUTHERN CALIF EDISON CO  
14799 CHESTNUT ST  
WESTMINSTER CA 92683

394040004  
CARTIER LIQUIDATING TRUST NO 1  
16 CORPORATE PLAZA DR  
NEWPORT BEACH CA 92660

394070001  
FRANSSONS INV CO  
18 CYPRESS POINT LN  
NEWPORT BEACH CA 92660

394010017  
TONTO CORP  
EUGENE GABRYCH  
MARIAN G GABRYCH

2006 OLD HIGHWAY 395  
FALLBROOK CA 92028

394010009  
SOUTHERN CALIF EDISON CO  
2131 WALNUT GROVE AVE  
ROSEMEAD CA 91770

394030013  
ELIZABETH A LISTON  
21501 TEMESCAL CANYON RD  
CORONA CA 92883

394010005  
SOUTHERN CALIF EDISON CO  
2244 WALNUT GROVE AVE  
ROSEMEAD CA 91770

394010016  
CONCORDIA PROP  
2550 S SANTA FE AVE  
VISTA CA 92084

394020008  
ANGELINA CAROLINE KITCHELL  
26678 HOSTETTLER RD  
CORONA CA. 92883

394020009  
MICHAEL KEITH LISTON  
26760 HOSTETTLER RD  
CORONA CA. 92883

394020010  
CLAUDIA L LAGRECA  
26830 HOSTETTLER RD  
CORONA CA 92883

394020011  
JACK LAGRECA  
CLAUDIA L LAGRECA  
26830 HOSTETTLER RD  
CORONA CA. 92883

394030012  
EFREN LUCIANO DOMINGUEZ  
CELENE MARIE DOMINGUEZ  
26900 LISTON CT  
CORONA CA. 92883

394040010  
DORALYN MINCKS  
2850 AMBER DR  
CORONA CA 92882

394030005  
UNITED BRICK & CLAY WORKER LOCAL 843 AFL  
2851 RAZOR WAY  
RIVERSIDE CA 92509

394030015  
BETTIE JO DOUGLASS  
3298 N GLASSFORD HILL 104  
PRESCOTT VALLEY AZ 86314

394030006  
PACWEST GROUP INC  
41391 KALMIA ST STE 200  
MURRIETA CA 92562

394040013  
JIM MILLER  
41802 HUTCHINGSON CT  
MURRIETA CA 92562

394060003  
STATE OF CALIF  
464 W FOURTH ST 6TH FL  
SAN BERNARDINO CA 92401

394030003  
CORP OF PRES BISHOP CH OF JESUS CHRIST  
50 E NORTH TEMPLE 22ND FLR  
SALT LAKE CITY UT 84150

394030011  
WILLIAM H CANDEE  
JOAN M CANDEE  
525 LANE 41 1/2  
BURLINGTON WY 82411

394040006  
GS STRATEGIES INC  
550 E HOSPITALITY NO 300  
SAN BERNARDINO CA 92408

394070012  
KAZEM HASHEMI  
ZOHREH HASHEMI  
765 S FAIRWAY LN  
ANAHEIM HILLS CA 92807

394040009  
WILLIE L SOO HOO  
LILLIAN W SOO HOO  
808 WESTMORE LAND DR  
MONTEBELLO CA 90640

394040015  
WILLIE L SOO HOO  
LILLIAN W SOO HOO  
808 WESTMORELAND DR  
MONTEBELLO CA 90640

394030009  
FREDA J BUNTING  
98860 MCVAY CREEK RD  
BROOKINGS OR 97415

394070002  
STATE OF CALIF  
P O BOX 231  
SAN BERNARDINO CA 92403

394020003  
WILLIAM G HANMER  
P O BOX 2407  
CORONA CA 92878

394030008  
EVMWD  
P O BOX 3000  
LAKE ELSINORE CA 92530

394010008  
EVMWD  
P O BOX 3000  
LAKE ELSINORE CA 92531



Ranch Self Storage Temescal Canyon  
41391 Kalmia Street Suite 200  
Murrieta, CA 92563  
Attn: Danny Long

Pacwest Group  
41391 Kalmia Street Suite 200  
Murrieta, CA 92563  
Attn: Danny Long

Pangaea Land Consultants  
2834 La Mirada Drive Suite H  
Vista, CA 92081  
Attn: Chuck Glass

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

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



# RIVERSIDE COUNTY PLANNING DEPARTMENT

*Charissa Leach*  
*Assistant TLMA Director*

## MITIGATED NEGATIVE DECLARATION

Project/Case Number: TPM37599 / PP26403 /EA43091

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 and Conditions of Approval)

### COMPLETED/REVIEWED BY:

By: Tim Wheeler Title: Project Planner Date: October 23, 2019

Applicant/Project Sponsor: Ranch Self-Storage c/o Danny Long Date Submitted: November 29, 2017

**ADOPTED BY:** Planning Director

Person Verifying Adoption: Tim Wheeler Date: December 9, 2019

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 Tim Wheeler at 951-955-6060.

Please charge deposit fee case#: ZEA43091 ZCFG

FOR COUNTY CLERK'S USE ONLY



# RIVERSIDE COUNTY

# PLANNING DEPARTMENT

**Charissa Leach**  
Assistant TLMA Director

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

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

38686 El Cerrito Road  
Palm Desert, California 92211

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

TPM37599 / PP26403 / EA43091  
*Project Title/Case Numbers*

Tim Wheeler (951) 955-6060  
*County Contact Person Phone Number*

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

Ranch Self-Storage c/o Danny Long 41391 Kalmia St, Ste 200, Murrieta, CA 92562  
*Project Applicant Address*

The project site is generally located north of Temescal Canyon Road, south of Interstate 15 Freeway, west of Larson Avenue and east of Hostettler Road.  
*Project Location*

Tentative Parcel Map No. 37599 is a Schedule "J" parcel map to consolidate the parcels associated with the project site from five parcels to three parcels. The subdivision proposal includes: Parcel 1 (self-storage/mini-warehouse facility) of 5.07 gross acres; Parcel 2 (open space drainage area) of 0.50 gross acres; and Parcel 3 (RV storage parking) of 1.35 gross acres. The total gross acres of the proposed subdivision is 7.69 gross acres. Plot Plan No. 26403 proposes eight self-storage/mini-warehouse buildings (Buildings A-H) totaling approximately 213,782 on Parcel 1. In addition, a 1,616 office building is proposed directly adjacent to Building A on Parcel 1. The eight buildings would be constructed in two phases: phase one would include Buildings A-G and the office building totaling approximately 116,849 square feet and would include 41 Recreational Vehicle (RV) parking stalls (RV Parking Area B) on Parcel 1. Phase 2 (final phase) would be replace RV Parking Area B with Building H. Parcel 3 would take direct access from Temescal Canyon Road and provide 32 RV parking stalls (RV Parking Area A). Parcel 2 does not propose any development and would remain undisturbed open space.

This is to advise that the Riverside County Planning Director, as the lead agency, has approved the above-referenced project on December 9, 2019, and has made the following determinations regarding that project:

1. The project WILL NOT have a significant effect on the environment.
2. An Environmental Impact Report was not prepared for the project pursuant to the provisions of the California Environmental Quality Act
3. Mitigation measures WERE made a condition of the approval of the project.
4. A Mitigation Monitoring and Reporting Plan/Program WAS NOT adopted.
5. A statement of Overriding Considerations WAS NOT adopted
6. Findings were made pursuant to the provisions of CEQA.

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

\_\_\_\_\_  
*Signature*

\_\_\_\_\_  
Project Planner

\_\_\_\_\_  
*Title*

\_\_\_\_\_  
*Date*

Date Received for Filing and Posting at OPR: \_\_\_\_\_