



# RIVERSIDE COUNTY PLANNING DEPARTMENT

1:30 P.M.

AUGUST 3, 2020

## AGENDA RIVERSIDE COUNTY PLANNING DEPARTMENT DIRECTOR'S HEARING

COUNTY ADMINISTRATIVE CENTER  
4080 Lemon Street, Riverside, CA 92501  
12<sup>th</sup> Floor Conference Room A  
<https://planning.rctlma.org/>

In compliance with the Americans with Disabilities Act, if you require reasonable accommodations please contact the TLMA Commission Secretary at (951) 955-7436 or email 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.

Pursuant to Government Code Section 54953(b) and Executive Order N-25-20, this meeting will be conducted by teleconference only. Teleconference participation by the Planning Director's designee and County staff. PLEASE NOTE THAT PUBLIC ACCESS TO THE MEETING LOCATION WILL NOT BE AVAILABLE FOR THIS MEETING.

Public comments will be accepted remotely by teleconference or email. To submit your comments or request to speak please contact the Hearing Secretary at (951) 955-7436 or email at: [planninghearings@rivco.org](mailto:planninghearings@rivco.org). You will receive an email confirming your request that will provide further instructions. Your comments will be read into the record before the Hearing Officer considers the item. Additional information is available on the Planning Department website.

### 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 **PLOT PLAN NO. 190023 – Intent to Adopt a Negative Declaration** – CEQ1900081 – Applicant: David Schneider – Engineer/Representative: Advanced Civil Group c/o Steve Austin – First Supervisorial District – Meadowbrook Zoning Area – Elsinore Area Plan – Warm Springs Policy Area: Community Development: Light Industrial (CD-LI) – Location: Northerly of Highway 74, easterly of Crater Drive, and westerly of Trellis Lane – 4.14 Net Acres – Zoning: Manufacturing – Service Commercial (M-SC) – **REQUEST:** Plot Plan No. 190023 proposes a business commerce center which would include the following: Building A would consist of a 11,137 sq. ft. industrial office building, and a 1,000 sq. ft. caretakers unit; Building B would consist of a 3,072 sq. ft. industrial office and a 4,393 sq. ft. self-storage unit facility; Building C would consist of a 4,714 sq. ft. self-storage unit facility; and Building D would consist of a 5,315 sq. ft. self-storage unit facility. Additionally the proposed Project would consist of a covered and uncovered trailer/boat storage facility area north of the dry creek that runs through the subject property. Separate access to be provided from Crater Drive, through west neighboring facility (PP20247- under same ownership) to proposed RV storage facility. Furthermore, main access to this proposed project would come from Highway 74 and created an access aisle to the neighboring facility as well. Project proposes 66 parking spaces to service the various business uses on site, including three (3) disabled person and three (3) electric vehicle parking spaces. The Project also consists of five (5) bio-retention basins. Project Planner: Tim Wheeler at (951) 955-6060 or email at [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: August 3, 2020

**PROPOSED PROJECT**

|                              |                                 |  |
|------------------------------|---------------------------------|--|
| <b>Case Number(s):</b>       | Plot Plan No. 190023            | <b>Applicant(s):</b> David Schneider     |
| <b>EA No.:</b>               | Mitigated Neg. Dec. (CEQ190081) |  |
| <b>Area Plan:</b>            | Elsinore                        | <b>Representative(s):</b> Advanced Civil |
| <b>Zoning Area/District:</b> | Meadowbrook Area                | Group                                    |
| <b>Supervisory District:</b> | First District                  |  |
| <b>Project Planner:</b>      | Tim Wheeler                     |  |
| <b>Project APN(s):</b>       | 347-100-017 and 019             |  |

Charissa Leach, P.E.  
Assistant TLMA Director

**PROJECT DESCRIPTION AND LOCATION**

Plot Plan No. 190023 proposes a business commerce center which would include the following: Building A would consist of a 11,137 sqft. industrial office building, and a 1,000 sqft. caretakers unit; Building B would consist of a 3,072 sqft. industrial office and a 4,393 sqft. self-storage unit facility; Building C would consist of a 4,714 sqft. self-storage unit facility; and Building D would consist of a 5,315 sqft. self-storage unit facility. Additionally the proposed Project would consist of a covered and uncovered trailer/boat storage facility area north of the dry creek that runs through the subject property. Separate access to be provided from Crater Drive, through west neighboring facility (PP20247- under same ownership) to proposed RV storage facility. Furthermore, main access to this proposed project would come from Highway 74 and created an access aisle to the neighboring facility as well. Project proposes 66 parking spaces to service the various business uses on site (including 3 disabled person and 3 electric vehicle parking spaces). The Project also consists of 5 bio-retention basins.

The project is located north of Highway 74, east of Crater Drive, and west of Trellis Lane.

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

**PROJECT RECOMMENDATION**

**STAFF RECOMMENDATIONS:**

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

**ADOPT** a **MITIGATED NEGATIVE DECLARATION** for **ENVIRONMENTAL ASSESSMENT NO. 190081** (CEQ190081), based on the findings and conclusions provided in the initial study, attached hereto, and the conclusion that the project will not have a significant effect on the environment; and,

**APPROVE PLOT PLAN NO. 190023**, subject to the attached Advisory Notification Document, 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   |
| Existing General Plan Foundation Component: | Community Development   |
| 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:                      | Warm Springs Policy Area  |
| Surrounding General Plan Land Uses          |   |
| North:                                      | Community Development: Light Industrial (CD: LI) and Rural: Rural Mountainous (R: RM)     |
| East:                                       | City of Lake Elsinore   |
| South:                                      | City of Lake Elsinore   |
| West:                                       | Community Development: Light Industrial (CD: LI)  |
| Existing Zoning Classification:             | Manufacturing – Service Commercial (M-SC)   |
| Proposed Zoning Classification:             | N/A   |
| Surrounding Zoning Classifications          |   |
| North:                                      | Manufacturing – Service Commercial (M-SC)   |
| East:                                       | City of Lake Elsinore   |
| South:                                      | City of Lake Elsinore   |
| West:                                       | Manufacturing – Service Commercial (M-SC)   |
| Existing Use:                               | Vacant Land   |
| Surrounding Uses                            |   |
| North:                                      | Mobile Home Unit and storage  |
| South:                                      | Vacant Land (City of Lake Elsinore)   |
| East:                                       | Across Highway 74-Residential Dwellings (City of Lake Elsinore)                           |
| West:                                       | Existing Industrial Offices, Self-Storage, and RV Storage (sister project-same ownership) |

**Project Details:**

| <i>Item</i>                    | <i>Value</i>   | <i>Min./Max. Development Standard</i> |
|--------------------------------|--|---------------------------------------|
| Project Site (Acres):          | 4.32 Acres   | N/A                                   |
| Proposed Building Area (SQFT): | Total of all buildings and structures is 46,687 sqft | N/A                                   |

| <i>Item</i>            | <i>Value</i>                                  | <i>Min./Max. Development Standard</i>                                |
|------------------------|---|--|
| Floor Area Ratio(FAR): | 0.26  | 0.25 Min to 0.60 Max. for Light Industrial                           |
| Building Height (FT):  | Building A, tallest building, at 26 feet high | Structures Max height is 40 feet<br>Buildings Max. height is 50 feet |

**Parking:**

| <i>Type of Use</i>        | <i>Building Area (in SF)</i> | <i>Parking Ratio</i>                      | <i>Spaces Required</i> | <i>Spaces Provided</i> |
|---------------------------|------------------------------|---|------------------------|------------------------|
| Industrial/Retail Offices | 11,056 sqft                  | 1 space / 250 sqft of office space        | 56                     | 59                     |
| Showrooms                 | 3,153 sqft                   | 1 space / 750 sqft of show room area      | 5                      | 5                      |
| Self-Storage Fac.         | 14,422 sqft                  | 2 spaces / 3 employees                    | 2                      | 2                      |
| Trailer/Boat Storage Fac. | 17,056 sqft                  | N/A                                       | N/A                    | N/A                    |
| <b>TOTAL:</b>             | <b>46,687 sqft</b>           | <b>*(including 3 ADA and 3 EV spaces)</b> | <b>63</b>              | <b>*66</b>             |

**Located Within:**

|  |                                       |
|--|---------------------------------------|
| City's Sphere of Influence:              | Yes – City of Lake Elsinore           |
| Community Service Area ("CSA"):          | No                                    |
| Special Flood Hazard Zone:               | No                                    |
| Agricultural Preserve:                   | No                                    |
| Liquefaction Area:                       | Yes – Low                             |
| Subsidence Area:                         | Yes – Susceptible                     |
| Fault Zone:                              | No                                    |
| Fire Zone:                               | Yes – Very High / SRA                 |
| Mount Palomar Observatory Lighting Zone: | Yes – Zone B                          |
| WRMESHCP Criteria Cell:                  | Yes – Cell Group X / Cell Number 4076 |
| CVMSHCP Conservation Boundary:           | No                                    |
| Stephens Kangaroo Rat ("SKR") Fee Area:  | Yes – Inside SKR Fee Area             |
| Airport Influence Area ("AIA"):          | No                                    |

**PROJECT LOCATION MAP**

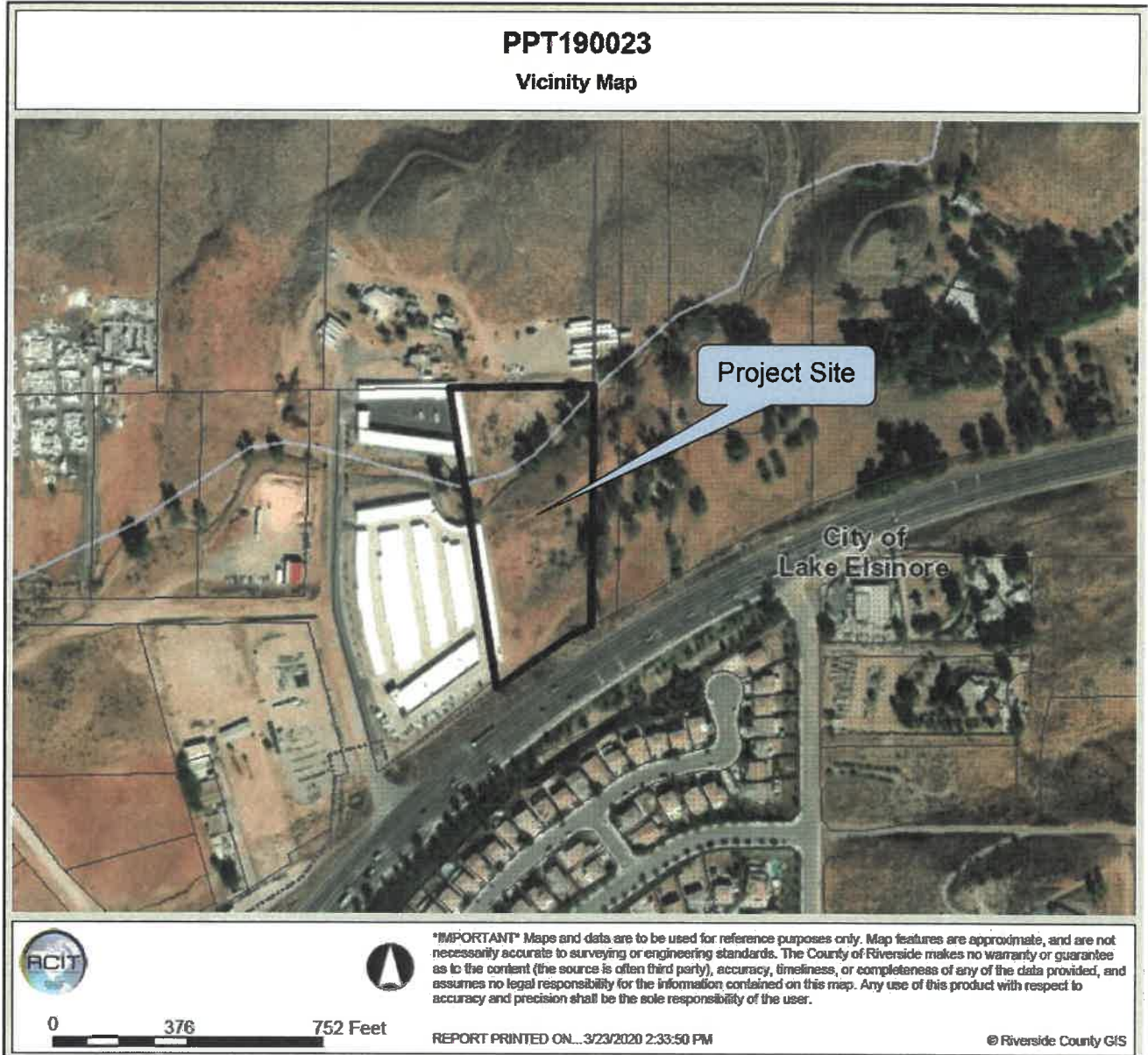


Figure 1: Project Location Map

**PROJECT BACKGROUND AND ANALYSIS**

**Background:**

Plot Plan No. 190023 was submitted to the County of Riverside on August 1, 2019.

The Project is a vacant parcel that proposes the construction of industrial offices, self-storage facility, and trailer/boat storage facility complex on a speculative basis with no specific tenant proposed at this time. This type of building can be used for a variety of tenants and uses including, but not limited to offices, professional sales and service, mini-warehouses (self-storage), and trailer/boat storage uses as well as various other industrial uses. The any proposed tenants would have to comply with the Project conditions of approval and the analysis included within the Initial Study/Mitigated Negative Declaration, which limits certain types of uses due to their scale or potential for other environmental impacts not already analyzed. If any proposed uses exceed what the Project was permitted for and what was analyzed in the Initial Study/Mitigated Negative Declaration, further entitlement permitting and analysis pursuant to CEQA would be required.

Furthermore, this project site/complex is a “sister project” or continuation of the same uses approved under Plot Plan No. 20247 (PP20247), that was approved on October 26, 2015. PP20247 also entitled industrial offices, a self-storage facility, and trailer/boat storage facility. Driveway accesses and shared parking would provide additional association between the two projects. Both projects are developed by the same applicants.

## ENVIRONMENTAL REVIEW / ENVIRONMENTAL FINDINGS

An Initial Study (IS) and a Mitigated Negative Declaration (MND) have been prepared for this project in accordance with the State CEQA Guidelines. Based on the findings incorporated in Environmental Assessment No. CEQ1900081 the project will not have a significant effect on the environment with incorporation of mitigation measures addressed in the Initial Study. The IS and Mitigated Negative Declaration represent the independent judgement of Riverside County. The documents were circulated for public review per the California Environmental Quality Act Statue and Guidelines Section 15105.

## FINDINGS AND CONCLUSIONS

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

### **Land Use Findings:**

1. The Project site currently has a Land Use Designation of Community Development: Light Industrial (CD: LI) in the Riverside County General Plan. The Project is consistent with the Community Development: Light Industrial (CD: LI) land use designation and other aspects of the General Plan, including the Elsinore Area Plan, since the General Plan allows for a wide variety of industrial and related uses, including assembly and light manufacturing, repair and other service facilities, warehousing, distribution centers, and supporting retail uses that are described as anticipated uses within the Light Industrial land use designation in the General Plan. The Project proposes such uses as industrial offices, self-storage, and trailer/boat storage uses.
2. The Project site currently has a Zoning Classification of Manufacturing – Service Commercial (M-SC). This zone specifically allows for offices, professional sales and service, mini-warehouses (self-storage), and trailer/boat storage uses as well as various other industrial uses as previously noted in the background section.

3. The Project site is located within the Warm Springs Policy Area Policy Area. Located in the northern portion of the plan area, Warm Springs includes a rural area set within the steep slopes. Development is concentrated adjacent to Interstate 15 and in a focused area along State Route 74 adjacent to the City of Lake Elsinore. Require that development of contiguous areas designated as Light Industrial be designed in a coordinated manner and require that all commercial and industrial uses be sensitive to environmental hazards (i.e., flooding) and not substantially impact environmental resources (i.e., biological and water quality), and not substantially impact circulation systems.

4. The Project, with proposed uses as industrial offices, self-storage, and trailer/boat storage, is consistent with Ordinance No. 348 (Land Use) and is an allowable use within the Manufacturing – Service Commercial (M-SC) Zoning Classification, subject to Plot Plan approval. Specific findings relating to the proposed uses, including findings relating to the applicable development standards, are in the following separate sections below.

### **Entitlement Findings:**

#### **Plot Plan**

The following findings are required to approve the Plot Plan, pursuant to the provisions of Ordinance No. 348:

1. The proposed use conforms to all the requirements of the General Plan and with all applicable requirements of State law and the ordinances of Riverside County. The Project site is designated as Light Industrial in the Riverside County General Plan. The Plot Plan proposes the construction buildings designed to be used for industrial offices, self-storage, and trailer/boat storage purposes. These general uses are consistent with the Light Industrial land use designation of the General Plan since the Light Industrial designation allows for a wide variety of industrial and related uses, including assembly and light manufacturing, repair and other service facilities, warehousing, distribution centers, and supporting retail uses.

2. The overall development of the land shall be designed for the protection of the public health, safety and general welfare. As detailed in the Project's Initial Study/Mitigated Negative Declaration, all impacts have been reduced to levels that are less than significant. These impacts were analyzed and feasible mitigation incorporated in the Initial Study/Mitigated Negative Declaration and through this project to reduce these impacts to a less than significant level. Conditions of approval incorporated for the Plot Plan will further ensure that public health, safety and general welfare are protected.

3. The proposed use conforms to the logical development of the land and is compatible with the present and future logical development of the surrounding properties. To the north of the Project site development was proposed for a contractor's storage yard and to the immediate west of the Project site is the existing neighboring facility comprised of industrial offices, self-storage, and trailer/boat storage. This project will extend those same uses and provide connection via driveway access to both facilities.

To the east and south is the City of Lake Elsinore; with vacant land and across Interstate 74 is residential dwellings. The Project has oriented the trailer/boat storage use to the far north portion of the project site to screen the use from view by the general public using Interstate 74 and to provide connectivity via driveway access to the neighboring project to the west; at the same time avoiding disturbance of the creek bed that traverses both the existing and proposed facilities. Additionally, the proposed Project would not inhibit development of surrounding areas.

4. The plan for the proposed use shall consider the location and need for dedication and improvement of necessary streets and sidewalks, including the avoidance of traffic congestion; and shall take into account topographical and drainage conditions, including the need for dedication and improvements of necessary structures as a part thereof. The Project would provide access and dedication off of Interstate 74. The Project has been designed to accommodate, treat, and outlet the existing drainage pattern on the Project site with the proposed storm drains and basins to accommodate existing flows that enter the northeastern portion of the site to the existing west and southwestern portions where said drainage basins are proposed. Furthermore, the Project site design avoids and does not disturb the existing creek bed that runs through the northern portion of the project site in front of the trailer/boat storage section of the project.

5. The proposed uses are consistent with Ordinance No. 348, in particular with the permitted uses and development standards of the Manufacturing – Service Commercial (M-SC) zone as detailed in the following Development Standards Findings section. The Plot Plan proposes an industrial offices, self-storage, and trailer/boat storage uses. The Manufacturing – Service Commercial (M-SC) zone allows specifically for offices, professional sales and service, mini-warehouses (self-storage), and trailer/boat storage uses as well as various other industrial uses with the approval of a plot plan.

6. All plot plans 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 Plot Plan proposes five buildings and 3 structures that would not be able to be subdivided into multiple parcels. Furthermore, the project has been conditioned for a parcel merger (080-Planning – Parcel Merger), prior to building permit issuance, and that the recorded parcel merger is provide to the Planning Department for clearance of said condition.

#### **Development Standards Findings:**

The proposed use is consistent with Ordinance No. 348, in particular with the permitted uses and development standards of the Manufacturing – Service Commercial (M-SC) zone as detailed below:

A. Lot Size. 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. No subdivision is proposed at this time that would create parcels smaller than what currently exists. There are two parcels that currently exist on the Project site that will all be merged into one parcel totaling 4.32 acres as required by conditions of approval prior to building permit issuance. This total area would comply with this standard and would also be verified at that time the merger would be proposed.

B. Setbacks.

1. Where the front, side, or rear yard adjoins a lot zoned R-R, R-1, R-A, R-2, R-3, R-4, R-6, R-T, R-T-R, or W-2-M, the minimum setback shall be 25 feet from the property line. The site is surrounded by properties to the north and west that are non-residential zoning classifications (M-SC) and to the east is a vacant parcel located within the City of Lake Elsinore (for proposed uses of business professional or general commercial as per the city's General Plan for the area). Additionally, to the south (across Interstate 74) is also properties within the City of Lake



Elsinore, currently developed for residential dwelling. Therefore, this setback requirement does not apply to the Project.

2. Where the front, side, or rear yard adjoins a lot with a zoning classification other than those zones specified in paragraph (1) above, there is no minimum setback. This condition exists on all sides of the project site, which have setbacks of 13 feet to 5.5 feet to the north (due to the parcel boundary layout), 30 feet to the east, 3 feet to the west (to the similar neighboring facility complex), and approximately 125 feet to the south (which is Interstate 74), respectively.
3. Where the front, side, or rear yard adjoins a street, the minimum setback shall be 25 feet from the property line. The Project front property line, to the south, is 76 feet from the front property line; which is Interstate 74.
4. With the exception of those portions of the setback area for which landscaping is required by Subsection e. below, the setback area may only be used for driveways, automobile parking, or landscaping. A setback area which adjoins a street separating it from a lot with a zoning classification other than those zones specified in paragraph (1) above, may also be used for loading docks. The setback areas for the project are used for landscaping, automobile/vehicle parking, and driveways, which is consistent with this standard.

C. Height Requirements. The height of structures, including buildings, shall be as follows:

1. Structures shall not exceed 40 feet at the yard setback line. As noted previously in the setbacks, the buildings are not located at the yard setback line, so this 40 foot height limitation is not applicable to the proposed building.
2. Buildings shall not exceed 50 feet unless a height up to 75 feet is approved pursuant to Section 18.34. of Ordinance No. 348. The maximum height of the tallest proposed building is 26 feet, which meets the requirement.
3. 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 only structures other than buildings are the trailer/boat covers that have a maximum height of 18 feet, which meets the requirement.
4. Broadcasting antennas shall not exceed 50 feet unless a greater height is approved pursuant to Section 18.34. of Ordinance No. 348. There are no broadcasting antennas as a part of this proposed project, so this requirement does not apply to this proposed project.

D. Masonry Wall. Prior to occupancy of any industrial use permitted in this article, a six foot high solid masonry wall or combination landscaped earthen berm and masonry wall shall be constructed on each property line that adjoins any parcel specifically zoned for residential use, unless otherwise approved by the hearing officer or body. As previously noted, no residential zones are adjacent to the Project site. There is residential dwelling across Interstate 74 in the City of Lake Elsinore, which is the front property line and access to the project site with landscaping. Additionally, across Interstate 74 there landscaped slope associated with the existing residential dwelling development; therefore, this standard does not apply.

E. Landscaping.

1. A minimum of ten percent of the site proposed for development shall be landscaped and irrigated. The Project proposes more than 10% landscape coverage and the conceptual landscape plans note planned irrigation methods, which would be proposed specifically with final landscape plans that would be required prior to issuance of building permits.
2. A minimum ten foot strip adjacent to street right-of-way lines shall be appropriately landscaped and maintained, except for designated pedestrian and vehicular access ways, Said landscaping strip shall not include landscaping located within the street right-of-way. Minimum landscape areas of 10 feet are provided on-site (outside of the right-of-way) along Interstate 74 frontage, excluding driveway areas for vehicular access. Additionally, a four foot and seventeen foot or more strip of landscape area is along the eastern and western portions of the project site and five and a half foot to thirteen foot or more strip of landscape area is along the northern portion as well.
3. A minimum 20 foot strip adjacent to lots zoned R-R, R-1, R-A, R-2, R-3, R-4, R-6, R-T, R-T-R, or W-2-M, or separated by a street from a lot with said zoning, shall be landscaped and maintained, unless a tree screen or other buffer treatment is approved by the hearing officer or body. However, in no case shall said landscaping be less than ten feet wide excluding curbing. As noted previously, the site is surrounded by properties with non-residential zoning classifications or across Interstate 74 to an existing residential development with a landscaped slope or buffer treatment. Therefore, this requirement does not apply to the Project.

F. Parking Areas. Parking areas shall be provided as required by Section 18.12. of Ordinance No. 348. Based on the conceptual floor plans provided and the division between industrial offices, self-storage, and trailer/boat storage uses, the proposed Project provides adequate parking consistent with Section 18.12 of Ordinance No. 348. The Project proposes 11,056 square feet of industrial office areas, 3,153 square feet of showroom areas, 14,422 square feet of self-storage areas, and 17,056 square feet of trailer/boat storage areas. At 1 space per 250 square feet, as required by Ordinance No. 348, the industrial office area requires 56 spaces. At 1 space per 750 square feet, as required by Ordinance No. 348, the showroom area requires 5 spaces. At 2 spaces / 3 employees, as required by Ordinance No. 348, the self-storage area requires 2 spaces and the trailer/boat storage area does not required any additional parking per Ordinance No. 348. A total of 63 spaces is required. The Project proposes 66 parking spaces to meet/exceed the minimum required number of spaces. Additionally, disable persons and electric vehicle parking is noted on the site plan for 6 spaces, which meets the minimum requirements of Section 18.12 of 3 for disable persons and 3 for electric vehicle spaces.

G. Trash Collection Areas. Trash collection areas shall be screened by landscaping or architectural features in such a manner as not to be visible from a public street or from any adjacent residential area. The trash collection area for the Project and other service areas are proposed outside of the self-storage section of the project site and attached to Building B. This area is located on the west side of Building B, which does not face any public street or residential area. The trash collection area is screened by architectural features (the restrooms attached to Building B and screening wall with a sold gate) enclosing the area from view.

H. Outside Storage and Service Areas. Outside storage and service areas may be required to be screened by structures or landscaping. No outside storage or service areas are proposed with the

Project. If future tenants desire to incorporate outside storage or service areas it will be required to be adequately screened consistent with the M-SC development standards.

- I. Utilities. Utilities shall be installed underground except electrical lines rated at 33kV or greater. The Project is conditioned to underground any new utilities, excluding electrical lines rated higher than 33 kV.
- J. Mechanical Equipment. Mechanical equipment used in the manufacturing process may be required to be enclosed in a building, and roof-mounted accessory equipment may be required to be screened from view. No specific use is proposed at this time for the industrial offices and no ground or roof-mounted equipment proposed for the self-storage facility; therefore no specific equipment is proposed. However, any future tenants would be required to comply with the development standards of the M-SC zone and would be subject to this requirement to have any manufacturing equipment enclosed in a building. The Project is conditioned to provide complete screening of roof mounted mechanical equipment from ground view. The building design with parapet is anticipated to provide the necessary screening. If roof mounted equipment exceeds the parapet height, it may be necessary to screen the equipment immediately around the equipment to not require an increase in the height to the parapet.
- K. Lighting. All lighting fixtures, including spot lights, electrical reflectors and other means of illumination for signs, structures, landscaping, parking, loading, unloading and similar areas, shall be focused, directed, and arranged to prevent glare or direct illumination on streets or adjoining property. The Project is conditioned to comply with Ordinance No. 915 which similarly requires direction of lighting downward and away from adjoin properties.

**Other Findings:**

1. The proposed project is located within the Western Riverside County Multiple Species Habitat Conservation Plan (WRCMSHCP), in Cell Group X, Criteria Cell Numbers 4076. A Habitat Evaluation and Acquisition Negotiation Strategy (HANS) application was filed (HAN190023) and a Joint Project Review (JPR) was completed and concluded that no portion of the property was required for conservation. The project is consistent with Section 6.1.1 of the MSHCP. A drainage traverses the project site and will be avoided by the project. There are no impacts to MSHCP Riparian or Riverine features. No vernal pools or other potential fairy shrimp habitat was identified on site. There are no impacts to vernal pools or fairy shrimp. The project is consistent with Section 6.1.2 of the MSHCP. The project is not located within a Narrow Endemic Plant Species Survey Area. The project is consistent with Section 6.1.3 of the MSHCP. The project is not located in or adjacent to any MSHCP Conservation Lands. The project is consistent with Section 6.1.4 of the MSHCP. The project is located within the survey area for burrowing owls. Focused surveys were conducted and no burrowing owls were observed on site, however there were burrows which could support them. A 30-day preconstruction burrowing owl survey will be required prior to grading or construction (60-Planning-EPD – 30 Day Burrowing Owl Survey). The project is not located in any other additional survey area. The project is consistent with Section 6.3.2 of the MSHCP. The project is consistent with all relevant sections of the MSHCP.
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. No comments were received either in favor or opposition of the project. The only comments provided were in conjunction with the Riverside County Transportation Department regarding access from Interstate 74 as the city has jurisdictional

ownership of Interstate 74. Conditions from the Riverside County Transportation Department reflect input from the City of Lake Elsinore.

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 (AB 52), on September 5, 2019 notices regarding this project were mailed to seven tribes and individuals identified by the Native American Heritage Commission (NAHC). Of the tribes noticed, three of them (Rincon, Soboba, and Pechanga) requested additional consultation. Recommendations by the consulting tribes and the lead agency, County of Riverside, have resulted in conditions of approval being imposed on the project. These conditions, which includes, archaeological and tribal monitoring during ground disturbing activities have been inserted.

Per these recommendations and conditions of approval, both Rincon and Soboba tribes concluded consultation with the County of Riverside in February 2020. Additionally, the County has sent a conclusion notice for AB52 to the Pechanga tribe and further discussed the project in March 2020 regarding tribal monitoring and locations on the project site for 'on-site burial of resources'; if any were to be discovered on site. The Pechanga tribe concluded their consultation in June 2020.

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.
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. Fire protection and suppression services will be available for the subdivision through Riverside County Fire Department.

- b. 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 road standards for fire equipment access that provides a 38 foot turn radius on the project site and Knox Box location and access details for entry into the self-storage section of the project site. The project location provides adequate accessibility to the project site for all emergency vehicles.

**Conclusion:**

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

**PUBLIC HEARING NOTIFICATION AND COMMUNITY OUTREACH**

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

This project was presented before the Warm Springs Community Council on November 20, 2019.

**APPEAL INFORMATION**

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

# PPT190023

## Vicinity Map



### Legend

- Parcels
- Blue Line Streams
- City Areas
- World Street Map

**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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# PPT190023

## General Plan Map



### Legend

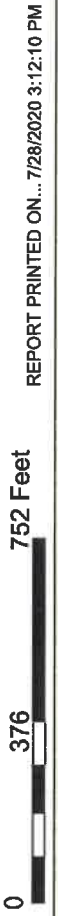
□ Parcels

#### General Plan Land Use

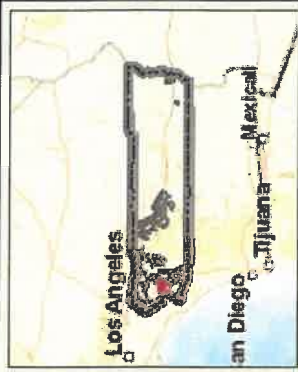
- Rural Community - Estate Density Residential
- Rural Community - Very Low Density Residential
- Rural Community - Low Density Residential
- Estate Density Residential
- Very Low Density Residential
- Low Density Residential
- Medium Density Residential
- Medium High Density Residential
- High Density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

### Notes

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# PPT190023 Zoning Map



## Legend

- Parcels
- Zoning
- OTHER ZONING
- A-1
- A-1-1
- A-1-1 1/2
- A-1-1/2
- A-1-10
- A-1-15
- A-1-2
- A-1-2 1/2
- A-1-2 1/4
- A-1-20
- A-1-30000
- A-1-4
- A-1-40
- A-1-5
- A-2
- A-2-1
- A-2-10
- A-2-2
- A-2-2 1/2
- A-2-20
- A-2-5
- A-D
- A-P
- A-P-10

## Notes

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# PPT190023

## Land Use Map



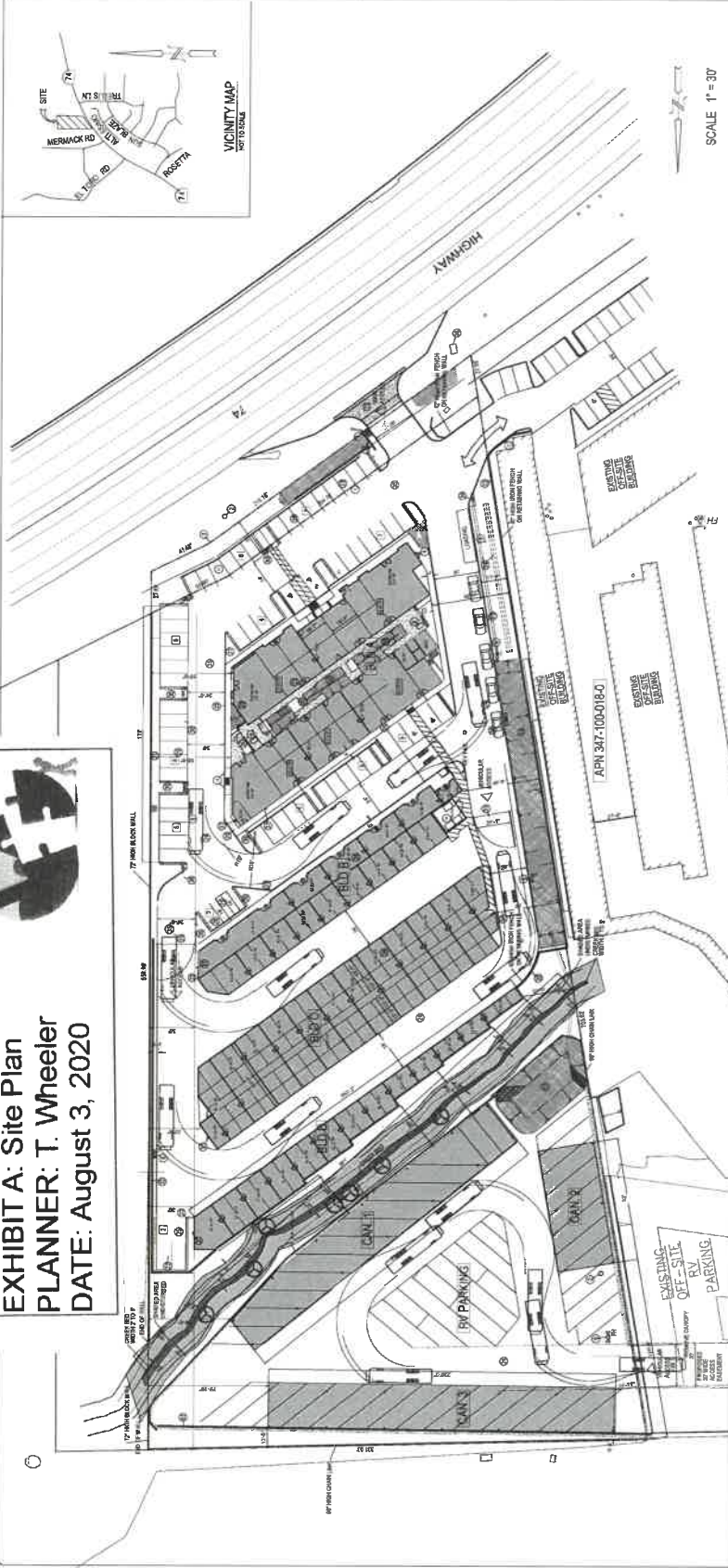
- Legend**
- Parcels
  - Blueline Streams
  - City Areas
  - World Street Map

### Notes

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**CASE: PPT190023**  
**EXHIBIT A: Site Plan**  
**PLANNER: T. Wheeler**  
**DATE: August 3, 2020**



**OWNER:**  
 DAVID SCHNEIDER  
 1801 AVENIDA SALVADOR  
 SAN CLEMENTE, CA 92672  
 (949) 350-1045  
 DASCHNEIDER@LIVE.COM

**PROJECT:**  
 HIGHWAY 74 COMMERCE CENTER  
 APN 347-100-017-9  
 LAKE ELSINORE, CA

**COVER SHEET**  
**SITE PLAN**

4.30

**A1.1**

|  |   |   |
|--|---|---|
| <p><b>SHEET INDEX</b></p> <ul style="list-style-type: none"> <li>A1.1 COVER SHEET SITE PLAN</li> <li>A1.2 SITE PLAN VEHICLE ACCESS</li> <li>A2.1 RENDERING</li> <li>A3.1 BUILDING A FLOOR PLAN</li> <li>A3.2 BUILDING A ELEVATIONS</li> <li>A4.1 BUILDING B FLOOR PLAN ELEVATION</li> <li>A5.1 BUILDING C FLOOR PLAN ELEVATION</li> <li>A6.1 BUILDING D FLOOR PLAN ELEVATION</li> <li>A7.1 RV PARKING FLOOR PLAN</li> <li>A7.2 RV PARKING ELEVATION</li> <li>A8.1 EXTERIOR LIGHTING PLAN</li> <li>AD.1 ADA DETAILS-SITE WALLS</li> </ul>   | <p><b>SITE DATA:</b></p> <ul style="list-style-type: none"> <li>LOT AREA: 175,124.20 SF / 4.02 ACRES</li> <li>ZONING: H-SC</li> <li>APN: 347-100-017-9</li> <li>OCCUPANCY: B S1 AND R3</li> <li>TYP OF CONSTRUCTION: OFFICE/SHOW ROOMS, RESTROOMS, SERVICE BLDG, 86L STORAGE</li> <li>TYPE OF CONSTRUCTION: V8 SPRINKLERS, V9 SPRINKLERS, V10 SPRINKLERS, V11 SPRINKLERS, V12 SPRINKLERS</li> <li>BUILDING DATA: BLD A: 10572 SF; BLD B: 10572 SF; BLD C: 111 SF; BLD D: 330 SF; BLD E: 1000 SF; BLD F: 100 SF = 4</li> <li>BLD B: OCC. LOADS: 2665 SF/100 SF = 23; OCC. LOADS: 155 SF</li> <li>BLD C: OCC. LOADS: 3753 SF/500 SF = 8</li> <li>BLD D: OCC. LOADS: 12038 SF/600 SF = 24</li> <li>OCC. LOADS: 5118 SF = 10</li> </ul> | <p><b>BUILDING CODES</b></p> <ul style="list-style-type: none"> <li>2018 CALIFORNIA BUILDING CODE</li> <li>2018 CALIFORNIA MECHANICAL CODE</li> <li>2018 CALIFORNIA PLUMBING CODE</li> <li>2018 CALIFORNIA ELECTRICAL CODE</li> <li>2018 CALIFORNIA FIRE CODE</li> <li>2018 CALIFORNIA ENERGY CODE</li> </ul> |
| <p><b>PLUMBING FIXTURES PER CPC 442.1</b></p> <p>TOILET: 7<br/>         LAV: 5<br/>         JAN SINK: 1<br/>         KITCHEN SINK: 1<br/>         SINK: 1<br/>         SHOWER: 1<br/>         CL. WASH: 1<br/>         HAZE BUB. ADJ: 1</p>  | <p><b>PLUMBING FIXTURES PER CPC 442.1</b></p> <p>TOILET: 7<br/>         LAV: 5<br/>         JAN SINK: 1<br/>         KITCHEN SINK: 1<br/>         SINK: 1<br/>         SHOWER: 1<br/>         CL. WASH: 1<br/>         HAZE BUB. ADJ: 1</p>   | <p><b>PLUMBING FIXTURES PER CPC 442.1</b></p> <p>TOILET: 7<br/>         LAV: 5<br/>         JAN SINK: 1<br/>         KITCHEN SINK: 1<br/>         SINK: 1<br/>         SHOWER: 1<br/>         CL. WASH: 1<br/>         HAZE BUB. ADJ: 1</p>   |
| <p><b>OWNER:</b><br/>     DAVID SCHNEIDER<br/>     1801 AVENIDA SALVADOR<br/>     SAN CLEMENTE, CA 92672<br/>     (949) 350-1045<br/>     DASCHNEIDER@LIVE.COM</p>   | <p><b>ARCHITECT:</b><br/>     DAVID YORK<br/>     403 CALLE CAMPANERO<br/>     SAN CLEMENTE, CA 92673<br/>     (949) 897-3034<br/>     YORKARCH@YAHOO.COM</p>   | <p><b>CIVIL ENGINEER:</b><br/>     ADVANCE CIVIL GROUP<br/>     30251 GOLDEN LANTERN, SUITE E, PMB251<br/>     LAGUNA HILLS, CA 92647<br/>     (888) 338-5778<br/>     WWW.ADVANCECIVILGROUP.COM</p>  |
| <p><b>SITE NOTES:</b></p> <ol style="list-style-type: none"> <li>1. ALL VEHICLE CHANGES PER CALIFORNIA GREEN BUILDING ACT 15233.3</li> <li>2. ALL VEHICLE CHANGES PER CALIFORNIA GREEN BUILDING ACT 15233.3</li> <li>3. ALL VEHICLE CHANGES PER CALIFORNIA GREEN BUILDING ACT 15233.3</li> <li>4. ALL VEHICLE CHANGES PER CALIFORNIA GREEN BUILDING ACT 15233.3</li> <li>5. ALL VEHICLE CHANGES PER CALIFORNIA GREEN BUILDING ACT 15233.3</li> <li>6. ALL VEHICLE CHANGES PER CALIFORNIA GREEN BUILDING ACT 15233.3</li> <li>7. ALL VEHICLE CHANGES PER CALIFORNIA GREEN BUILDING ACT 15233.3</li> <li>8. ALL VEHICLE CHANGES PER CALIFORNIA GREEN BUILDING ACT 15233.3</li> <li>9. ALL VEHICLE CHANGES PER CALIFORNIA GREEN BUILDING ACT 15233.3</li> <li>10. ALL VEHICLE CHANGES PER CALIFORNIA GREEN BUILDING ACT 15233.3</li> <li>11. ALL VEHICLE CHANGES PER CALIFORNIA GREEN BUILDING ACT 15233.3</li> <li>12. ALL VEHICLE CHANGES PER CALIFORNIA GREEN BUILDING ACT 15233.3</li> <li>13. 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| <p><b>PLUMBING FIXTURES PER CPC 442.1</b></p> <p>TOILET: 7<br/>         LAV: 5<br/>         JAN SINK: 1<br/>         KITCHEN SINK: 1<br/>         SINK: 1<br/>         SHOWER: 1<br/>         CL. WASH: 1<br/>         HAZE BUB. ADJ: 1</p>  | <p><b>PLUMBING FIXTURES PER CPC 442.1</b></p> <p>TOILET: 7<br/>         LAV: 5<br/>         JAN SINK: 1<br/>         KITCHEN SINK: 1<br/>         SINK: 1<br/>         SHOWER: 1<br/>         CL. WASH: 1<br/>         HAZE BUB. ADJ: 1</p>   | <p><b>PLUMBING FIXTURES PER CPC 442.1</b></p> <p>TOILET: 7<br/>         LAV: 5<br/>         JAN SINK: 1<br/>         KITCHEN SINK: 1<br/>         SINK: 1<br/>         SHOWER: 1<br/>         CL. WASH: 1<br/>         HAZE BUB. ADJ: 1</p>   |

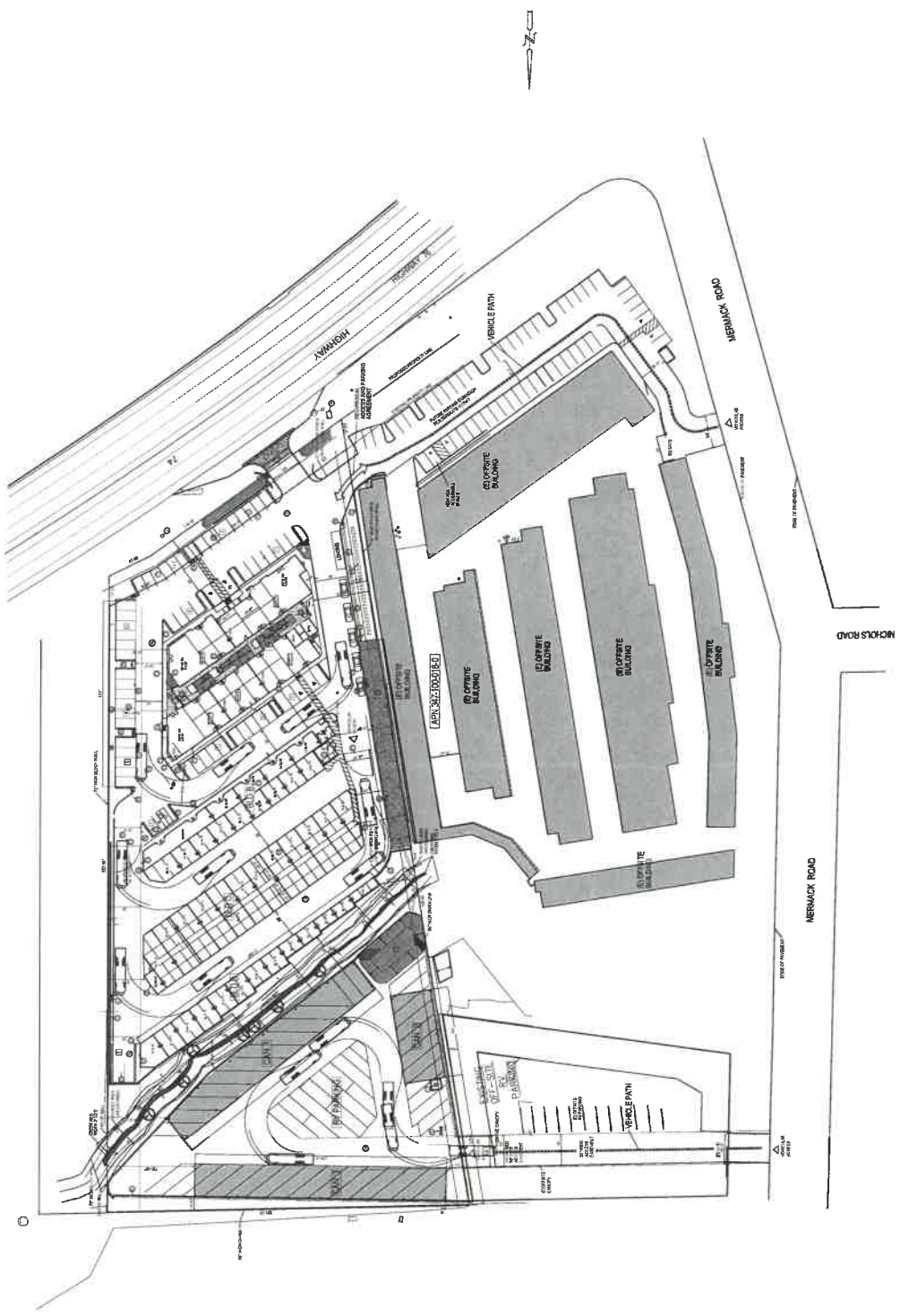
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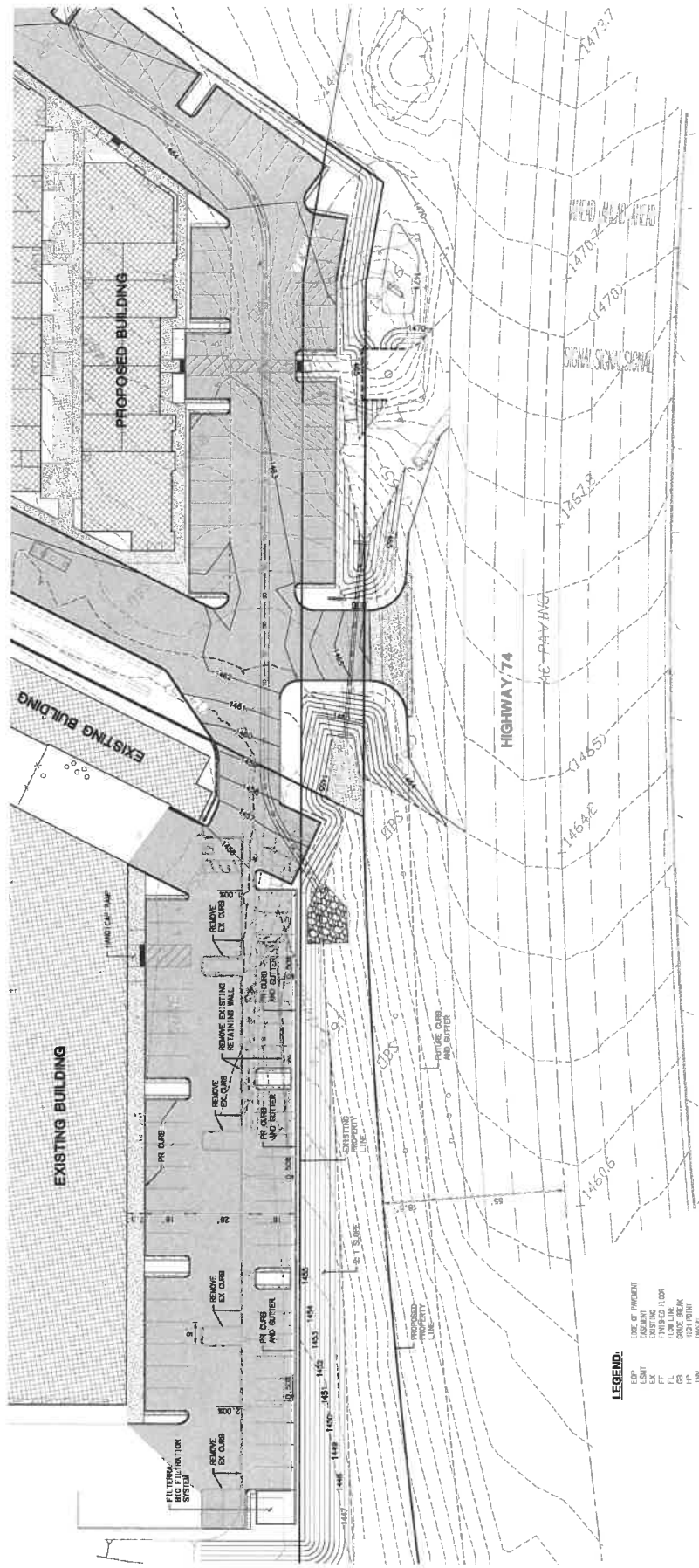
4.3.20 SCALE 1" = 40'

### SITE PLAN ADJACENT SITE ACCESS

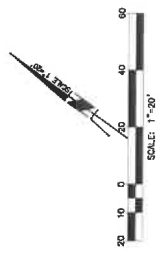
HIGHWAY 74 COMMERCE CENTER  
APN 347-100-017-9  
LAKE ELSINORE, CA

OWNER:  
DAVID SCHNEIDER  
1801 AVENIDA SALVADOR  
SAN CLEMENTE, CA 92672  
(949) 364-1045  
DSCHNEIDER@LIVE.COM





- LEGEND:**
- 500' --- PROPERTY BOUNDARY
  - 500' --- EXISTING MAJOR CONTIGUA
  - 500' --- PROPOSED MAJOR CONTIGUA
  - 500' --- PROPOSED SIDE OF PAVEMENT
  - 500' --- PROPOSED CURB
  - 500' --- PROPOSED CONCRETE
  - 500' --- EXISTING WATER LINE
  - 500' --- PROPOSED WATER LINE
  - 500' --- EXISTING RETAINING WALL
  - 500' --- PROPOSED RETAINING WALL
  - 500' --- PROPOSED CONCRETE
  - 500' --- PROPOSED CONCRETE PAVING



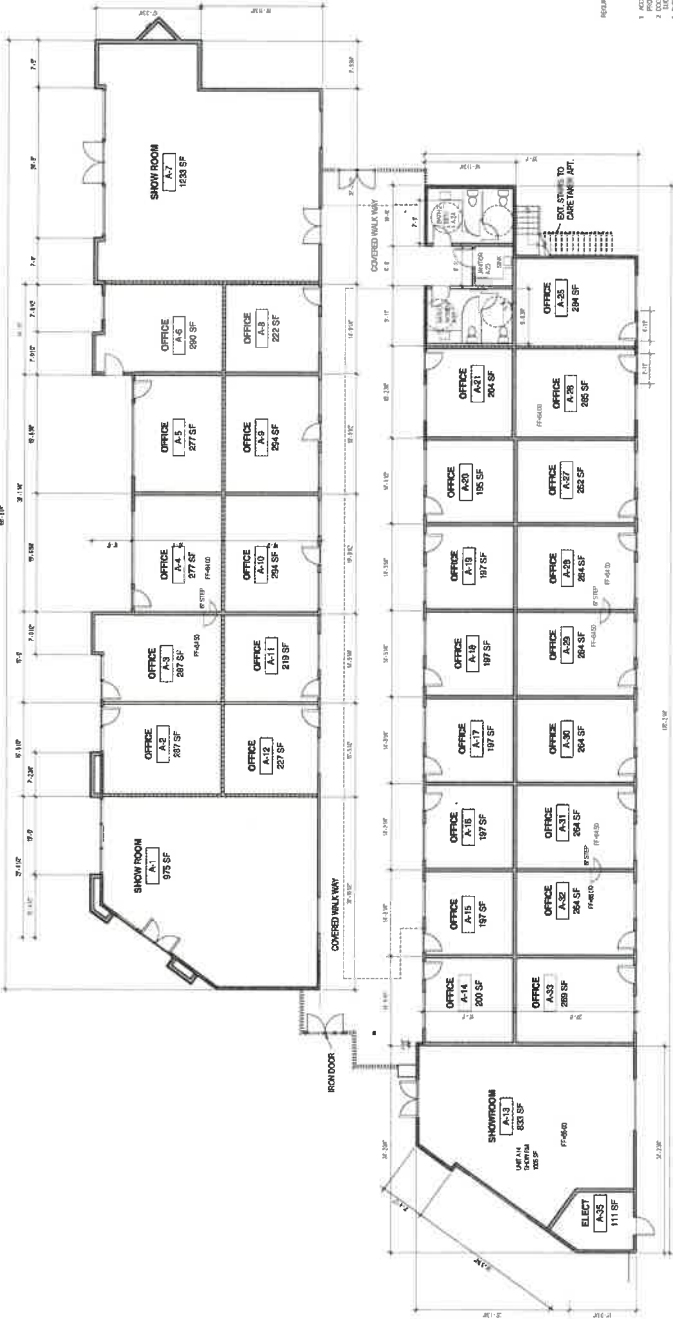


OWNER: DAVID SCHNEIDER  
180 AVENIDA SALVADOR  
SAN CLEMENTE, CA 92672  
(949) 394-1045  
DASCHNEIDER@JVE.COM

PROJECT: HIGHWAY 74 COMMERCE CENTER  
LAKE ELSINORE, CA  
APN 347-103-017-9

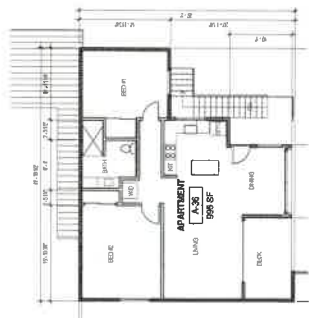
FLOOR PLAN  
BUILDING A

A3.1

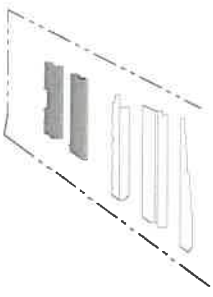


- FLOOR PLAN NOTES:**
1. GENERAL CONTRACTOR TO VERIFY ALL DIMENSIONS AND LOCATIONS OF ALL EXISTING AND PROPOSED WALLS AND PARTITIONS.
  2. ALL DIMENSIONS ARE TO FACE UNLESS NOTED OTHERWISE.
  3. ALL DIMENSIONS ARE TO FACE UNLESS NOTED OTHERWISE.
  4. ALL DIMENSIONS ARE TO FACE UNLESS NOTED OTHERWISE.
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  17. ALL DIMENSIONS ARE TO FACE UNLESS NOTED OTHERWISE.
  18. ALL DIMENSIONS ARE TO FACE UNLESS NOTED OTHERWISE.
  19. ALL DIMENSIONS ARE TO FACE UNLESS NOTED OTHERWISE.
  20. ALL DIMENSIONS ARE TO FACE UNLESS NOTED OTHERWISE.
  21. ALL DIMENSIONS ARE TO FACE UNLESS NOTED OTHERWISE.
  22. ALL DIMENSIONS ARE TO FACE UNLESS NOTED OTHERWISE.
  23. ALL DIMENSIONS ARE TO FACE UNLESS NOTED OTHERWISE.
  24. ALL DIMENSIONS ARE TO FACE UNLESS NOTED OTHERWISE.
  25. ALL DIMENSIONS ARE TO FACE UNLESS NOTED OTHERWISE.

BLD A  
1/8" = 1'-0"



CASE: PPT190023  
EXHIBIT B & C: Elevation & Floor Plans  
PLANNER: T. Wheeler  
DATE: August 3, 2020





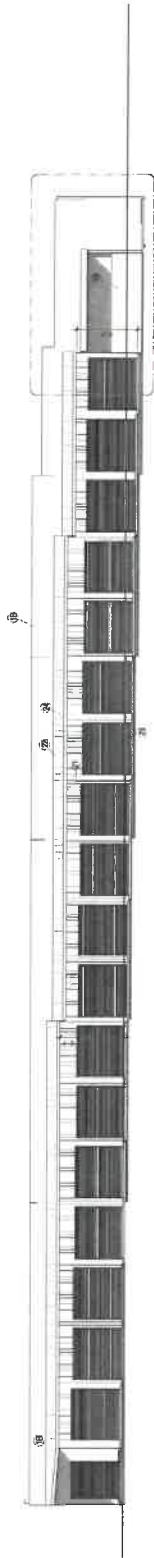


OWNER:  
DAVID SCHNEIDER  
1801 AVENIDA SALVADOR  
SAN CLEMENTE, CA. 92672  
(949) 350-1045  
DASCHNEIDER@LIVE.COM

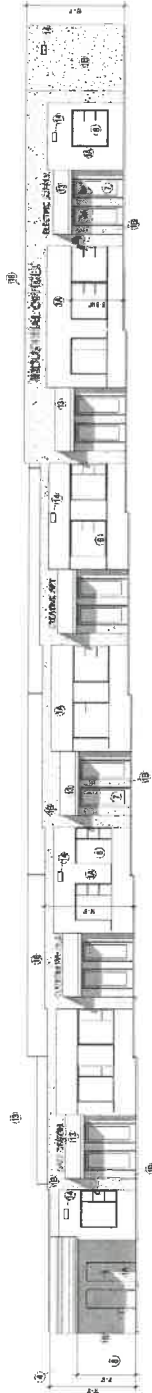
PROJECT:  
HIGHWAY 74 COMMERCE CENTER  
LAKE ELSINORE, CA  
APN 347-100-017 9

BUILDING B  
FLOOR PLAN-ELEV

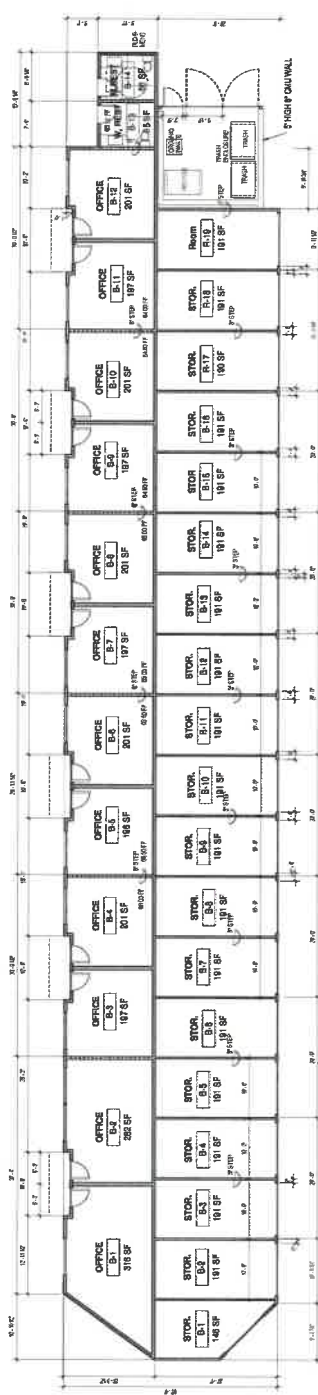
A4.1



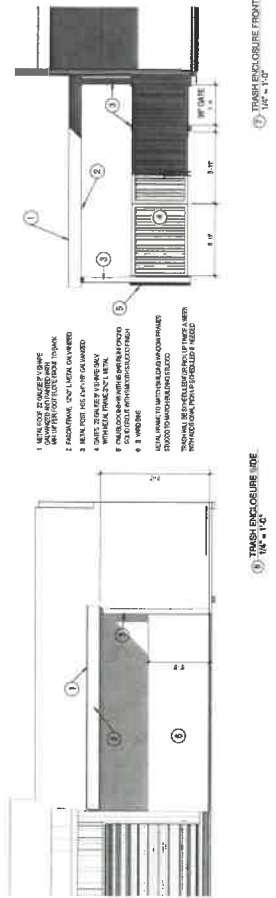
① BUILDING ELEVATION



② BUILDING FRONT



③ BUILDING FLOOR PLAN



- 1. METAL STUDS 2X2 @ 16" O.C. WITH METAL BRIMS
- 2. INSULATION
- 3. 1/2" GYP BOARD WITH 1/2" BATT INSULATION
- 4. 1/2" GYP BOARD WITH 1/2" BATT INSULATION
- 5. METAL STUDS 2X2 @ 16" O.C. WITH METAL BRIMS
- 6. METAL STUDS 2X2 @ 16" O.C. WITH METAL BRIMS
- 7. METAL STUDS 2X2 @ 16" O.C. WITH METAL BRIMS

- 1. METAL STUDS 2X2 @ 16" O.C. WITH METAL BRIMS
- 2. INSULATION
- 3. 1/2" GYP BOARD WITH 1/2" BATT INSULATION
- 4. 1/2" GYP BOARD WITH 1/2" BATT INSULATION
- 5. METAL STUDS 2X2 @ 16" O.C. WITH METAL BRIMS
- 6. METAL STUDS 2X2 @ 16" O.C. WITH METAL BRIMS
- 7. METAL STUDS 2X2 @ 16" O.C. WITH METAL BRIMS

④ TRASH ENCLOSURE SIDE

⑤ TRASH ENCLOSURE FRONT

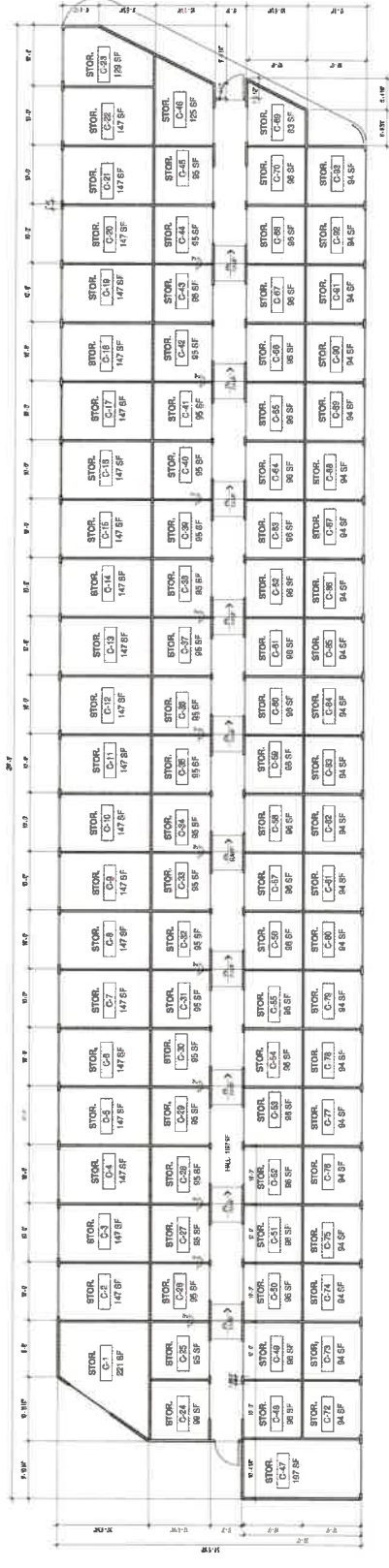
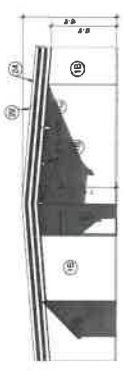
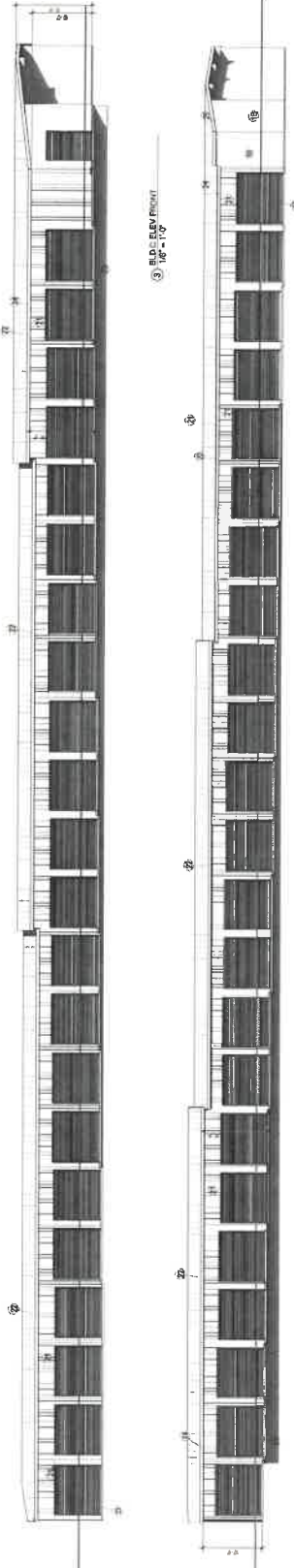


OWNER: DAVID SCHNEIDER  
 1801 AVENIDA SALVADOR  
 SAN CLEMENTE, CA 92672  
 (949) 356-1045  
 DASCHNEIDER@JWE.COM

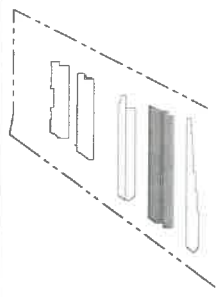
PROJECT: HIGHWAY 74 COMMERCE CENTER  
 14747-103 017-4  
 LAKE ELSINORE, CA

BUILDING C  
 FLOOR PLAN AND  
 ELEVATION

A5.1



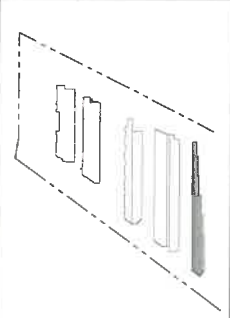
1/8" = 1'-0"



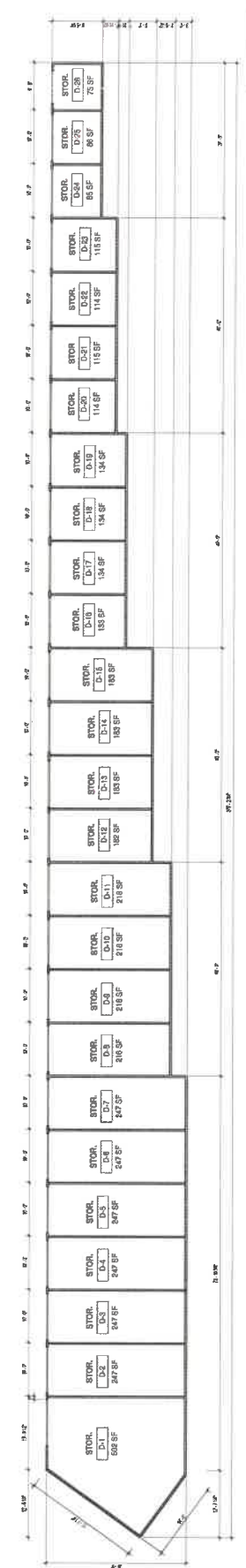
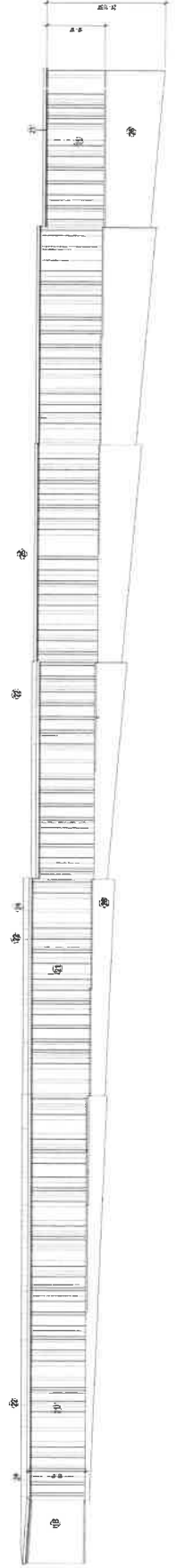
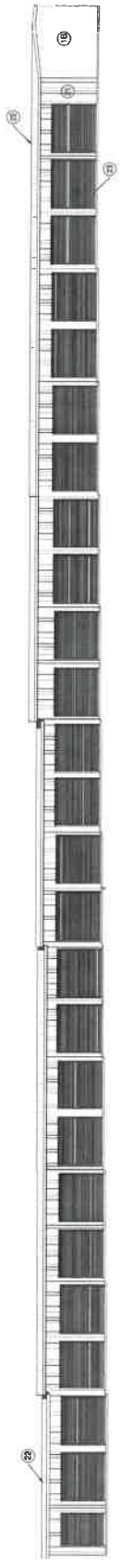
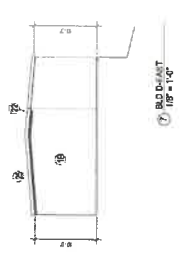
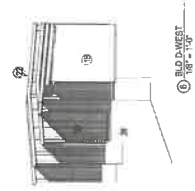
- EXT. WOOD STUDIOS 2x4 AT 16" O.C. WITH METAL SIDING
- 5/8" TYP. GYPSUM BOARD FIN WITH R-21 BATT INSULATION
- EXT. WOOD STUDIOS 2x4 AT 16" O.C. W/ STUCCO PLASTER
- 5/8" TYP. GYPSUM BOARD WITH R-21 BATT INSULATION
- EXT. WOOD STUDIOS 2x4 AT 16" O.C. W/ STUCCO SPANISH
- 5/8" TYP. GYPSUM BOARD WITH R-21 BATT INSULATION
- EXT. WOOD STUDIOS 2x4 AT 16" O.C. W/ STUCCO SPANISH
- 5/8" TYP. GYPSUM BOARD WITH R-21 BATT INSULATION
- WITH STUCCO EXTERIOR AND METAL Siding INTERIO
- METAL STUDIOS 2x4 SQUARE AT 16" O.C.
- WITH METAL SIDING
- WITH METAL SIDING
- WOOD STUDIOS 2x4 AT 16" O.C. W/ STUCCO SPANISH
- 5/8" TYP. GYPSUM BOARD WITH R-21 BATT INSULATION
- WOOD STUDIOS 2x4 AT 16" O.C. W/ STUCCO SPANISH
- 5/8" TYP. GYPSUM BOARD WITH R-21 BATT INSULATION



**A6.1**  
**BUILDING D**  
**FLOOR PLAN**



- 1. ALL WOODS SHALL BE OF THE BEST QUALITY AND SHALL BE PROTECTED BY AN APPROPRIATE METHOD OF PRESERVATION.
- 2. ALL WOODS SHALL BE AT LEAST 2" ABOVE GRADE AND SHALL BE PROTECTED BY AN APPROPRIATE METHOD OF PRESERVATION.
- 3. ALL WOODS SHALL BE AT LEAST 2" ABOVE GRADE AND SHALL BE PROTECTED BY AN APPROPRIATE METHOD OF PRESERVATION.
- 4. ALL WOODS SHALL BE AT LEAST 2" ABOVE GRADE AND SHALL BE PROTECTED BY AN APPROPRIATE METHOD OF PRESERVATION.
- 5. ALL WOODS SHALL BE AT LEAST 2" ABOVE GRADE AND SHALL BE PROTECTED BY AN APPROPRIATE METHOD OF PRESERVATION.
- 6. ALL WOODS SHALL BE AT LEAST 2" ABOVE GRADE AND SHALL BE PROTECTED BY AN APPROPRIATE METHOD OF PRESERVATION.
- 7. ALL WOODS SHALL BE AT LEAST 2" ABOVE GRADE AND SHALL BE PROTECTED BY AN APPROPRIATE METHOD OF PRESERVATION.
- 8. ALL WOODS SHALL BE AT LEAST 2" ABOVE GRADE AND SHALL BE PROTECTED BY AN APPROPRIATE METHOD OF PRESERVATION.
- 9. ALL WOODS SHALL BE AT LEAST 2" ABOVE GRADE AND SHALL BE PROTECTED BY AN APPROPRIATE METHOD OF PRESERVATION.
- 10. ALL WOODS SHALL BE AT LEAST 2" ABOVE GRADE AND SHALL BE PROTECTED BY AN APPROPRIATE METHOD OF PRESERVATION.



1. BUILDING D  
 1/8" = 1'-0"

2. BUILDING D REAR  
 1/8" = 1'-0"

3. BUILDING D FRONT  
 1/8" = 1'-0"



OWNER:  
DAVID SCHNEIDER  
1807 AVENIDA SALVADOR  
SAN CLEMENTE, CA. 92672  
(949) 350-1045  
DASCHNEIDER@LIVE.COM

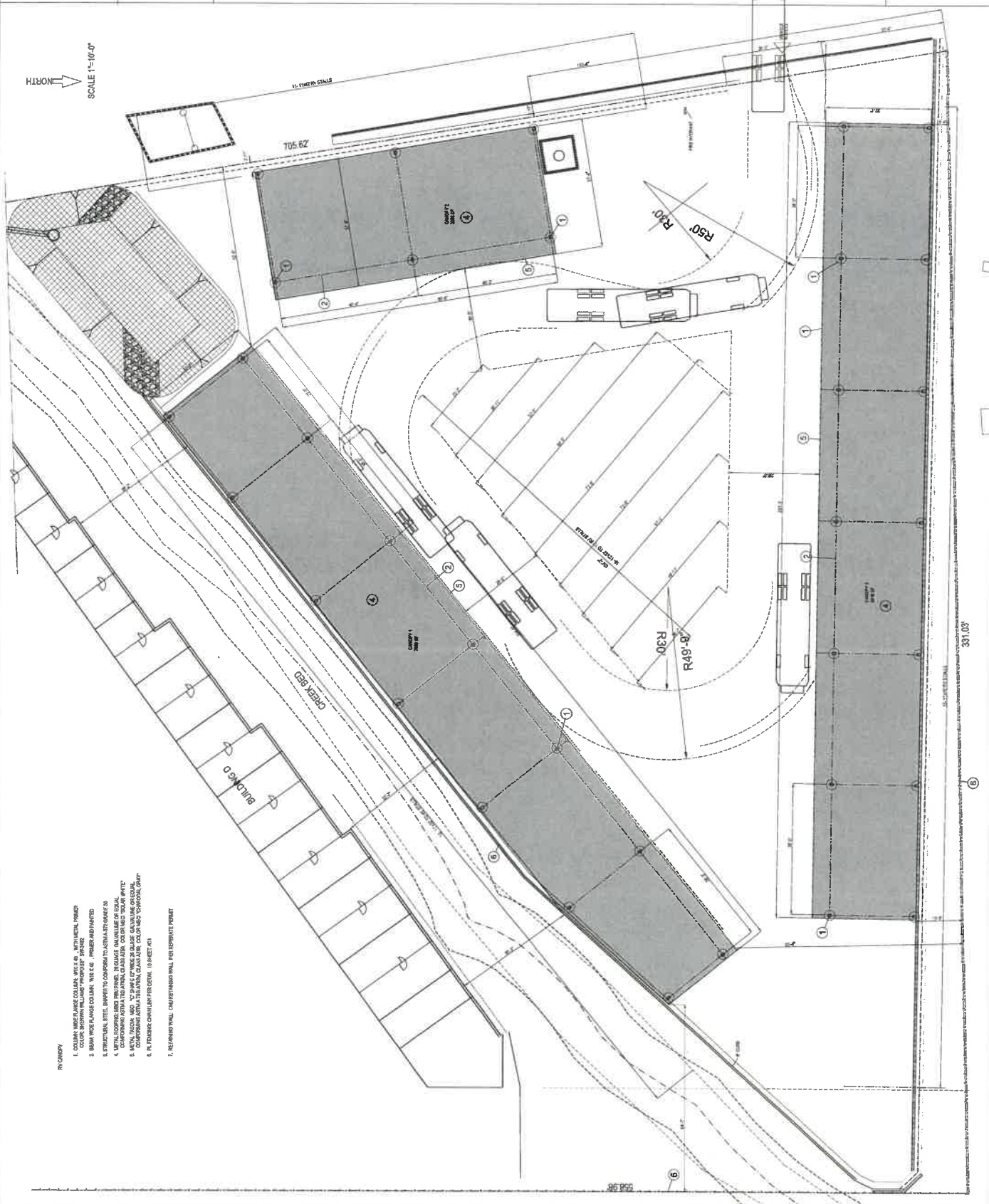
PROJECT:  
HIGHWAY 74 COMMERCE CENTER  
LAKE ELSINORE, CA  
APN 347-100-017-8

SCALE 1"=10'-0"

# A7.1

RV PARKING  
FLOOR PLAN

SCALE 1"=10'-0"  
NORTH



- RV PARKING
1. ALL EXTERIOR SURFACES SHALL BE FINISHED WITH METAL TRIMMER
  2. BEAM WORK/LARGE COLUMN: 18" X 18" - PRIMER AND PAINTED
  3. STRUCTURAL STEEL SHAPES TO CONFORM TO NATIONAL STEEL GRADE 50
  4. METAL COATING: LARGEST PANELS: 18 GAUGE GALVALUME OR EQUAL
  5. CONCRETE: 4" MIN. THICKNESS, CLASS B, COLOR: LIGHT TONAL WHITE\*
  6. FINISHES: INTERIORS: 1/2" PLASTER OR EQUAL, COLOR: LIGHT TONAL GRAY\*
  7. EXTERIORS: 1/2" PLASTER OR EQUAL, COLOR: LIGHT TONAL GRAY\*
  8. ALL FINISHES SHALL BE PERMANENTLY MAINTAINED
  9. REFER TO WALL CHART FOR FINISH SCHEDULE

331.03'

18'

18'

18'

18'

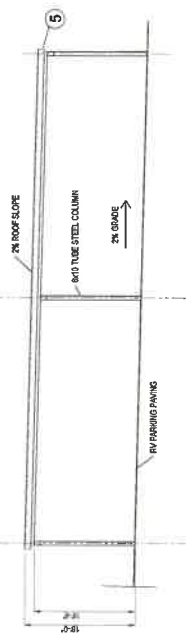
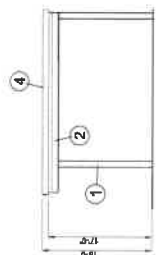
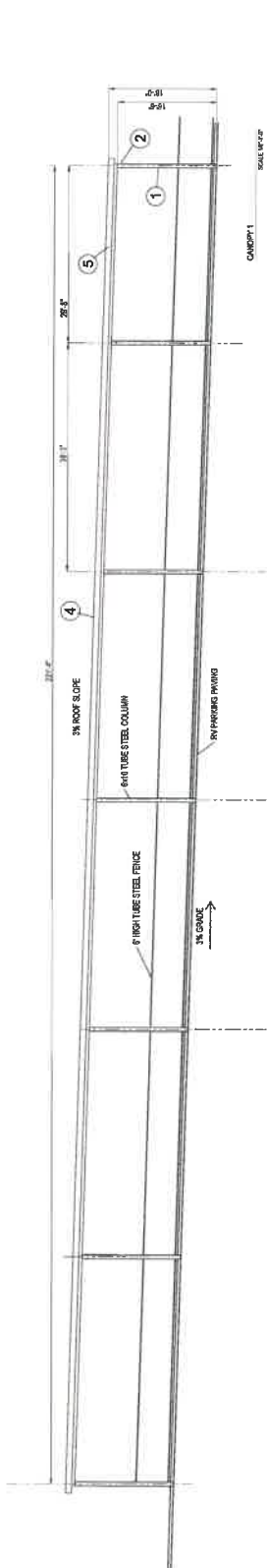


OWNER:  
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 SAN CLEMENTE, CA 92672  
 (949) 350-1045  
 DASCHNEIDER@LIVE.COM

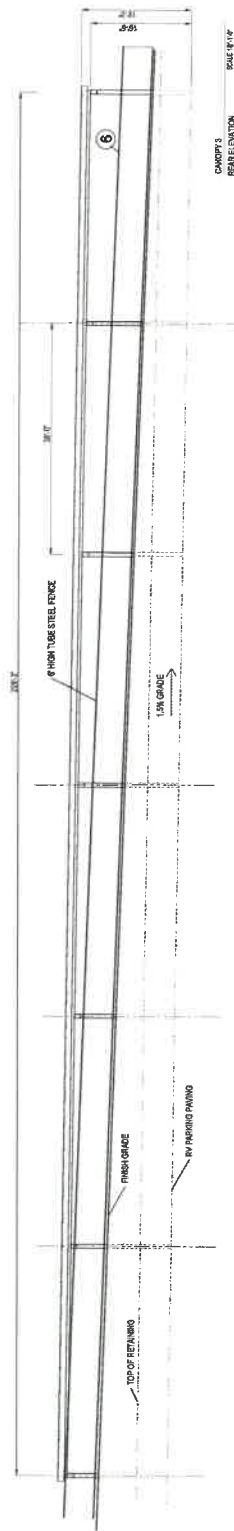
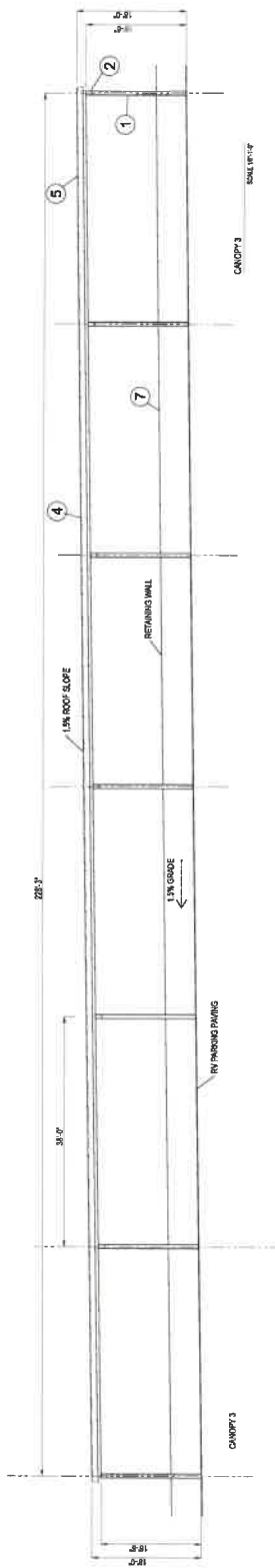
PROJECT:  
 HIGHWAY 74 COMMERCE CENTER  
 LAKE ELSMORE, CA  
 APN 347-100-017-9

RV PARKING  
 ELEVATION

A7.2



- RV CANOPY
1. COLUMN WIDE FLANGE COLUMN: W10 X40, WITH METAL PRIMER COLOR-SPERMILLING AND PROPOSED BRUSH
  2. BRAK WIDE FLANGE COLUMN: W10 X40, PRIMER AND PAINTED
  3. STRUCTURAL STEEL SHAPES TO CONFORM TO ASTM A572 GRADE 50
  4. METAL COATING: MFCI BRU PAINT, 20 GUN; GALVALUME ORIGINAL CONFORMING ASTM A792 AT20A, CLASS A250, COLOR MFCI 1001R WHITE
  5. METAL FASCIA: MFCI 1/2" SHAPPE 1/2" WIDE 26 GAUGE GALVALUME ORIGINAL CONFORMING ASTM A792 AT20A, CLASS A250, COLOR MFCI 1001R WHITE
  6. P. FENCING: CHAIN LINK PER DETAIL 10 SHEET A01
  7. RETAINING WALL: CMU RETAINING WALL PER SEPARATE SHEET



CANOPY 3  
 SIDE ELEVATION  
 SCALE 1/4" = 1'-0"











ABOULEINZO  
(TRANSVERSE TREE)



PARGONDA Y DESERT MUSEUM  
(TI-CORELESS PALM VERDE)



RINSLANCEA  
(AFRICAN S. IAC)



MACRODERMA  
(CATS CLAW)

TREES



AGAVE BLUE GLOW  
(BLUE GLOW AGAVE)



AGAVE PARROT  
(MEXICAN AGAVE)



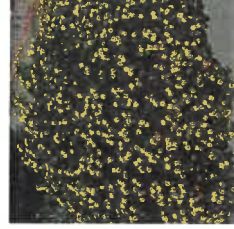
CALLISTEMON WINKALE LITTLE JOHN  
(WINKALE LITTLE JOHN)



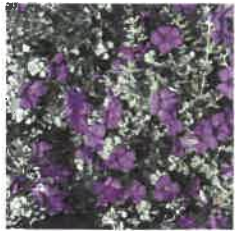
DANIELLA TACHIMUCA VINEGRAP  
(VINEGRAP TACHIMUCA)



JAYHART BRANTIDORPUS NEW GREED  
(NEW GREED BRANTIDORPUS)



MACRODERMA  
(CATS CLAW)



LEUCOPHYLLUM FROTESHERS CANYON  
(THUNDER GLOW TEXAS RAMBLER)

SHRUBS



MASSELA TRUSSISSA  
(MEXICAN FEATHER GRASS)



MEXIM GLEASER LITTLE RED  
(RED GLEASER)



MEXIM GLEASER BETTE PINK  
(PINK DWARF GLEASER)



RIVULUS CAROLINIANUS SIGHTLY TIGHT  
(COMPACT CAROLINIAN BRUSH CHERRI)



BACKWARDS PILLARIS TRIM FEARS  
(DWARF COYOTE BRUSH)

GROUND COVERS



MYOPORUS FANFOLIOLUS RUTHEN GREEN  
(RUTHEN GREEN)



ADVANCED CIVIL GROUP INC.  
30281 GOLDEN LANTERN,  
SUITE E, PMB 251  
LAGUNA HILLS, CA 92647  
(949) 339-5778 PHONE  
WWW.ADVANCEDCIVILGROUP.COM

HYDROSEEDING

DAVID YORK  
ARCHITECT  
403 CALLE CAMPANERO  
SAN CLEMENTE, CA 92673  
(949) 867-8034 TELEPHONE  
yorkarch@yahoo.com

CALIFORNIA WILLOWED WOODS  
FROM STOVER SEED COMPANY

PACIFIC WILLOW WOODS  
FROM STOVER SEED COMPANY

HIGHWAY 74 INDUSTRIAL / OFFICE  
COMMERCIAL CENTER

A.P.N.: 347-100-017-9  
LAKE ELSINORE, CALIFORNIA

PRELIMINARY LANDSCAPE  
WATER USE CALCULATIONS AND  
CONCEPT PLANT PALETTE

JULY 25, 2019  
NOVEMBER 20, 2019



SHEET 2 OF 2

STEPHEN  
MICHAEL  
STABLEY

CALIFORNIA  
LANDSCAPE  
ARCHITECT

4643 McFARLAND STREET  
RIVERSIDE, CA 92506  
(951) 384-9071  
smstlarch@gmail.com

Table with 4 columns: Plant Type, Water Use, Plant Name, and Notes. It lists various plants and their water requirements, including a section for '1 Maximum Annual Water Submittal' and '2 Submittal Annual Water Use'.

PERCENTAGE OF WATER EVAPORATIVE TO MAC, ALLOWED = 1%  
\*There are no required to be listed as a percentage of water use in the table. If a plant is not listed in the table, the user is responsible to determine the water use of the plant for the project.



6, 7 ALUMINUM DOORS AND WINDOWS

HIGHWAY 76 COMMERCE CENTER  
APN 347-100-017-9  
LAKE ELSINORE, CA.

OWNER:

DAVID SCHNEINDER  
1801 AVENIDA SALVADOR  
SAN CLEMENTE, CA. 92673  
(949) 350-1045

10,11,12,15 METAL CANOPY, RAILINGS,  
STEEL DOOR  
SHERWIN WILLIAMS HIGH ENAMEL  
"PROPOISE" SW-3482

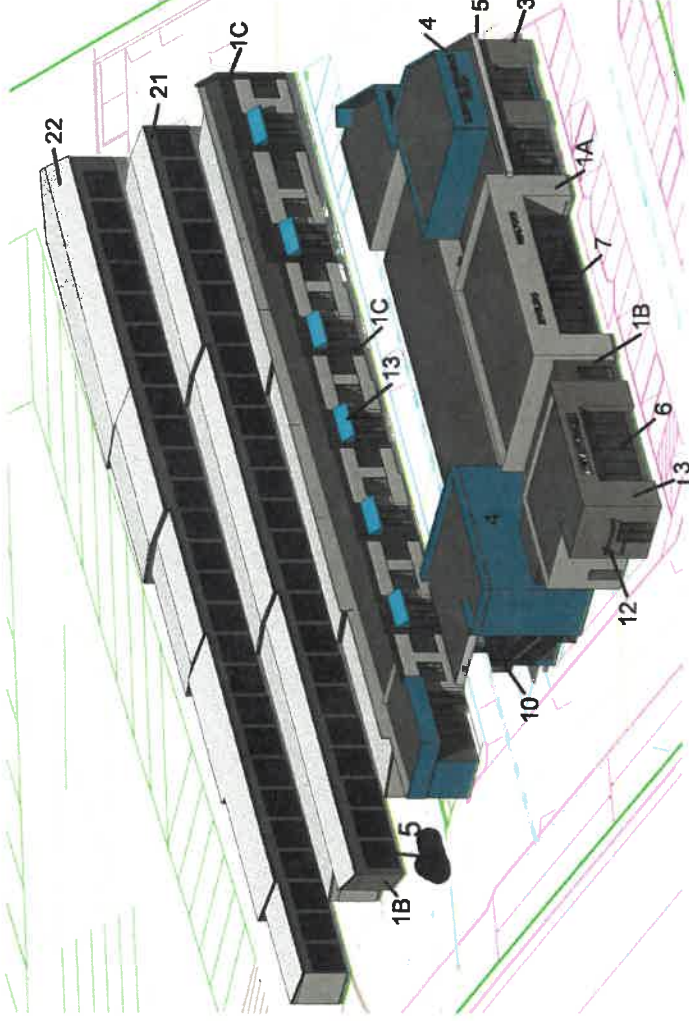
EXTERIOR STUCCO

1A: SHERWIN WILLIAMS  
"RESTFUL WHITE" SW-2449

13. CANVAS AWNING SUNBRELLA  
COLOR/ SKY BLUE

21. VERTICAL SIDING, STORAGE UNITS  
COLOR: MBCI "CHARCOAL GREY

22. STORAGE BUILDING ROOFING:  
COLOR: MBCI " SOLAR WHITE



4. METAL SIDING HORIZONTAL  
COLOR: "HAWAIIAN BLUE

3. STONE VENEER  
CORONADO LEDGE STONE: "CHABLIS"

1B. SHERWIN WILLIAMS  
"BILLOWY GREY" SW-2276

5. METAL FASCIA: AND ROLL UP DOORS  
COLOR/ MBCI "SILHOUETTE GREY"

1C. SHERWIN WILLIAMS  
"PROPOISE" SW-3482

CASE: PPT190023

EXHIBIT M: Color Materials &

PLANNER: T. Wheeler

DATE: August 3, 2020

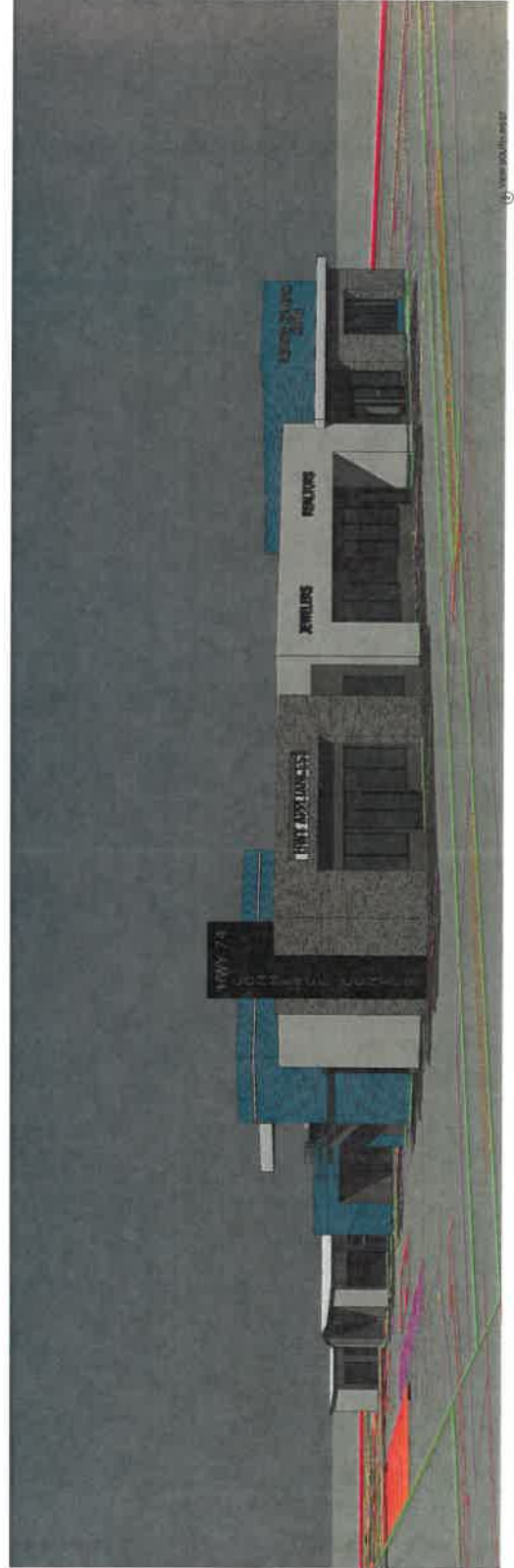


# A2.1

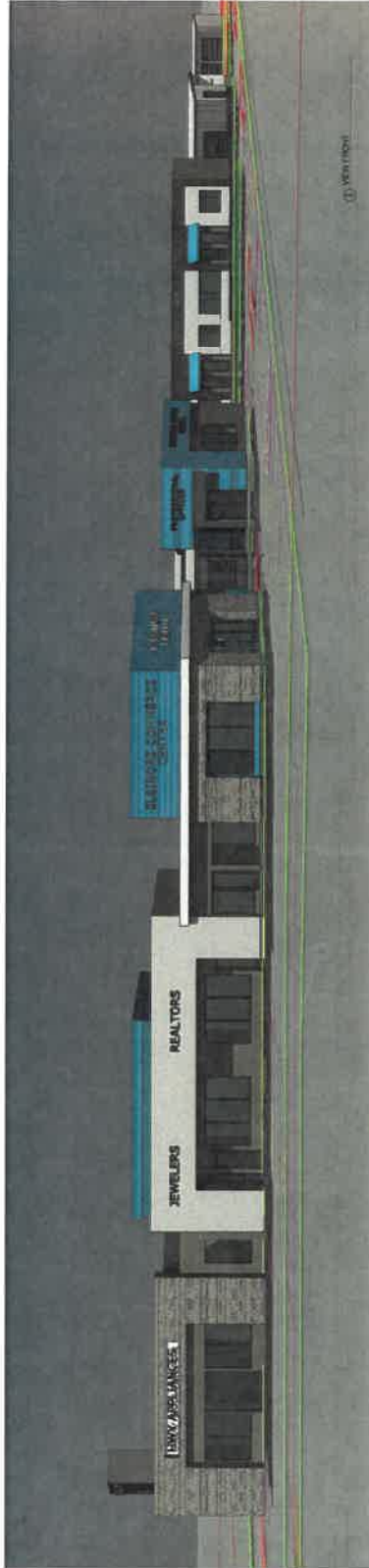
## RENDERINGS

PROJECT: HIGHWAY 74 COMMERCE CENTER  
47N 347-100-017-9  
LANE EL SINORE, CA

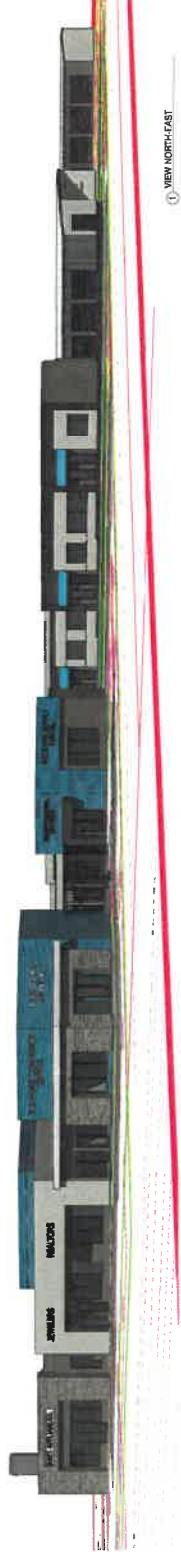
OWNER:  
DAVID SCHNEIDER  
1801 AVENIDA SALVADOR  
SAN CLEMENTE, CA 92672  
(949) 556-1045  
DASCHNEIDER@LIVE.COM



① View North East



② View North



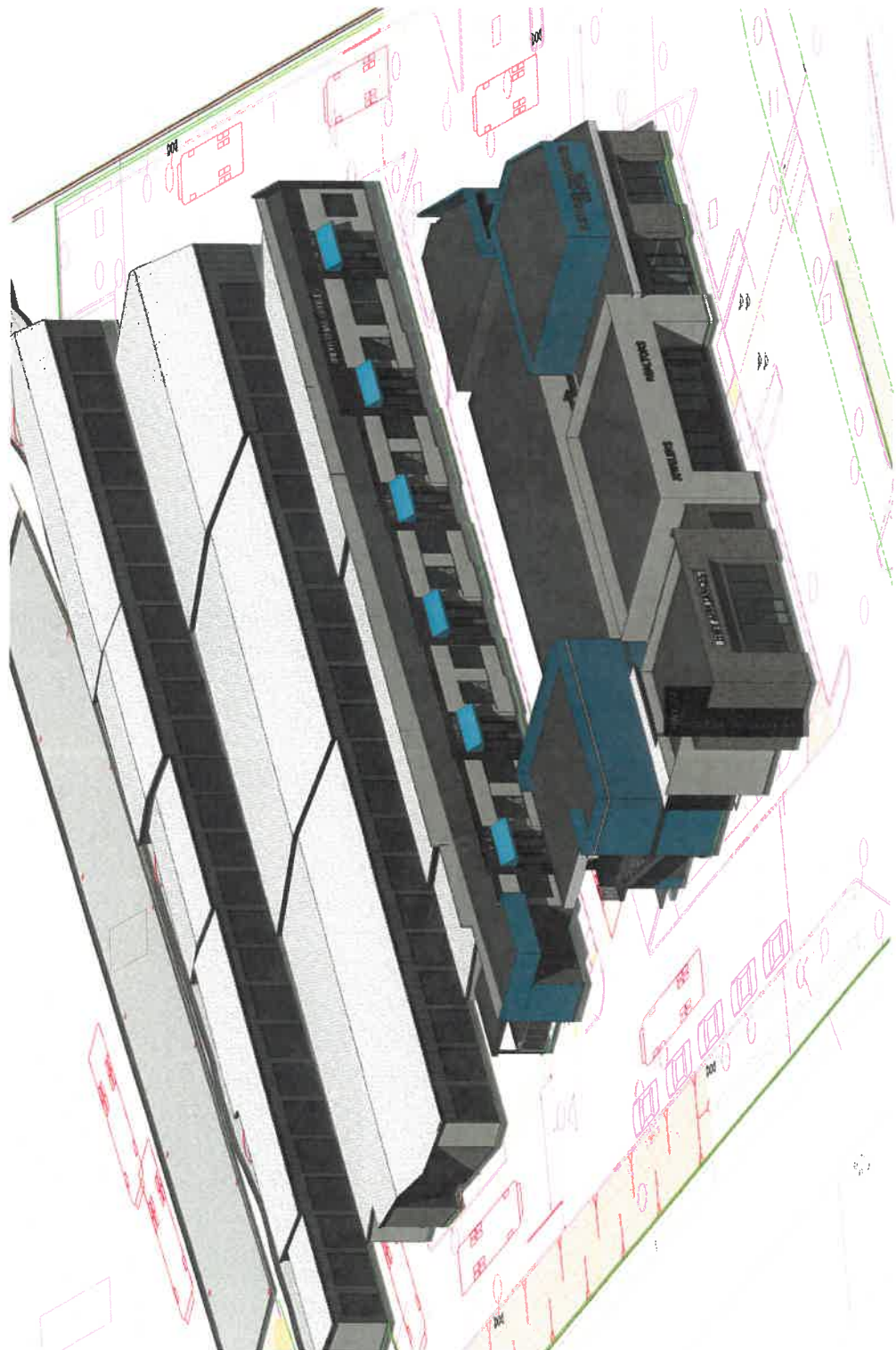
③ View North East

# A2.2

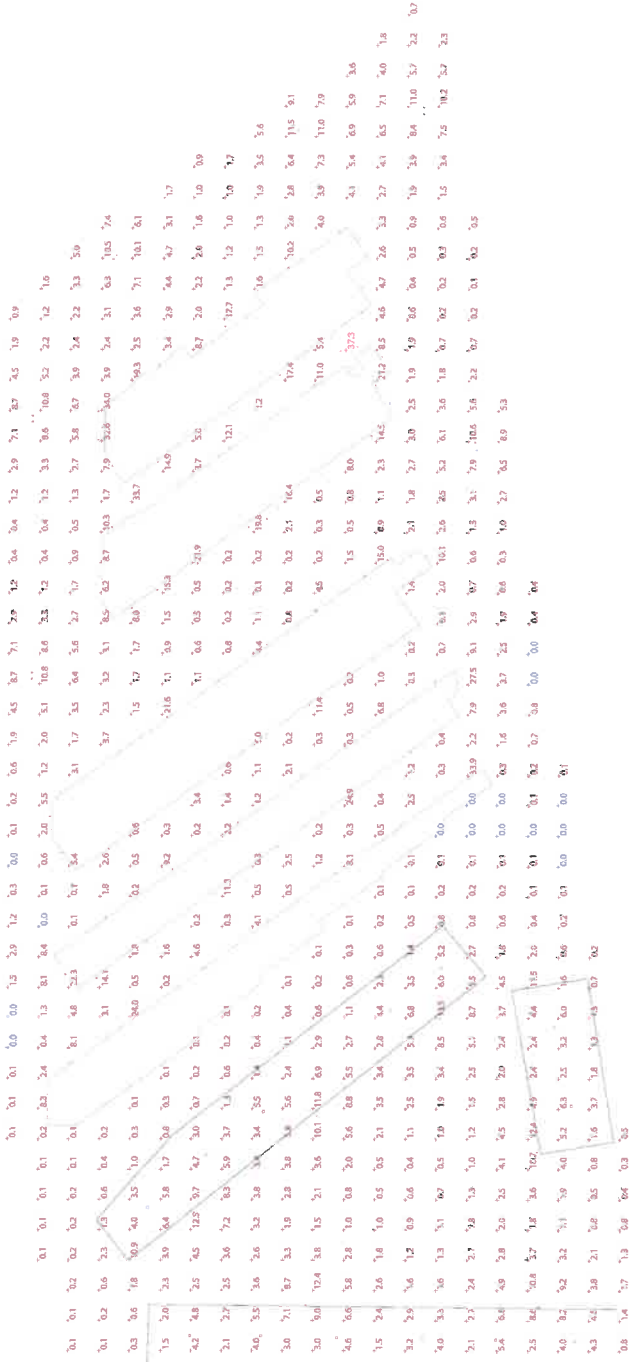
AREAL  
RENDERING

PROJECT: HIGHWAY 74 COMMERCE CENTER  
403 CALLE CAMPANERO, SAN CLEMENTE, CA. 92673

OWNER: DAVID SCHNEIDER  
1801 AVENIDA SALVADOR  
SAN CLEMENTE, CA. 92673  
(949) 351-1045  
DASCHNEIDER@JIVE.COM







POINT-BY-POINT CALCULATION

| DATA SUMMARY          |             |         |     |     |      |         |
|-----------------------|-------------|---------|-----|-----|------|---------|
| Numeric Summary       |             |         |     |     |      |         |
| Project: All Projects |             |         |     |     |      |         |
| Label                 | Calc Type   | Utilits | Avg | Min | Max  | Max/Min |
| Numeric Summary       |             |         |     |     |      |         |
|                       | Illuminance | Fc      | 3.6 | 0.0 | 37.3 | N/A     |

| LUMINAIRE SCHEDULE |        |                                  |           |
|--------------------|--------|----------------------------------|-----------|
| Type               | Symbol | Manufacturer / Catalog #         | # of Type |
|                    |        | UTOPIA LIGHTING                  |           |
|                    |        | Mounded 24ft Above Grade. (pole) |           |
|                    |        | Mounded 11-16ft Above Grade.     | 20 Tot.   |
|                    |        | LAP-2G-141LED-T4                 |           |

| LUMINAIRE SCHEDULE |        |                             |           |
|--------------------|--------|-----------------------------|-----------|
| Type               | Symbol | Manufacturer / Catalog #    | # of Type |
|                    |        | UTOPIA LIGHTING             |           |
|                    |        | Mounded 9-14ft Above Grade. | 33 Tot.   |
|                    |        | DWP2-40GLED                 |           |

| LUMINAIRE SCHEDULE |        |                           |           |
|--------------------|--------|---------------------------|-----------|
| Type               | Symbol | Manufacturer / Catalog #  | # of Type |
|                    |        | UTOPIA LIGHTING           |           |
|                    |        | Mounded 10ft Above Grade. | 33 Tot.   |
|                    |        | LAD66-25L                 |           |

| LUMINAIRE SCHEDULE |        |                           |           |
|--------------------|--------|---------------------------|-----------|
| Type               | Symbol | Manufacturer / Catalog #  | # of Type |
|                    |        | UTOPIA LIGHTING           |           |
|                    |        | Mounded 14ft Above Grade. | 14 Tot.   |
|                    |        | SODJ-40GLED               |           |





# RIVERSIDE COUNTY PLANNING DEPARTMENT

*Charissa Leach,  
Assistant TLMA Director*

## NEGATIVE DECLARATION

Project/Case Number: PPT190023 / CEQ190081

Based on the Initial Study, it has been determined that the proposed project will not have a significant effect upon the environment.

PROJECT DESCRIPTION, LOCATION (see Environmental Assessment).

### COMPLETED/REVIEWED BY:

By: Tim Wheeler Title: Project Planner Date: June 11, 2020

Applicant/Project Sponsor: David Schneider Date Submitted: August 1, 2019

**ADOPTED BY:** Planning Director

Person Verifying Adoption: Tim Wheeler Date: August 3, 2020

The 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#: ZCEQ190081 ZCFG .

**FOR COUNTY CLERK'S USE ONLY**

**COUNTY OF RIVERSIDE**  
**ENVIRONMENTAL ASSESSMENT FORM: INITIAL STUDY**

**Environmental Assessment (CEQ / EA) Number:** CEQ190081  
**Project Case Type (s) and Number(s):** PPT190023  
**Lead Agency Name:** Riverside County Planning Department  
**Address:** P.O. Box 1409, Riverside, CA 92502-1409  
**Contact Person:** Tim Wheeler  
**Telephone Number:** 951-955-6060  
**Applicant's Name:** David Schneider  
**Applicant's Address:** 1801 Avenida Salvador, San Clemente, CA 92672

**I. PROJECT INFORMATION**

**Project Description:** Plot Plan No. 190023 proposes a business commerce center which would include the following: Building A would consist of a 11,137 sqft. industrial office building, and a 1,000 sqft. caretakers unit; Building B would consist of a 3,072 sqft. industrial office and a 4,393 sqft. self-storage unit facility; Building C would consist of a 4,714 sqft. self-storage unit facility; and Building D would consist of a 5,315 sqft. self-storage unit facility. Additionally the proposed Project would consist of a covered and uncovered trailer/boat storage facility area north of the dry creek that runs through the subject property. Separate access to be provided from Crater Drive, through west neighboring facility (PP20247- under same ownership) to proposed RV storage facility. Furthermore, main access to this proposed project would come from Highway 74 and created an access aisle to the neighboring facility as well. Project proposes 66 parking spaces to service the various business uses on site (including 3 disabled person and 3 electric vehicle parking spaces). The Project also consists of 5 bio-retention basins.

**A. Type of Project:** Site Specific ; Countywide ; Community ; Policy .

**B. Total Project Area:** 4.32 Acres

|                               |                |                                      |                                    |
|-------------------------------|----------------|--------------------------------------|------------------------------------|
| <b>Residential Acres:</b>     | <b>Lots:</b>   | <b>Units:</b>                        | <b>Projected No. of Residents:</b> |
| <b>Commercial Acres:</b>      | <b>Lots:</b>   | <b>Sq. Ft. of Bldg. Area:</b>        | <b>Est. No. of Employees:</b>      |
| <b>Industrial Acres:</b> 4.32 | <b>Lots:</b> 1 | <b>Sq. Ft. of Bldg. Area:</b> 45,400 | <b>Est. No. of Employees:</b>      |
| <b>Other:</b>                 |                |                                      |                                    |

**C. Assessor's Parcel No(s):** 347-100-017 and 019

**Street References:** North of Highway 74, East of Crater Drive, and West of Trellis Lane

**D. Section, Township & Range Description or reference/attach a Legal Description:** Parcel 9, In The County Of Riverside, State Of California, As Shown On Record Of Survey Recorded In Book 15, Page 92 Record Of Survey Of Said County.

**E. Brief description of the existing environmental setting of the project site and its surroundings:** The site is a vacant lot. There is vacant land to the east and north, and a commercial building that consists of self-storage, RV/Boat and Covered storage to the west of the site. There are residential single family detached homes south of the site separated by State Highway 74.

**II. APPLICABLE GENERAL PLAN AND ZONING REGULATIONS**

**A. General Plan Elements/Policies:**



1. **Land Use:** The proposed project is consistent with the Community Development: Light Industrial (CD: LI) land use designation and other applicable land use policies with the General Plan. Community Development: Light Industrial (CD: LI) establishes a Floor Area Ratio (FAR) of 0.25 to 0.60.
2. **Circulation:** The project has adequate circulation to the site having access from State Highway. The project has adequate circulation to the site and is therefore consistent with the Circulation Element of the General Plan. The proposed project meets all other applicable circulation policies of the General Plan.
3. **Multipurpose Open Space:** The proposed project is located within the Western Riverside County Multiple Species Habitat Conservation Plan (WRCMSHCP), in Cell Group X, Criteria Cell Number 4076. The Habitat Evaluation and Acquisition Negotiation Strategy (HANS) completed for the project area concluded that no conservation is described for this property. The proposed project meets with all other applicable Multipurpose Open Space element policies
4. **Safety:** The proposed project is not located within any special hazard zone (including a high fire hazard area, fault zone, high liquefaction, dam inundation zone, etc.). The proposed project has allowed for sufficient provision of emergency response services to the future users of this project through the project design and payment of development impact fees. The proposed project meets with all other applicable Safety Element policies.
5. **Noise:** Sufficient mitigation against any foreseeable noise sources in the area have been provided for in the design of the project. The project will not generate noise levels in excess of standards established in the General Plan or noise ordinance. The project meets all other applicable Noise Element Policies.
6. **Housing:** The project proposes a self-storage (a mini-warehouse) facility and RV and Boat parking facility with seven (7) buildings. There are no impacts to housing as a direct result of this project at this time.
7. **Air Quality:** The proposed project has been conditioned to control any fugitive dust during grading and construction activities. The proposed project meets all other applicable Air Quality element policies.
8. **Healthy Communities:** The Proposed Project is consistent with the General Plan Healthy Communities Element. The project includes onsite recreation amenities and provides safe sidewalks to facilitate pedestrian circulation.

**B. General Plan Area Plan(s):** Elsinore

**C. Foundation Component(s):** Community Development

**D. Land Use Designation(s):** Community Development: Light Industrial (CD:LI)

**E. Overlay(s), if any:** N/A

**F. Policy Area(s), if any:** Warm Springs Policy Area

**G. Adjacent and Surrounding:**

1. **General Plan Area Plan(s):** Elsinore
2. **Foundation Component(s):** Community Development
3. **Land Use Designation(s):** Community Development: Light Industrial (CD: LI) to the north, and west; the City of Lake Elsinore to the south and east.
4. **Overlay(s), if any:** N/A
5. **Policy Area(s), if any:** Warm Springs Policy Area

**H. Adopted Specific Plan Information**

1. **Name and Number of Specific Plan, if any:** N/A
2. **Specific Plan Planning Area, and Policies, if any:** N/A

**I. Existing Zoning:** Manufacturing-Service Commercial (M-SC)

**J. Proposed Zoning, if any:** N/A

**K. Adjacent and Surrounding Zoning:** Manufacturing-Service Commercial (M-SC)

**III. ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED**

The environmental factors checked below ( x ) would be potentially affected by this project, involving at least one impact that is a "Potentially Significant Impact" or "Less than Significant with Mitigation Incorporated" as indicated by the checklist on the following pages.

- |   |   |   |
|---|---|---|
| <input type="checkbox"/> Aesthetics                     | <input type="checkbox"/> Hazards & Hazardous Materials        | <input type="checkbox"/> Recreation                         |
| <input type="checkbox"/> Agriculture & Forest Resources | <input checked="" type="checkbox"/> Hydrology / Water Quality | <input type="checkbox"/> Transportation                     |
| <input type="checkbox"/> Air Quality                    | <input type="checkbox"/> Land Use / Planning                  | <input type="checkbox"/> Tribal Cultural Resources          |
| <input type="checkbox"/> Biological Resources           | <input type="checkbox"/> Mineral Resources                    | <input type="checkbox"/> Utilities / Service Systems        |
| <input type="checkbox"/> Cultural Resources             | <input type="checkbox"/> Noise                                | <input type="checkbox"/> Wildfire                           |
| <input type="checkbox"/> Energy                         | <input type="checkbox"/> Paleontological Resources            | <input type="checkbox"/> Mandatory Findings of Significance |
| <input type="checkbox"/> Geology / Soils                | <input type="checkbox"/> Population / Housing                 |   |
| <input type="checkbox"/> Greenhouse Gas Emissions       | <input type="checkbox"/> Public Services                      |   |

**IV. DETERMINATION**

On the basis of this initial evaluation:

|  |
|--|
| <b>A PREVIOUS ENVIRONMENTAL IMPACT REPORT/NEGATIVE DECLARATION WAS NOT PREPARED</b>  |
| <input checked="" type="checkbox"/> I find that the proposed project <b>COULD NOT</b> have a significant effect on the environment, and a <b>NEGATIVE DECLARATION</b> will be prepared.  |
| <input type="checkbox"/> I find that although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because revisions in the project, described in this document, have been made or agreed to by the project proponent. <b>A MITIGATED NEGATIVE DECLARATION</b> will be prepared. |
| <input type="checkbox"/> I find that the proposed project <b>MAY</b> have a significant effect on the environment, and an <b>ENVIRONMENTAL IMPACT REPORT</b> is required.  |

**A PREVIOUS ENVIRONMENTAL IMPACT REPORT/NEGATIVE DECLARATION WAS PREPARED**

I find that although the proposed project could have a significant effect on the environment, **NO NEW ENVIRONMENTAL DOCUMENTATION IS REQUIRED** because (a) all potentially significant effects of the proposed project have been adequately analyzed in an earlier EIR or Negative Declaration pursuant to applicable legal standards, (b) all potentially significant effects of the proposed project have been avoided or mitigated pursuant to that earlier EIR or Negative Declaration, (c) the proposed project will not result in any new significant environmental effects not identified in the earlier EIR or Negative Declaration, (d) the proposed project will not substantially increase the severity of the environmental effects identified in the earlier EIR or Negative Declaration, (e) no considerably different mitigation measures have been identified and (f) no mitigation measures found infeasible have become feasible.

I find that although all potentially significant effects have been adequately analyzed in an earlier EIR or Negative Declaration pursuant to applicable legal standards, some changes or additions are necessary but none of the conditions described in California Code of Regulations, Section 15162 exist. An **ADDENDUM** to a previously-certified EIR or Negative Declaration has been prepared and will be considered by the approving body or bodies.

I find that at least one of the conditions described in California Code of Regulations, Section 15162 exist, but I further find that only minor additions or changes are necessary to make the previous EIR adequately apply to the project in the changed situation; therefore a **SUPPLEMENT TO THE ENVIRONMENTAL IMPACT REPORT** is required that need only contain the information necessary to make the previous EIR adequate for the project as revised.

I find that at least one of the following conditions described in California Code of Regulations, Section 15162, exist and a **SUBSEQUENT ENVIRONMENTAL IMPACT REPORT** is required: (1) Substantial changes are proposed in the project which will require major revisions of the previous EIR or negative declaration due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects; (2) Substantial changes have occurred with respect to the circumstances under which the project is undertaken which will require major revisions of the previous EIR or negative declaration due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects; or (3) New information of substantial importance, which was not known and could not have been known with the exercise of reasonable diligence at the time the previous EIR was certified as complete or the negative declaration was adopted, shows any the following:(A) The project will have one or more significant effects not discussed in the previous EIR or negative declaration;(B) Significant effects previously examined will be substantially more severe than shown in the previous EIR or negative declaration;(C) Mitigation measures or alternatives previously found not to be feasible would in fact be feasible, and would substantially reduce one or more significant effects of the project, but the project proponents decline to adopt the mitigation measures or alternatives; or,(D) Mitigation measures or alternatives which are considerably different from those analyzed in the previous EIR or negative declaration would substantially reduce one or more significant effects of the project on the environment, but the project proponents decline to adopt the mitigation measures or alternatives.

  
\_\_\_\_\_  
Signature

June 11, 2020

\_\_\_\_\_  
Date

Tim Wheeler,  
Project Planner  
\_\_\_\_\_  
Printed Name

For: Charissa Leach, P.E.  
Assistant TLMA Director  
\_\_\_\_\_

**V. ENVIRONMENTAL ISSUES ASSESSMENT**

In accordance with the California Environmental Quality Act (CEQA) (Public Resources Code Section 21000-21178.1), this Initial Study has been prepared to analyze the proposed project to determine any potential significant impacts upon the environment that would result from construction and implementation of the project. In accordance with California Code of Regulations, Section 15063, this Initial Study is a preliminary analysis prepared by the Lead Agency, the County of Riverside, in consultation with other jurisdictional agencies, to determine whether a Negative Declaration, Mitigated Negative Declaration, or an Environmental Impact Report is required for the proposed project. The purpose of this Initial Study is to inform the decision-makers, affected agencies, and the public of potential environmental impacts associated with the implementation of the proposed project.

|  | Potentially Significant Impact | Less than Significant with Mitigation Incorporated | Less Than Significant Impact        | No Impact                |
|--|--------------------------------|--|-------------------------------------|--------------------------|
| <b>AESTHETICS</b> Would the project:   |                                |  |                                     |                          |
| <b>1. Scenic Resources</b>   |                                |  |                                     |                          |
| a) Have a substantial effect upon a scenic highway corridor within which it is located?  | <input type="checkbox"/>       | <input type="checkbox"/>                           | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| b) Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings and unique or landmark features; obstruct any prominent scenic vista or view open to the public; or result in the creation of an aesthetically offensive site open to public view?   | <input type="checkbox"/>       | <input type="checkbox"/>                           | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| c) In non-urbanized areas, substantially degrade the existing visual character or quality of public views of the site and its surroundings? (Public views are those that are experienced from publicly accessible vantage points.) If the project is in an urbanized area, would the project conflict with applicable zoning and other regulations governing scenic quality? | <input type="checkbox"/>       | <input type="checkbox"/>                           | <input checked="" type="checkbox"/> | <input type="checkbox"/> |

**Source(s):** Riverside County General Plan Figure C-8 "Scenic Highways"

**Findings of Fact:**

- a) The proposed project is located adjacent to Highway 74, which is a State Eligible Scenic Highway. The proposed project will install new landscaping along the freeway that will provide a soft buffer between the public view and proposed storage facility. Therefore, the project will not have a substantial impact upon the scenic highway corridor. The project will have less than significant impact.
- b) The proposed project will not substantially damage scenic resources, including, but not limited to, trees, rock outcroppings and unique or landmark features; or obstruct any prominent scenic vista, as these features do not exist on the project site. The impact is considered less than significant.

**Mitigation:** No mitigation is required.

**Monitoring:** No monitoring is required.

**2. Mt. Palomar Observatory**

a) Interfere with the nighttime use of the Mt. Palomar Observatory, as protected through Riverside County Ordinance No. 655?

**Source(s):** GIS database, Ord. No. 655 (Regulating Light Pollution)

**Findings of Fact:**

a) The project site is located 39.02 miles away from the Mt. Palomar Observatory; which is within the designated 45-mile (ZONE B) Special Lighting Area that surrounds the Mt. Palomar Observatory. Ordinance No. 655 requires methods of installation, definition, requirements for lamp source and shielding, prohibition and exceptions. With incorporation of project lighting requirements of the Riverside County Ordinance No. 655 into the proposed project, this impact will be reduced to a less than significant impact.

**Mitigation:** No mitigation is required.

**Monitoring:** No monitoring is required.

**3. Other Lighting Issues**

a) Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?

b) Expose residential property to unacceptable light levels?

**Source(s):** On-site Inspection, Project Application Description:

**Findings of Fact:**

a) The proposed project will create a new source of light; however this project has been conditioned to have any outside lighting hooded and directed so not to shine directly upon adjoining property or public right-of-way (10.Planning-Lighting Hooded/Directed). This is a standard condition of approval and is not considered mitigation pursuant to CEQA. Therefore, the impact is considered less than significant.

b) The proposed project will introduce new sources of nighttime lighting into the area. However, this project has been conditioned to have any outside lighting hooded and directed so not to shine directly upon adjoining property or public right-of-way (10.Planning-Lighting Hooded/Directed). In addition, the proposed project will comply with Ordinance No. 655 which limits light pollution emissions, thus reducing the amount of light that may interfere with the adjacent residential uses to the west. Therefore, the impact is considered less than significant.

**Mitigation:** No mitigation is required.

**Monitoring:** No monitoring is required.

| Potentially Significant Impact | Less than Significant with Mitigation Incorporated | Less Than Significant Impact | No Impact |
|--------------------------------|--|------------------------------|-----------|
|--------------------------------|--|------------------------------|-----------|

**AGRICULTURE & FOREST RESOURCES** Would the project:

**4. Agriculture**

|   |                          |                          |                          |                                     |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|
| a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland) as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| b) Conflict with existing agricultural zoning, agricultural use or with land subject to a Williamson Act contract or land within a Riverside County Agricultural Preserve?  | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| c) Cause development of non-agricultural uses within 300 feet of agriculturally zoned property (Ordinance No. 625 "Right-to-Farm")?   | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| d) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use?   | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

**Source(s):** Riverside County General Plan Figure OS-2 "Agricultural Resources," GIS database, Project Application Materials

**Findings of Fact:**

a) The project is located on land designated as "Grazing Land" under the Farmlands layer of the County GIS database. Therefore, the proposed project will not convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance to non-agricultural use.

b) According to GIS database, the project is not located within an Agricultural Preserve or under a Williamson Act contract; therefore, no impact will occur as a result of the proposed project.

c) The project site is not surrounded by agriculturally zoned land (A-1, A-2, A-P, A-D, and C/V). Therefore, the project will not cause development of a non-agricultural use within 300 feet of agriculturally zoned property.

d) The project will not involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use.

**Mitigation:** No mitigation is required.

**Monitoring:** No monitoring is required.

**5. Forest**

|   |                          |                          |                          |                                     |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|
| a) Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code section 12220(g)), timberland (as defined by Public Resources Code section 4526), or timberland zoned Timberland Production (as defined by Govt. Code section 51104(g))? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|

|   | Potentially Significant Impact | Less than Significant with Mitigation Incorporated | Less Than Significant Impact | No Impact                           |
|---|--------------------------------|--|------------------------------|-------------------------------------|
| b) Result in the loss of forest land or conversion of forest land to non-forest use?  | <input type="checkbox"/>       | <input type="checkbox"/>                           | <input type="checkbox"/>     | <input checked="" type="checkbox"/> |
| c) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of forest land to non-forest use? | <input type="checkbox"/>       | <input type="checkbox"/>                           | <input type="checkbox"/>     | <input checked="" type="checkbox"/> |

**Source(s):** Riverside County General Plan Figure OS-3a "Forestry Resources Western Riverside County Parks, Forests, and Recreation Areas," Figure OS-3b "Forestry Resources Eastern Riverside County Parks, Forests, and Recreation Areas," Project Application Materials

**Findings of Fact:** There will be no impacts:

a) The project is not located within the boundaries of a forest land (as defined in Public Resources Code section 12220(g)), timberland (as defined by Public Resources Code section 4526), or timberland zoned Timberland Production (as defined by Govt. Code section 51104(g)). Therefore, the proposed project will not impact land designated as forest land, timberland, or timberland zoned Timberland Production.

b) The project is not located within forest land and will not result in the loss of forest land or conversion of forest land to non-forest use; therefore, no impact will occur as a result of the proposed project.

c) The project will not involve other changes in the existing environment which, due to their location or nature, could result in conversion of forest land to non-forest use.

**Mitigation:** No mitigation is required.

**Monitoring:** No monitoring is required.

| <b>AIR QUALITY</b> Would the project:   |                          |                          |                                     |                                     |
|---|--------------------------|--------------------------|-------------------------------------|-------------------------------------|
| <b>6. Air Quality Impacts</b>   |                          |                          |                                     |                                     |
| a) Conflict with or obstruct implementation of the applicable air quality plan?   | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |
| b) Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |
| c) Expose sensitive receptors, which are located within one (1) mile of the project site, to substantial pollutant concentrations?  | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |
| d) Result in other emissions (such as those leading to odors) adversely affecting a substantial number of people?   | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |

**Source(s):** Riverside County General Plan, Riverside County Climate Action Plan ("CAP"), SCAQMD CEQA Air Quality Handbook

**Findings of Fact:**

a) The 2016 AQMP is based on socioeconomic forecasts (including population estimates) provided by the Southern California Association of Governments (SCAG). The County General Plan is consistent with SCAG's Regional Growth Management Plan and SCAQMD's Air Quality

|                                |  |                              |           |
|--------------------------------|--|------------------------------|-----------|
| Potentially Significant Impact | Less than Significant with Mitigation Incorporated | Less Than Significant Impact | No Impact |
|--------------------------------|--|------------------------------|-----------|

Management Plan. This project is consistent with the General Plan land use designation. Conformance with the AQMP for development projects is determined by demonstration compliance with local land use plans, population projections, and SCAQMD regulations. The project is consistent with the goals of the AQMP and impacts would be less than significant.

- b) Air quality impacts may occur during site preparation and construction activities required to implement the proposed land uses. Major sources of emissions during construction include exhaust emissions, fugitive dust generated as a result of soil and material disturbance during demolition, site preparation and grading activities, and VOC (ROG) emission during the painting of structures. In order to reduce these short-term construction related impacts, the project shall comply SCAQMD's Rule 403 that governs fugitive dust emissions from construction projects. This rule sets forth a list of control measures that must be undertaken for all construction projects to ensure that no dust emissions from the project are visible beyond the property boundaries. Adherence to Rule 403 is mandatory and as such is not mitigation under CEQA. The project is conditioned such that no Volatile Organic Compound (VOC) emissions may be given off from the application of paints and coatings that could exceed the daily threshold after building construction. With the incorporation of the recommended measures for construction paint emissions, criteria pollutants are all within the recommended SCAQMD threshold levels and, from an air quality perspective, the project will have a less than significant impact.
- c) A sensitive receptor is a person in the population who is particularly susceptible to health effects due to exposure to an air contaminant than is the population at large. Sensitive receptors (and the facilities that house them) in proximity to localized CO sources, toxic air contaminants or odors are of particular concern. High levels of CO are associated with major traffic sources, such as freeways and major intersections, and toxic air contaminants are normally associated with manufacturing and commercial operations. Land uses considered to be sensitive receptors include, but are not limited to, long-term health care facilities, rehabilitation centers, convalescent centers, retirement homes, residences, schools, playgrounds, child care centers, and athletic facilities. The project proposes a business commerce center, a self-storage facility, and RV storage facility consisting of buildings or structures of approximately 30,000sqft. The closest sensitive receptor, outside of residential dwellings across the Highway 74 in the City of Lake Elsinore, is an athletic facility approximately 1/2 mile south of the project site in the City of Lake Elsinore. This proposed project is similar to and owned by the same neighboring business to the west with the same type of uses (business commerce center, ministorage, and RV storage facility) proposed. The project is not anticipated to generate significant odors or substantial point source emissions based upon the studies provided. Therefore, this impact is considered less than significant.
- d) The Project-related GHG emissions do not exceed the County of Riverside Climate Action Plan and SCAQMD draft threshold of 3,000 MTCO2e per year for all land uses. Therefore, any result in other emissions (such as those leading to odors) adversely affecting a substantial number of people is considered a less than significant impact.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

**BIOLOGICAL RESOURCES** Would the project:

7. **Wildlife & Vegetation**



|  | Potentially Significant Impact | Less than Significant with Mitigation Incorporated | Less Than Significant Impact        | No Impact                           |
|--|--------------------------------|--|-------------------------------------|-------------------------------------|
| a) Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Conservation Community Plan, or other approved local, regional, or state conservation plan?   |                                |  |                                     |                                     |
| b) Have a substantial adverse effect, either directly or through habitat modifications, on any endangered, or threatened species, as listed in Title 14 of the California Code of Regulations (Sections 670.2 or 670.5) or in Title 50, Code of Federal Regulations (Sections 17.11 or 17.12)?               | <input type="checkbox"/>       | <input type="checkbox"/>                           | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |
| c) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Wildlife or U. S. Wildlife Service? | <input type="checkbox"/>       | <input type="checkbox"/>                           | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |
| d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?   | <input type="checkbox"/>       | <input type="checkbox"/>                           | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |
| e) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, and regulations or by the California Department of Fish and Game or U. S. Fish and Wildlife Service?  | <input type="checkbox"/>       | <input type="checkbox"/>                           | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |
| f) Have a substantial adverse effect on State or federally protected wetlands (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?   | <input type="checkbox"/>       | <input type="checkbox"/>                           | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |
| g) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?  | <input type="checkbox"/>       | <input type="checkbox"/>                           | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |

**Source(s):** GIS database, WRCMSHCP, On-site Inspection, MSHCP Consistency Analysis, Burrowing Owl Survey, and Biological Resources Survey Report for the Highway 74 Storage #2 Project, Riverside County (November 5, 2019; revised June 1, 2020), and Results of a Part B – Focused Burrowing Owl Survey for PPT190023/HAN190023 (March 30, 2020), both prepared by Vincent N. Scheidt.

**Findings of Fact:**

- a) The proposed project is located within the Western Riverside County Multiple Species Habitat Conservation Plan (WRCMSHCP), in Cell Group X, Criteria Cell Numbers 4076. A Habitat Evaluation and Acquisition Negotiation Strategy (HANS) application was filed (HAN190023) and a Joint Project Review (JPR) was completed and concluded that no portion of the property was required for conservation. The project is consistent with Section 6.1.1 of the MSHCP. A drainage traverses the project site and will be avoided by the project. There are no impacts to MSHCP Riparian or Riverine features. No vernal pools or other potential fairy shrimp habitat was identified on site. There are no impacts to vernal pools or fairy shrimp. The project is consistent with Section 6.1.2 of the MSHCP. The project is not located within a Narrow Endemic Plant Species Survey Area. The project is consistent with Section 6.1.3 of the MSHCP. The project is not located in or adjacent to any MSHCP Conservation Lands. The project is consistent with Section 6.1.4 of the MSHCP. The project is located within the survey area for burrowing owls.

| Potentially Significant Impact | Less than Significant with Mitigation Incorporated | Less Than Significant Impact | No Impact |
|--------------------------------|--|------------------------------|-----------|
|--------------------------------|--|------------------------------|-----------|

Focused surveys were conducted and no burrowing owls were observed on site, however there were burrows which could support them. A 30-day preconstruction burrowing owl survey will be required prior to grading or construction. The project is not located in any other additional survey area. The project is consistent with Section 6.3.2 of the MSHCP. The project is consistent with all relevant sections of the MSHCP. Therefore, the impact is considered less than significant.

- b) No State or Federal endangered or threatened species, nor habitat thereof, were located on or in proximity to the project site during biological surveys. Therefore, there is no significant impact.
- c) According to the Biological Resources Survey Report, No Burrowing Owl signs were detected, and very few of the small mammal burrows were sufficiently large or of adequate structure to support Burrowing Owls. Given the small size of the property and nearby/adjoining development, it is unlikely that Burrowing Owls would recruit onto this site in the future. Nevertheless, a Burrow Survey Report within the Burrowing Owl Survey Instructions of the Western Riverside Multiple Species Habitat Conservation Plan Area was conducted. Additionally, due to the presence of California Ground Squirrels burrowing holes, a MSHCP 30-day Pre-Construction Burrowing Owl Survey will be required prior to grading or construction. The pre-construction presence/absence survey for burrowing owl shall be conducted by a qualified biologist and the results of this presence/absence survey shall be provided in writing to the Environmental Programs Department (60.Planning-30-Day Burrowing Owl Preconstruction Survey). This is a standard condition of approval for a project site within a MSHCP or Burrowing Owl area and is not considered a mitigation measure; therefore the project will have a less than significant impact.
- d) A preconstruction survey for nesting birds, during breeding season (February 1 to August 31), will be required prior to grading or construction. This will ensure that there will be no impact to 'native wildlife nursery sites'. Therefore, the project will not interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites. Impacts will be less than significant.
- e) The project will not interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident migratory wildlife corridors, or impede the use of native wildlife nursery sites. There will be no impact.
- f) According to the Biological Resources Survey Report for the Highway 74 Storage Project, the project site has a drainage that traverses the site and the project will avoid the drainage on site. No fairy shrimp or fairy shrimp habitat was observed. There will be no impact.
- g) The proposed project will not conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance. There will be no impact.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

|  | Potentially Significant Impact | Less than Significant with Mitigation Incorporated | Less Than Significant Impact | No Impact |
|--|--------------------------------|--|------------------------------|-----------|
|--|--------------------------------|--|------------------------------|-----------|

**CULTURAL RESOURCES** Would the project:

| 8. Historic Resources  | Potentially Significant Impact | Less than Significant with Mitigation Incorporated | Less Than Significant Impact        | No Impact                |
|--|--------------------------------|--|-------------------------------------|--------------------------|
| a) Alter or destroy a historic site?   | <input type="checkbox"/>       | <input type="checkbox"/>                           | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| b) Cause a substantial adverse change in the significance of a historical resource, pursuant to California Code of Regulations, Section 15064.5? | <input type="checkbox"/>       | <input type="checkbox"/>                           | <input checked="" type="checkbox"/> | <input type="checkbox"/> |

**Source(s):** On-site Inspection, Project Application Materials

**Findings of Fact:** Impacts will be less than significant

a-b) Per the archeological study and the County Archeologist's review of the project, "no cultural resources were discovered. Therefore, there will be no impacts to "historical resources" or "unique archaeological resources" as defined by CEQA. Hence, there are no significant impacts to cultural resources per CEQA and no mitigation measures are required per CEQA". (15.Planning-CUL, 60.Planning-CUL, & 70.PLANNING-CUL-COAs) If, however, during ground disturbing activities, unique cultural resources are discovered, all ground disturbances shall halt until a meeting is held between the developer, archaeologist, and Native American representative to discuss the significance of the find. Therefore, the impact is considered less than significant.

**Mitigation:** No mitigation is required.

**Monitoring:** No monitoring is required.

| 9. Archaeological Resources   | Potentially Significant Impact | Less than Significant with Mitigation Incorporated | Less Than Significant Impact        | No Impact                |
|---|--------------------------------|--|-------------------------------------|--------------------------|
| a) Alter or destroy an archaeological site?   | <input type="checkbox"/>       | <input type="checkbox"/>                           | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| b) Cause a substantial adverse change in the significance of an archaeological resource, pursuant to California Code of Regulations, Section 15064.5? | <input type="checkbox"/>       | <input type="checkbox"/>                           | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| c) Disturb any human remains, including those interred outside of formal cemeteries?  | <input type="checkbox"/>       | <input type="checkbox"/>                           | <input checked="" type="checkbox"/> | <input type="checkbox"/> |

**Source(s):** On-Site Inspection, Project Application Materials, (Phase I Cultural Resources Assessment of a 4.14-Acre Parcel Located Adjacent to Highway 74, East of Crater Drive, Lake Elsinore, Unincorporated Riverside County dated July 2019)

**Findings of Fact:**

- a) Per the archeological study and the County Archeologist's review of the project, "no cultural resources were discovered". Therefore, there will be no impacts to "historical resources" or "unique archaeological resources" as defined by CEQA. Hence, there are no significant impacts to cultural resources per CEQA and no mitigation measures are required per CEQA". If, however, during ground disturbing activities, unique historical resources are discovered, all ground disturbances shall halt until a meeting is held between the developer, archaeologist and Native American representative to discuss the significance of the find. (15.PLANNING.COA) This is a standard condition and not considered mitigation for CEQA purposes. Therefore, the impact is considered less than significant.

| Potentially Significant Impact | Less than Significant with Mitigation Incorporated | Less Than Significant Impact | No Impact |
|--------------------------------|--|------------------------------|-----------|
|--------------------------------|--|------------------------------|-----------|

- b) The Phase 1 Cultural Resources Investigation prepared concluded “no cultural resources were discovered”. Three tribes in consultation with the County of Riverside regarding this project, (Soboba, Rincon, and Pechanga), have requested a tribal monitoring condition be inserted in an abundance of caution (60.Planning-Native Monitor). However, in the event that human remains are encountered during the course of any future development, California State Law states that no further earth disturbance shall occur at the location of the find until the Riverside County Coroner has been notified. If the remains are determined to be prehistoric, the Coroner will notify the Native American Heritage Commission (NAHC), which will determine and notify a Most Likely Descendant (MLD). If unique historical resources are discovered, all ground disturbances shall halt until a meeting is held between the developer, archaeologist and Native American representative to discuss the significance of the find (15.Planning-CUL, 60.Planning-CUL, & 70.PLANNING-CUL-COAs). This is a standard condition and not considered mitigation for CEQA purposes. Therefore, the impact is considered less than significant.
- c) There may be a possibility that ground disturbing activities will expose human remains. The project is subject to State Health and Safety Code Section 7050.5 if human remains are discovered during ground disturbing activities. (15.PLANNING-CUL) This is a standard condition and not considered mitigation for CEQA purposes. Therefore, any human remains, including those interred outside of formal cemeteries, will be considered less than significant impact.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

**ENERGY** Would the project:

**10. Energy Impacts**

a) Result in potentially significant environmental impacts due to wasteful, inefficient, or unnecessary consumption of energy resources, during project construction or operation?

b) Conflict with or obstruct a State or Local plan for renewable energy or energy efficiency?

**Source(s):** Riverside County General Plan, Riverside County Climate Action Plan (“CAP”), Highway 74 Industrial Office Center AQ, GHG, and Energy Impact Analysis dated May 2019, Project Application Materials

Findings of Fact:

- a) Implementation of the proposed Project for Energy consumption is in terms of construction and operational energy demand. Construction energy demand accounts for anticipated energy consumption during construction facilitated by the Project, such as fuel consumed by construction equipment and construction workers’ vehicles traveling to and from the construction site. Operational energy demand accounts for the anticipated energy consumption during operation of the Project, such as fuel consumed by vehicles traveling to and from the Project; natural gas consumed for heating building spaces; and electricity consumed for building power needs, including, but not limited to lighting, water conveyance, and air conditioning. In addition, the project would be required to comply with the California

|                                |  |                              |           |
|--------------------------------|--|------------------------------|-----------|
| Potentially Significant Impact | Less than Significant with Mitigation Incorporated | Less Than Significant Impact | No Impact |
|--------------------------------|--|------------------------------|-----------|

Energy Code and the Title 24/California Green Building Standards Code, which establish mandatory measures related to energy efficiency in new construction. With the implementation of these measures, there would be no impact related to a conflict with an adopted energy conservation plan. Therefore, the impact is considered less than significant.

- b) The Project would be required to comply with any County ordinances or regulations pertaining to renewable energy or energy efficiency. Further, the Project would be required to comply with all Title 24 and CALGreen standards. Compliance with Title 24 and CALGreen standards would ensure the Project incorporates energy efficient windows, insulation, lighting, ventilation systems, as well as water efficient fixtures and electric vehicles charging infrastructure (if required). Adherence to the Title 24 energy requirements will ensure conformance with the State's and County's goal of promoting energy and lighting efficiency. Therefore, the project would result in less than significant impacts associated with renewable energy or energy efficiency plans.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

**GEOLOGY AND SOILS** Would the project directly or indirectly:

**11. Alquist-Priolo Earthquake Fault Zone or County Fault Hazard Zones**                       

- a) Be subject to rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault?

Source(s): Riverside County General Plan Figure S-2 "Earthquake Fault Study Zones," GIS database, Geologist Comments, County Geologic Report (GEO) No. 190032, submitted for the project PPT190023, APN 347-100-017, was prepared by Independent Solutions. The report is titled; "Geotechnical Evaluation Report, Proposed Industrial Development Highway 74, APN 347-100-170 (sic), Lake Elsinore, California", dated June 28, 2019.

Findings of Fact:

- a) According to GEO190032, no known surface traces of active faults traverse the site and the site is not located within an Alquist-Priolo Earthquake Fault Zone. The proposed project will not expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death. California Building Code (CBC) requirements pertaining to commercial development will mitigate the potential impact to less than significant. As CBC requirements are applicable to all commercial development they are not considered mitigation for CEQA implementation purposes. Therefore, the impact is considered less than significant.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

**12. Liquefaction Potential Zone**

|                                |  |                              |           |
|--------------------------------|--|------------------------------|-----------|
| Potentially Significant Impact | Less than Significant with Mitigation Incorporated | Less Than Significant Impact | No Impact |
|--------------------------------|--|------------------------------|-----------|

a) Be subject to seismic-related ground failure, including liquefaction?

**Source(s):** Riverside County General Plan Figure S-3 “Generalized Liquefaction,” Geology Report. County Geologic Report (GEO) No. 190032, submitted for the project PPT190023, APN 347-100-017, was prepared by Independent Solutions. The report is titled; “Geotechnical Evaluation Report, Proposed Industrial Development Highway 74, APN 347-100-170 (sic), Lake Elsinore, California”, dated June 28, 2019.

**Findings of Fact:**

a) According to County Geologic Report (GEO) No. 190032, Liquefaction can occur when saturated loose granular soils are subjected to excessive ground vibrations. During liquefaction, excessive pore pressure increases cause these soils to lose strength. This may result in mobilization of the soil, causing total or differential settlements, lateral spreading, and/or surface manifestations such as loss of bearing capacity, artesian water flow, and sand boils. As stated in CDMG, 1997, “In order to be susceptible to liquefaction, potentially liquefiable soils should be saturated or nearly saturated.” In general, liquefaction hazards are most severe in the upper 50 feet BGS.

Based on the shallow bedrock underlying the site, the existing fills and alluvial soils will be removed to competent bedrock and engineered backfill, the liquefaction potential for the bedrock is considered very low. Therefore, the potential for any secondary effects of liquefaction and seismic settlement (differential settlement, lateral spread, etc.) is considered very low. Therefore, the impact is considered less than significant.

**Mitigation:** No mitigation is required.

**Monitoring:** No monitoring is required.

**13. Ground-shaking Zone**

a) Be subject to strong seismic ground shaking?

**Source(s):** Riverside County General Plan Figure S-4 “Earthquake-Induced Slope Instability Map,” and Figures S-13 through S-21 (showing General Ground Shaking Risk), Geology Report. County Geologic Report (GEO) No. 190032, submitted for the project PPT190023, APN 347-100-017, was prepared by Independent Solutions. The report is titled; “Geotechnical Evaluation Report, Proposed Industrial Development Highway 74, APN 347-100-170 (sic), Lake Elsinore, California”, dated June 28, 2019.

**Findings of Fact:** Impacts will be less than significant

a) According to County Geologic Report (GEO) No. 190032, no known surface traces of active faults traverse the site and the site is not located within an Alquist-Priolo Earthquake Fault Zone. California Building Code (CBC) requirements pertaining to commercial development will mitigate the potential impact to less than significant. As CBC requirements are applicable to all commercial development they are not considered mitigation for CEQA implementation purposes. Therefore, the impact is considered less than significant.

| Potentially Significant Impact | Less than Significant with Mitigation Incorporated | Less Than Significant Impact | No Impact |
|--------------------------------|--|------------------------------|-----------|
|--------------------------------|--|------------------------------|-----------|

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

**14. Landslide Risk**

a) Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, collapse, or rockfall hazards?

Source(s): On-site Inspection, Riverside County General Plan Figure S-5 “Regions Underlain by Steep Slope,” Geology Report. County Geologic Report (GEO) No. 190032, submitted for the project PPT190023, APN 347-100-017, was prepared by Independent Solutions. The report is titled; “Geotechnical Evaluation Report, Proposed Industrial Development Highway 74, APN 347-100-170 (sic), Lake Elsinore, California”, dated June 28, 2019.

Findings of Fact:

a) The project Geologist concluded that based on their research, and field observations, the site is not susceptible to landslides, debris flows, or rock fall hazards. Impacts are less than significant.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

**15. Ground Subsidence**

a) Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in ground subsidence?

Source(s): Riverside County General Plan Figure S-7 “Documented Subsidence Areas Map.”

Findings of Fact:

a) According to Riverside County General Plan Figure S-7, “Documented Subsidence Areas Map,” The project site is located in an area susceptible to subsidence, but not located near any documented areas of subsidence. California Building Code (CBC) requirements pertaining to development will mitigate the potential impact to less than significant. As CBC requirements are applicable to all development, they are not considered mitigation for CEQA implementation purposes. Impacts will be less than significant.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

**16. Other Geologic Hazards**

a) Be subject to geologic hazards, such as seiche, mudflow, or volcanic hazard?

| Potentially Significant Impact | Less than Significant with Mitigation Incorporated | Less Than Significant Impact | No Impact |
|--------------------------------|--|------------------------------|-----------|
|--------------------------------|--|------------------------------|-----------|

**Source(s):** On-site Inspection, Project Application Materials, Geology Report. County Geologic Report (GEO) No. 190032, submitted for the project PPT190023, APN 347-100-017, was prepared by Independent Solutions. The report is titled; "Geotechnical Evaluation Report, Proposed Industrial Development Highway 74, APN 347-100-170 (sic), Lake Elsinore, California", dated June 28, 2019.

**Findings of Fact:** There will be no impacts.

- a) According to GEO190032, no geologic evidence of current or historic surficial slope failures, slumping or mudflow was observed. The potential for impact should a tsunami event reach the southern California coastline is considered negligible. The potential for seiches to impact the proposed development is negligible. There will be no impact.

**Mitigation:** No mitigation is required.

**Monitoring:** No monitoring is required.

| 17. Slopes   |                          |                          |                                     |                                     |
|--|--------------------------|--------------------------|-------------------------------------|-------------------------------------|
| a) Change topography or ground surface relief features?                          | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |
| b) Create cut or fill slopes greater than 2:1 or higher than 10 feet?            | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |
| c) Result in grading that affects or negates subsurface sewage disposal systems? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |

**Source(s):** Riv. Co. 800-Scale Slope Maps, Project Application Materials, (GEO190032) Preliminary Engineering Geologic and Geotechnical Evaluation Report by Independent Solutions dated June 2019

**Findings of Fact:**

- a) Under existing conditions, the Project site has a relatively low slope across the entire site. Implementation of the proposed Project would require minor grading of the site to accommodate the proposed development. As shown in the Project's grading exhibit, the Project would generally maintain the site's existing topographic conditions. No disturbance will occur within the delineated creek bed. Impacts will be less than significant.
- b) As shown in Project's grading exhibit, no grading would exceed a gradient of 2:1 (horizontal: vertical). In addition, none of the proposed slopes would exceed a height of ten feet. There will be no impact.
- c) The proposed project will not result in grading that affects or negates subsurface sewage disposal systems. No subsurface sewer systems are currently present on the property; but the project will install a subsurface sewage disposal system. Impacts will be less than significant.

**Mitigation:** No mitigation is required.

**Monitoring:** No monitoring is required.



|  | Potentially Significant Impact | Less than Significant with Mitigation Incorporated | Less Than Significant Impact | No Impact                           |
|--|--------------------------------|--|------------------------------|-------------------------------------|
| <b>18. Soils</b>   |                                |  |                              |                                     |
| a) Result in substantial soil erosion or the loss of topsoil?  | <input type="checkbox"/>       | <input type="checkbox"/>                           | <input type="checkbox"/>     | <input checked="" type="checkbox"/> |
| b) Be located on expansive soil, as defined in Section 1802.3.2 of the California Building Code (2007), creating substantial direct or indirect risks to life or property?       | <input type="checkbox"/>       | <input type="checkbox"/>                           | <input type="checkbox"/>     | <input checked="" type="checkbox"/> |
| c) Have soils incapable of adequately supporting use of septic tanks or alternative waste water disposal systems where sewers are not available for the disposal of waste water? | <input type="checkbox"/>       | <input type="checkbox"/>                           | <input type="checkbox"/>     | <input checked="" type="checkbox"/> |

**Source(s):** U.S.D.A. Soil Conservation Service Soil Surveys, Project Application Materials, On-site Inspection, (GEO190032) Preliminary Engineering Geologic and Geotechnical Evaluation Report by Independent Solutions dated June 2019.

**Findings of Fact:**

a) The development of the site could result in the loss of topsoil from grading activities, but not in a manner that would result in significant amounts of soil erosion. Implementation of Best Management Practices (BMPs) would reduce the impact to below a level of significance. Impacts would be less than significant.

b) According to GEO190032, soils on the site are generally granular and have a medium expansion potential. The California Building Code (CBC) requirements pertaining to commercial development will mitigate the potential impact to less than significant. As CBC requirements are applicable to all development, they are not considered mitigation for CEQA implementation purposes. Impacts will be less than significant.

c) The project is proposing Elsinore Valley Municipal Water District (EVMWD) water and subsurface sewage disposal system. Impacts will be less than significant.

**Mitigation:** No mitigation is required.

**Monitoring:** No monitoring is required.

|   |                          |                          |                          |                          |
|---|--------------------------|--------------------------|--------------------------|--------------------------|
| <b>19. Wind Erosion and Blowsand from project either on or off site.</b>                        | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| a) Be impacted by or result in an increase in wind erosion and blowsand, either on or off site? |                          |                          |                          |                          |

**Source(s):** Riverside County General Plan Figure S-8 "Wind Erosion Susceptibility Map," Ord. No. 460, Article XV & Ord. No. 484

**Findings of Fact:**

a) The site is located in an area of Moderate Wind Erodibility rating. The General Plan, Safety Element Policy for Wind Erosion requires buildings and structures to be designed to resist wind loads which are covered by the California Building Code (CBC). With such compliance, the project will not result in an increase in wind erosion and blowsand, either on or off site. Impacts will be less than significant.

| Potentially Significant Impact | Less than Significant with Mitigation Incorporated | Less Than Significant Impact | No Impact |
|--------------------------------|--|------------------------------|-----------|
|--------------------------------|--|------------------------------|-----------|

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

**GREENHOUSE GAS EMISSIONS** Would the project:

**20. Greenhouse Gas Emissions**

a) Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?

b) Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?

Source(s): Riverside County General Plan, Riverside County Climate Action Plan (“CAP”), Project Application Materials, and Highway 74 Industrial Office Center AQ/Global Climate Change and Energy Impact Analysis dated May 2019.

Findings of Fact:

a) The County of Riverside adopted their most recent Climate Action Plan (CAP) for unincorporated areas in the County in 2019. The CAP allows the County to meet the requirements of AB32 and sets a screening threshold of 3,000 metric tons of carbon dioxide equivalent (MTCO<sub>2e</sub>) greenhouse gas emissions for any project. Analysis in the GHG Study found that the project’s average annual GHG emissions would be about 233 metric tons per year (MTCO<sub>2e</sub>) per year. Impacts will be less than significant.

b) The project will not conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases. Consequently, the implementation of the proposed project would not hinder the ability of the State to achieve AB 32 and SB 32’s goal of achieving a 15 percent reduction below 2005-2008 baseline levels by 2020, a 49 percent reduction below 2008 levels by 2030, and an 80 percent reduction below 2008 levels by 2050. Impacts will be less than significant.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

**HAZARDS AND HAZARDOUS MATERIALS** Would the project:

**21. Hazards and Hazardous Materials**

a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?

b) Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?

c) Impair implementation of or physically interfere with an adopted emergency response plan or an emergency evacuation plan?

|  | Potentially Significant Impact | Less than Significant with Mitigation Incorporated | Less Than Significant Impact | No Impact                           |
|--|--------------------------------|--|------------------------------|-------------------------------------|
| d) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter (1/4) mile of an existing or proposed school?  | <input type="checkbox"/>       | <input type="checkbox"/>                           | <input type="checkbox"/>     | <input checked="" type="checkbox"/> |
| e) Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment? | <input type="checkbox"/>       | <input type="checkbox"/>                           | <input type="checkbox"/>     | <input checked="" type="checkbox"/> |

**Source(s):** Project Application Materials

**Findings of Fact:**

a-b) The project proposes a business commerce center, a self-storage facility, and RV storage facility; with no hazardous materials shall be used and/or stored on site. The project is not anticipated to create a significant hazard to the public or the environment transport, use, or disposal of hazardous materials or create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment. Impacts will be less than significant.

c) The project has been reviewed by the Riverside County Fire Department for emergency access, and will not impair the implementation or physically interfere with an adopted emergency response plan or an emergency evacuation plan. Impacts will be less than significant.

d) The project is not located within one-quarter mile of an existing school. The closest school to the project site is Temescal Canyon High School at approximately 1.60 miles away to the west. There will be no impacts.

e) The project is not located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment. There will be no impacts.

**Mitigation:** No mitigation is required.

**Monitoring:** No monitoring is required.

|  |                          |                          |                          |                                     |
|--|--------------------------|--------------------------|--------------------------|-------------------------------------|
| <b>22. Airports</b>  | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| a) Result in an inconsistency with an Airport Master Plan?   | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| b) Require review by the Airport Land Use Commission?  | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| c) For a project located within an airport land use plan or, where such a plan has not been adopted, within two (2) miles of a public airport or public use airport, would the project result in a safety hazard for people residing or working in the project area? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| d) For a project within the vicinity of a private airstrip, or heliport, would the project result in a safety hazard for people residing or working in the project area?   | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

| Potentially Significant Impact | Less than Significant with Mitigation Incorporated | Less Than Significant Impact | No Impact |
|--------------------------------|--|------------------------------|-----------|
|--------------------------------|--|------------------------------|-----------|

**Source(s):** Riverside County General Plan Figure S-20 "Airport Locations," GIS database

**Findings of Fact:**

a-b) The project site is not located within the vicinity of any public or private airport and therefore will not result in an inconsistency with an Airport Master Plan or require a review by the Airport Land Use Commission.

c) The project is not located within an airport land use plan and would not result in a safety hazard for people residing or working in the project area.

d) The project is not within the vicinity of a private airstrip, or heliport and would not result in a safety hazard for people residing or working in the project area.  
There will be no impacts

**Mitigation:** No mitigation is required.

**Monitoring:** No monitoring is required.

| <b>HYDROLOGY AND WATER QUALITY</b> Would the project:   |                          |                          |                                     |                                     |
|---|--------------------------|--------------------------|-------------------------------------|-------------------------------------|
| <b>23. Water Quality Impacts</b>  | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |
| a) Violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or ground water quality?  | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |
| b) Substantially decrease groundwater supplies or interfere substantially with groundwater recharge such that the project may impede sustainable groundwater management of the basin?         | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |
| c) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river or through the addition of impervious surfaces? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |
| d) Result in substantial erosion or siltation on-site or off-site?  | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |
| e) Substantially increase the rate or amount of surface runoff in a manner which would result in flooding on-site or off-site?  | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |
| f) Create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff?         | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |
| g) Impede or redirect flood flows?  | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |
| h) In flood hazard, tsunami, or seiche zones, risk the release of pollutants due to project inundation?   | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |
| i) Conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan?   | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |

|                                |  |                              |           |
|--------------------------------|--|------------------------------|-----------|
| Potentially Significant Impact | Less than Significant with Mitigation Incorporated | Less Than Significant Impact | No Impact |
|--------------------------------|--|------------------------------|-----------|

**Source(s):** Riverside County General Plan Figure S-9 “Special Flood Hazard Areas,” Figure S-10 “Dam Failure Inundation Zone,” Riverside County Flood Control District Flood Hazard Report/ Condition, GIS database

Findings of Fact:

a-c) The Riverside County Flood Control District Flood Hazard Report indicates that a natural watercourse with a tributary drainage area of approximately 380 acres traverses the northern portion of the site. Another smaller natural watercourse with a tributary drainage area of approximately 35 acres traverses the southern portion of the site. Both watercourses enter the site from the east, traverse the property in an east-to-west direction and exit the site into separate culverts under Mermack Road. The two watercourses confluence together further downstream and form the upper east end of Arroyo Del Toro Creek.

The development of this site would adversely impact downstream property owners by increasing the rate and volume of flood flows. The project has been designed by the developer with proposed drainage facilities on site. Although final design of the drainage facilities will not be required until the improvement plan stage of this development, the applicant has submitted a preliminary water quality management plan (PWQMP) that indicates that the general configuration and location of the proposed drainage facilities are sufficient to address development impacts. The final design of the drainage facilities will be addressed during the grading permit review of plans with submittals to the Grading and Water Quality Divisions of the Transportation Department as well as to the City of Lake Elsinore; due to the fact that Highway 74 is under the ownership and jurisdictional control of the City of Lake Elsinore (i.e. 15.RCTD-General COA and 60.Grading-for WQMP) and further address under (80.RCTD-Trans-Improvement Plan and 90.RCTD-Trans-Improvement and Drainage).

Additionally, the proposed project is located within the boundaries of the Elsinore Valley Municipal Water District. At this time, the District has not indicated that the proposed project would have the potential to deplete groundwater or interfere with groundwater recharge.

Finally, as stated above, in order to address water quality impacts the project shall provide a project specific Final WQMP, improvement plans, grading plans, BMP improvement plans and any other necessary documentation along with supporting hydrologic and hydraulic calculations shall be submitted to the Transportation Department and the City of Lake Elsinore for review and approval. The Final WQMP and plans must receive Transportation Department approval prior to the issuance of grading permits. All submittals shall be date stamped by a registered engineer. (15.RCTD-General COA and 60.Grading-for WQMP). Impacts will be less than significant.

d) The Project’s grading phase would disturb surface soils, potentially resulting in erosion and sedimentation. If left exposed and with no vegetative cover, the Project site’s bare soil would be subject to wind and water erosion. Since the Project involves more than one acre of ground disturbance, it is subject to NPDES permit requirements for the preparation and implementation of a Project-specific SWPPP. Adherence to NPDES permit requirements and the measures established in the SWPPP are routine actions conditioned by the County and will ensure applicable water quality standards are appropriately maintained during construction of the proposed Project. The proposed Project has been reviewed and conditioned by the Riverside County’s Building Department-Grading Division, the Transportation Department-WQMP Division, and the City of Lake Elsinore. Preparation of a WQMP and site design; with adherence to the requirements of the NPDES will address erosion or siltation on-site or off-site. These are standards conditions for the County and are not considered mitigation for CEQA

| Potentially Significant Impact | Less than Significant with Mitigation Incorporated | Less Than Significant Impact | No Impact |
|--------------------------------|--|------------------------------|-----------|
|--------------------------------|--|------------------------------|-----------|

implementation purposes. At Project completion, the Project site will be covered with structures, asphalt paved access drives and automobile parking areas, gravel covered RV parking areas, landscaping, and a drainage system that includes three bio-retention basins. The Project will not result in substantial erosion or siltation on-site or off-site. Impacts will be less than significant.

e-f) As stated above, since the Project involves more than one acre of ground disturbance, it is subject to NPDES permit requirements for the preparation and implementation of a Project-specific SWPPP. Adherence to NPDES permit requirements and the measures established in the SWPPP are routine actions conditioned by the County and will ensure applicable water quality standards are appropriately maintained during construction of the proposed Project. The proposed Project has been reviewed and conditioned by the Riverside County's Building Department-Grading Division, the Transportation Department-WQMP Division, and the City of Lake Elsinore. Additionally, the project would be required to comply with regulations that would prevent such conditions to occur. The utilization of Best Management Practices (BMPs) and compliance with the relevant regulating agencies would reduce substantially the increase in the rate and/or create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems. Impacts will be less than significant.

g) The project proposed project will not impede or redirect flood flows. Therefore, there is no significant impact.

h) Compliance with County and Flood Control regulations and conditions would reduce water quality and potential flood impacts to less than significant levels. The proposed project is a business commerce center, a self-storage facility, and RV storage facility that is not anticipated to contain materials that could release pollutants due to project inundation. As such, less than significant impacts would occur.

i) Because the proposed project is subject to the requirements and regulations stated above, the proposed project would not conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan. Impacts will be less than significant.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

| <b>LAND USE/PLANNING</b> Would the project:  |                          |                          |                                     |                                     |
|--|--------------------------|--------------------------|-------------------------------------|-------------------------------------|
| <b>24. Land Use</b>  |                          |                          |                                     |                                     |
| a) Cause a significant environmental impact due to a conflict with any land use plan, policy, or regulation adopted for the purpose of avoiding or mitigating an environmental effect? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |
| b) Disrupt or divide the physical arrangement of an established community (including a low-income or minority community)?  | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |

**Source(s):** Riverside County General Plan, GIS database, Project Application Materials

Findings of Fact:

a) The project proposes a business commerce center, a self-storage facility, and RV storage facility. The project site is currently designated Community Development: Light Industrial (CD: LI) on the

| Potentially Significant Impact | Less than Significant with Mitigation Incorporated | Less Than Significant Impact | No Impact |
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Elsinore Area Plan. The proposed project is in conformance with the land use designation; therefore shall not cause a significant environmental impact due to a conflict with any land use plan, policy, or regulation adopted for the purpose of avoiding or mitigating an environmental effect. There will be no impacts

b) The project proposes a business commerce center, a self-storage facility, and RV storage facility. The project site is currently designated Community Development: Light Industrial (CD: LI) on the Elsinore Area Plan and will connect to the similar neighboring project directly to the west. The proposed project is in conformance with the land use designation; therefore shall not disrupt or divide the physical arrangement of an established community (including a low-income or minority community). Impacts will be less than significant.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

**MINERAL RESOURCES** Would the project:

**25. Mineral Resources**

|   |                          |                          |                          |                                     |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|
| a) Result in the loss of availability of a known mineral resource that would be of value to the region or the residents of the State?                                 | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| b) Result in the loss of availability of a locally-important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| c) Potentially expose people or property to hazards from proposed, existing, or abandoned quarries or mines?  | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

Source(s): Riverside County General Plan Figure OS-6 "Mineral Resources Area"

Findings of Fact:

a) The project site is within MRZ-3, which is defined as areas where the available geologic information indicates that mineral deposits are likely to exist; however, the significance of the deposit is undetermined. The General Plan identifies policies that encourage protection for existing mining operations and for appropriate management of mineral extraction. A significant impact that would constitute a loss of availability of a known mineral resource would include unmanaged extraction or encroach on existing extraction. No existing or abandoned quarries or mines exist in the area surrounding the project site. The project does not propose any mineral extraction on the project site. Any mineral resources on the project site will be unavailable for the life of the project; however, the project will not result in the permanent loss of significant mineral resources. There will be no impacts.

b) The project will not result in the loss of availability of a known mineral resource in an area classified or designated by the State that would be of value to the region or the residents of the State. The project will not result in the loss of availability of a locally important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan. There will be no impacts.

c) The project will not expose people or property to hazards from proposed, existing or abandoned quarries or mines. There will be no impacts.

| Potentially Significant Impact | Less than Significant with Mitigation Incorporated | Less Than Significant Impact | No Impact |
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|--------------------------------|--|------------------------------|-----------|

**Mitigation:** No mitigation is required.

**Monitoring:** No monitoring is required.

**NOISE** Would the project result in:

**26. Airport Noise**

a) For a project located within an airport land use plan or, where such a plan has not been adopted, within two (2) miles of a public airport or public use airport would the project expose people residing or working in the project area to excessive noise levels?

b) For a project located within the vicinity of a private airstrip, would the project expose people residing or working in the project area to excessive noise levels?

**Source(s):** Riverside County General Plan Figure S-20 "Airport Locations," County of Riverside Airport Facilities Map

**Findings of Fact:**

a) The project site is not located within an airport land use plan or within two miles of a public airport or public use airport that would expose people residing on the project site to excessive noise levels. There will be no impacts.

b) The project is not located within the vicinity of a private airstrip that would expose people residing on the project site to excessive noise levels. There will be no impacts.

**Mitigation:** No mitigation is required.

**Monitoring:** No monitoring is required.

**27. Noise Effects by the Project**

a) Generation of a substantial temporary or permanent increase in ambient noise levels in the vicinity of the project in excess of standards established in the local general plan, noise ordinance, or applicable standards of other agencies?

b) Generation of excessive ground-borne vibration or ground-borne noise levels?

**Source(s):** Riverside County General Plan, Table N-1 ("Land Use Compatibility for Community Noise Exposure"), Project Application Materials

**Findings of Fact:**

a) Although the project will increase the ambient noise level in the immediate vicinity during construction, and the general ambient noise level will increase slightly after project completion, the impacts are not considered significant. There will be no impacts.



| Potentially Significant Impact | Less than Significant with Mitigation Incorporated | Less Than Significant Impact | No Impact |
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|--------------------------------|--|------------------------------|-----------|

d) Persons might be exposed to ground-borne vibration or ground-borne noise levels during construction and operation of the project; however, to minimize ambient noise levels during construction and operation of the proposed project, construction and operation shall be restricted substantially to daylight hours. There will be no impacts.

**Mitigation:** No mitigation is required.

**Monitoring:** No monitoring is required.

**PALEONTOLOGICAL RESOURCES:**

**28. Paleontological Resources**

a) Directly or indirectly destroy a unique paleontological resource, site, or unique geologic feature?

**Source(s):** Riverside County General Plan Figure OS-8 "Paleontological Sensitivity," Paleontological Resource Impact Mitigation Program ("PRIMP") Report

**Findings of Fact:**

a) 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. Impacts will be less than significant.

**Mitigation:** No mitigation is required.

**Monitoring:** No monitoring is required.

**POPULATION AND HOUSING** Would the project:

**29. Housing**

a) Displace substantial numbers of existing people or housing, necessitating the construction of replacement housing elsewhere?

b) Create a demand for additional housing, particularly housing affordable to households earning 80% or less of the County's median income?

c) Induce substantial unplanned population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?

**Source(s):** Project Application Materials, GIS database, Riverside County General Plan Housing Element

**Findings of Fact:**

a) The proposed project will not displace any housing, necessitating the construction of replacement housing elsewhere. There will be no impacts.

| Potentially Significant Impact | Less than Significant with Mitigation Incorporated | Less Than Significant Impact | No Impact |
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b) The project will not create a demand for additional housing, particularly housing affordable to households earning 80% or less of the County’s median income. There will be no impacts.

c) Development of the project site will have a less than significant impact on inducing substantial population growth in an area either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure). Impacts will be less than significant.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

**PUBLIC SERVICES** Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered government facilities or the need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the following public services:

**30. Fire Services**

Source(s): Riverside County General Plan Safety Element

Findings of Fact:

The project area is serviced by the Riverside County Fire Department. Any potential significant effects will be mitigated by the payment of standard fees to the County of Riverside. The project will not directly physically alter existing facilities or result in the construction of new facilities. Any construction of new facilities required by the cumulative effects of surrounding projects would have to meet all applicable environmental standards. The closest Fire Station is Station No. 60 located at 28730 Vacation Drive Canyon Lake, CA and approximately 3.5 miles to the east of the project site. Additionally, the project shall comply with the County’s Development Impact Fee (DIF) Ordinance No. 659 to mitigate the potential effects to fire services. (90.PLANNING-DIF Ord. No. 659) This is a standard Condition of Approval and pursuant to CEQA is not considered mitigation. Impacts will be less than significant.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

**31. Sheriff Services**

Source(s): Riverside County General Plan

Findings of Fact:

The project area is serviced by the Riverside County Sheriff’s Department. Any potential significant effects will be mitigated by the payment of standard fees to the County of Riverside. The project will not directly physically alter existing facilities or result in the construction of new facilities. Any construction of new facilities required by the cumulative effects of surrounding projects would have to meet all applicable environmental standards. The closest Sheriff’s Station is the Lake Elsinore Sheriff’s Station

| Potentially Significant Impact | Less than Significant with Mitigation Incorporated | Less Than Significant Impact | No Impact |
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located at 333 Limited Avenue Lake Elsinore, CA and approximately 3.0 miles to the southwest of the project site. Additionally, the project shall comply with the County's Development Impact Fee (DIF) Ordinance No. 659 to mitigate the potential effects to sheriff services. (90.PLANNING-DIF Ord. No. 659) This is a standard Condition of Approval and pursuant to CEQA is not considered mitigation. Impacts will be less than significant.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

|                    |                          |                          |                                     |                          |
|--------------------|--------------------------|--------------------------|-------------------------------------|--------------------------|
| <b>32. Schools</b> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
|--------------------|--------------------------|--------------------------|-------------------------------------|--------------------------|

Source(s): School District correspondence, GIS database

Findings of Fact:

The project will not physically alter existing facilities or result in the construction of new or physically altered facilities. The proposed project is located within the Lake Elsinore Unified School District. Any construction of new facilities required by the cumulative effects of this project and surrounding projects would have to meet all applicable environmental standards. This project has been conditioned to comply with School Mitigation Impact fees in order to mitigate the potential effects to school services (80.PLANNING-School Mitigation Fee). This is a standard Condition of Approval and pursuant to CEQA, is not considered mitigation. Impacts will be less than significant.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

|                      |                          |                          |                                     |                          |
|----------------------|--------------------------|--------------------------|-------------------------------------|--------------------------|
| <b>33. Libraries</b> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
|----------------------|--------------------------|--------------------------|-------------------------------------|--------------------------|

Source(s): Riverside County General Plan

Findings of Fact:

The proposed project will not create a significant incremental demand for library services. The project will not require the provision of new or altered government facilities at this time. Any construction of new facilities required by the cumulative effects of this project and surrounding projects would have to meet all applicable environmental standards. This project has been conditioned to comply with School Mitigation Impact fees in order to mitigate the potential effects to school services (90.PLANNING-DIF Ord. No. 659). This is a standard Condition of Approval and pursuant to CEQA, is not considered mitigation. Impacts will be less than significant.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

|                            |                          |                          |                                     |                          |
|----------------------------|--------------------------|--------------------------|-------------------------------------|--------------------------|
| <b>34. Health Services</b> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
|----------------------------|--------------------------|--------------------------|-------------------------------------|--------------------------|

Source(s): Riverside County General Plan

| Potentially Significant Impact | Less than Significant with Mitigation Incorporated | Less Than Significant Impact | No Impact |
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**Findings of Fact:**

The use of the proposed project would not cause an impact on health services. The site is located within the service parameters of County health centers. The project will not physically alter existing facilities or result in the construction of new or physically altered facilities. Any construction of new facilities required by the cumulative effects of this project and surrounding projects would have to meet all applicable environmental standards. Impacts will be less than significant.

**Mitigation:** No mitigation is required.

**Monitoring:** No monitoring is required.

| <b>RECREATION</b> Would the project:  |                          |                          |                          |                                     |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|
| <b>35. Parks and Recreation</b>   | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| a) Include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?                      | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| b) Increase the use of existing neighborhood or regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| c) Be located within a Community Service Area (CSA) or recreation and park district with a Community Parks and Recreation Plan (Quimby fees)?   | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

**Source(s):** GIS database, Ord. No. 460, Section 10.35 (Regulating the Division of Land – Park and Recreation Fees and Dedications), Ord. No. 659 (Establishing Development Impact Fees), Parks & Open Space Department Review

**Findings of Fact:**

a) The project would not include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment. There will be no impacts.

b) The project would not include the use of existing neighborhood or regional parks or other recreation facilities such that substantial physical deterioration of the facility would occur or be accelerated. There will be no impacts.

c) The project is not located within County Service Area and this is a commercial project, and as such, is not required to pay Quimby fees. There will be no impacts.

**Mitigation:** No mitigation is required.

**Monitoring:** No monitoring is required.

|  | Potentially Significant Impact | Less than Significant with Mitigation Incorporated | Less Than Significant Impact | No Impact |
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**36. Recreational Trails**

a) Include the construction or expansion of a trail system?

**Source(s):** Riverside County General Plan Figure C-6 Trails and Bikeway System

**Findings of Fact:**

a) The project does not create a need or impact a recreational trail in the vicinity of the project. There will be no impacts.

**Mitigation:** No mitigation is required.

**Monitoring:** No monitoring is required.

**TRANSPORTATION** Would the project:

**37. Transportation**

a) Conflict with a program, plan, ordinance, or policy addressing the circulation system, including transit, roadway, bicycle, and pedestrian facilities?

b) Would the project conflict or be inconsistent with CEQA Guidelines section 15064.3, subdivision (b)?

c) Substantially increase hazards due to a geometric design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g. farm equipment)?

d) Cause an effect upon, or a need for new or altered maintenance of roads?

e) Cause an effect upon circulation during the project's construction?

f) Result in inadequate emergency access or access to nearby uses?

**Source(s):** Riverside County General Plan, Project Application Materials, Comments received from the City of Lake Elsinore

**Findings of Fact:**

a) The project will generate minimal traffic to the area and regional transportation system. The project will not conflict with an applicable plan, ordinance or policy establishing a measure of effectiveness for the performance of the circulation system. The Transportation Department in conjunction with the City of Lake Elsinore, whom owns and has jurisdiction over Highway 74 have determined project traffic requirements (15.TRANS-RCDT General). Impacts will be less than significant.

b) The project will not conflict with an applicable congestion management program, including, but not limited to level of service standards and travel demand measures, or other standards established by the county congestion management agency for designated roads or highways or the City of Lake Elsinore road determinations. According to CEQA Guidelines Section 15064.3(b)(1), generally land use projects within one-half mile of a stop along an existing high quality transit corridor should be presumed to cause a less than significant transportation impact. The project is located along Highway 74. There

| Potentially Significant Impact | Less than Significant with Mitigation Incorporated | Less Than Significant Impact | No Impact |
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are two Riverside County transit stops within a half-mile from the project site. One is Hwy 74 NS El Toro Cut Off (22), located approximately 0.27 mile away. The other transit stop is Hwy 74 FS Rosetta Canyon Drive (22), located approximately 0.32 mile away. Thus, impacts will be less than significant.

c-d) The project will not substantially increase hazards due to a design feature or cause an effect upon a need for new or altered maintenance of roads. There will be no impacts.

e) The project could cause an effect upon circulation during the project's construction; this impact will be temporary in nature. Impacts will be less than significant.

f) The project will not cause inadequate emergency access or access to nearby uses. There will be no impacts.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

**38. Bike Trails**

a) Include the construction or expansion of a bike system or bike lanes?

Source(s): Riverside County General Plan

Findings of Fact:

a) The project does not create a need or impact a bike trail in the vicinity of the project. Impacts will be less than significant.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

**TRIBAL CULTURAL RESOURCES** Would the project cause a substantial adverse change in the significance of a Tribal Cultural Resource, defined in Public Resources Code section 21074 as either a site, feature, place, or cultural landscape that is geographically defined in terms of the size and scope of the landscape, sacred place, or object with cultural value to a California Native American Tribe, and that is:

**39. Tribal Cultural Resources**

a) Listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources as defined in Public Resources Code section 5020.1 (k)?

b) A resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of Public Resources Code Section 5024.1? (In applying the criteria set forth in subdivision (c) of Public Resources Code Section 5024.1, the lead agency shall consider the

| Potentially Significant Impact | Less than Significant with Mitigation Incorporated | Less Than Significant Impact | No Impact |
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significance of the resource to a California Native American tribe.)

**Source(s):** County Archaeologist, AB52 Tribal Consultation

**Findings of Fact:**

a) The proposed project is not listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources as defined in Public Resources Code section 5020.1 as there is no anticipated historical resources on site. Since archaeological and cultural resources may potentially be located sub-surface, and are not discovered until ground disturbing activities commence, the County requires standard conditions of approval to address inadvertent cultural resources that may be discovered on any proposed project site. Impacts will be less than significant.

b) In accordance with Assembly Bill No. 52 (AB 52), on September 5, 2019 notices regarding this project were mailed to seven tribes and individuals identified by the Native American Heritage Commission (NAHC). Of the tribes noticed, three of them (Rincon, Soboba, and Pechanga) requested additional consultation. Recommendations by the consulting tribes and the lead agency, County of Riverside, have resulted in conditions of approval being imposed on the project. These conditions, which includes, archaeological and tribal monitoring during ground disturbing activities have been inserted.

Per these recommendations and conditions of approval, both Rincon and Soboba tribes concluded consultation with the County of Riverside in February 2020. Additionally, the County has sent a conclusion notice for AB52 to the Pechanga tribe and further discussed the project in March 2020 regarding tribal monitoring and locations on the project site for 'on-site burial of resources'; if any were to be discovered on site. The Pechanga tribe concluded their consultation in June 2020. Impacts will be less than significant.

**Mitigation:** No mitigation is required.

**Monitoring:** No monitoring is required.

| <b>UTILITIES AND SERVICE SYSTEMS</b>  | <b>Would the project:</b> |                          |                                     |                          |
|---|---------------------------|--------------------------|-------------------------------------|--------------------------|
| <b>40. Water</b>  |                           |                          |                                     |                          |
| a) Require or result in the relocation or construction of new or expanded water, wastewater treatment, or storm water drainage systems, whereby the construction or relocation would cause significant environmental effects? | <input type="checkbox"/>  | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| b) Have sufficient water supplies available to serve the project and reasonably foreseeable future development during normal, dry, and multiple dry years?  | <input type="checkbox"/>  | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |

**Source(s):** Project Application Materials, Water Company

**Findings of Fact:**

a) The project will receive potable water service from Elsinore Valley Municipal Water District. The Riverside County Department of Environmental Health has reviewed this project. The project does not

| Potentially Significant Impact | Less than Significant with Mitigation Incorporated | Less Than Significant Impact | No Impact |
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require or will not result in the construction of new water treatment facilities or expansion of existing facilities, the construction of which would cause significant environmental effects. The project is proposing a septic system with leach lines and expansion area. Therefore, the impact is considered less than significant.

b) There is a sufficient water supply available to serve the project from existing entitlements and resources. This project has been conditioned to comply with the requirements of the Riverside County Department of Environmental Health. Water shall be installed in accordance with the requirements of the Riverside County Department of Environmental Health. Impacts will be less than significant.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

**41. Sewer**

a) Require or result in the construction of new wastewater treatment facilities, including septic systems, or expansion of existing facilities, whereby the construction or relocation would cause significant environmental effects?

b) Result in a determination by the wastewater treatment provider that serves or may service the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?

Source(s): Department of Environmental Health Review

Findings of Fact:

a) The project would propose a septic system with leach lines and expansion area, which will treat and dispose of wastewater. The septic system will be in compliance with Riverside County Department of Environmental Health regulations. An Onsite Wastewater Treatment System plan will be presented to the County to ensure that the groundwater table will not encroach within the current allowable limit set forth by Riverside County and California State requirements. Compliance with system maintenance recommendations and Riverside County Department of Environmental Health regulations will ensure that the septic system continued use will have less than significant impacts. Impacts will be less than significant.

b) The proposed project will not be utilizing a wastewater provider. The project will be proposing a septic system with leach lines and expansion area for its wastewater treatment system. Impacts will be less than significant.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

**42. Solid Waste**

a) Generate solid waste in excess of State or Local standards, or in excess of the capacity of local infrastructure,



| Potentially Significant Impact | Less than Significant with Mitigation Incorporated | Less Than Significant Impact | No Impact |
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|--------------------------------|--|------------------------------|-----------|

or otherwise impair the attainment of solid waste reduction goals?

|   |                          |                          |                                     |                          |
|---|--------------------------|--------------------------|-------------------------------------|--------------------------|
| b) Comply with federal, state, and local management and reduction statutes and regulations related to solid wastes including the CIWMP (County Integrated Waste Management Plan)? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
|---|--------------------------|--------------------------|-------------------------------------|--------------------------|

**Source(s):** Riverside County General Plan, Riverside County Waste Management District correspondence

**Findings of Fact:**

a) The project will not substantially alter existing or future solid waste generation patterns and disposal services. The landfill that will serve the project has sufficient capacity to accommodate the project's anticipated solid waste disposal needs. Impacts will be less than significant.

b) The development will comply with federal, state, and local statutes and regulations related to solid wastes (including the CIWMP- County Integrated Waste Management Plan). Impacts will be less than significant.

**Mitigation:** No mitigation is required.

**Monitoring:** No monitoring is required.

**43. Utilities**

Would the project impact the following facilities requiring or resulting in the construction of new facilities or the expansion of existing facilities, whereby the construction or relocation would cause significant environmental effects?

|   |                          |                          |                                     |                          |
|---|--------------------------|--------------------------|-------------------------------------|--------------------------|
| a) Electricity?                                       | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| b) Natural gas?                                       | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| c) Communications systems?                            | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| d) Street lighting?                                   | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| e) Maintenance of public facilities, including roads? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| f) Other governmental services?                       | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |

**Source(s):** Project Application Materials, Utility Companies

**Findings of Fact:**

a-c) The project will require utility services in the form of Electricity, Natural gas, and Communications systems. Utility service infrastructure is available to the project site and the project is not anticipated to create a need for new facilities. Impacts will be less than significant.

d-e) Street lighting exists for access to the project site. The project will have an incremental impact on the maintenance of public facilities, including roads. Impacts will be less than significant.

f) The project will not require additional governmental services. Impacts will be less than significant.

**Mitigation:** No mitigation is required.

| Potentially Significant Impact | Less than Significant with Mitigation Incorporated | Less Than Significant Impact | No Impact |
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|--------------------------------|--|------------------------------|-----------|

**Monitoring:** No monitoring is required.

**WILDFIRE** If located in or near a State Responsibility Area (“SRA”), lands classified as very high fire hazard severity zone, or other hazardous fire areas that may be designated by the Fire Chief, would the project:

|  | Potentially Significant Impact | Less than Significant with Mitigation Incorporated | Less Than Significant Impact        | No Impact                |
|--|--------------------------------|--|-------------------------------------|--------------------------|
| <b>44. Wildfire Impacts</b>  |                                |  |                                     |                          |
| a) Substantially impair an adopted emergency response plan or emergency evacuation plan?   | <input type="checkbox"/>       | <input type="checkbox"/>                           | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| b) Due to slope, prevailing winds, and other factors, exacerbate wildfire risks, and thereby expose project occupants to, pollutant concentrations from a wildfire or the uncontrolled spread of a wildfire?   | <input type="checkbox"/>       | <input type="checkbox"/>                           | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| c) Require the installation or maintenance of associated infrastructure (such as roads, fuel breaks, emergency water sources, power lines or other utilities) that may exacerbate fire risk or that may result in temporary or ongoing impacts to the environment? | <input type="checkbox"/>       | <input type="checkbox"/>                           | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| d) Expose people or structures to significant risks, including downslope or downstream flooding or landslides, as a result of runoff, post-fire slope instability, or drainage changes?  | <input type="checkbox"/>       | <input type="checkbox"/>                           | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| e) Expose people or structures either directly or indirectly, to a significant risk of loss, injury, or death involving wildland fires?  | <input type="checkbox"/>       | <input type="checkbox"/>                           | <input checked="" type="checkbox"/> | <input type="checkbox"/> |

**Source(s):** Riverside County General Plan Figure S-11 “Wildfire Susceptibility”, GIS database, Project Application Materials

**Findings of Fact:**

a) The proposed project is not anticipated to substantially impair an adopted emergency response plan or emergency evacuation plan. The project is located on a parcel surrounded by developed and vacant land that has an existing developed road system adjacent to it. The proposed project will not substantially interfere with the existing roads. Impacts will be less than significant.

b) The Project site appears to have a “moderate” susceptibility to wind erosion (Riverside County, 2019, Figure S-8) relative to the amount of winds typically present in the area. The project is surrounded by developed and vacant land and is located within a Very High Fire Hazard Classification. The project site is located adjacent to High Fire Area (SRA). Any prevailing winds or other factors, should not expose project occupants to pollutant concentrations from a wildfire or the uncontrolled spread of a wildfire.

Wildfires may potentially occur in wildland areas north of the project site, or in on-site undeveloped open space adjacent to the site. The project would include conversion of the site to maintained urban development with designated landscaping storage structures and parking/drive areas made of concrete and/or asphalt.

The project site is located in an area classified as having a very high potential for fire. The project would introduce new potential ignition sources in the form of building materials (e.g., wood,

| Potentially Significant Impact | Less than Significant with Mitigation Incorporated | Less Than Significant Impact | No Impact |
|--------------------------------|--|------------------------------|-----------|
|--------------------------------|--|------------------------------|-----------|

stucco), vegetation for landscaping, periodic vehicles. The project would be subject to compliance with the 2016 California Building Code (or the most current version) and the 2016 edition of the California Fire Code (Part 9 of Title 24 of the California Code of Regulations), which would include ignition-resistant construction, automatic interior fire sprinklers, a robust water delivery system, fire apparatus access, and defensible space, among others. Compliance with these regulations would reduce impacts due to slope, prevailing winds, and other factors that potentially could exacerbate wildfire risks to less than significant levels.

c) The proposed project is being developed on a parcel surrounded by developed and vacant land uses and by an existing developed roadway system that will not be impacted. As discussed above the project site is surrounded by existing developed and vacant land and will not require the installation of new infrastructure. Impacts will be less than significant.

d-e) According to "Map My County," the Project site is located within a High Fire Area (SRA) and the nearest Fire Station is Station No. 60 located at 28730 Vacation Drive Canyon Lake, CA and approximately 3.5 miles to the east of the project site. The proposed project is a business commerce center, a self-storage facility, and RV storage facility that has a building on site that would potentially house a care taker. The site is relatively flat and is located within a Very High Fire Hazard Classification. Implementation of the proposed project is not anticipated to expose people or structures to significant risks, including downslope or downstream flooding or landslides, as a result of runoff, post-fire slope instability, or drainage changes. The project does not propose any components that would create significant risks due to flooding, post-fire slope instability or drainage changes. Project implementation would not expose people or structures either directly or indirectly, to a significant risk of loss, injury, or death involving wildland fires because it would be required to comply with State and County regulations regarding fire risk reduction. Compliance with development fire regulations, and fire resistant building materials would reduce impacts to less than significant levels.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required

**MANDATORY FINDINGS OF SIGNIFICANCE** Does the Project:

|   |                          |                          |                                     |                          |
|---|--------------------------|--------------------------|-------------------------------------|--------------------------|
| 45. Have the potential to substantially degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, substantially reduce the number or restrict the range of a rare or endangered plant or animal, or eliminate important examples of the major periods of California history or prehistory? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
|---|--------------------------|--------------------------|-------------------------------------|--------------------------|

Source(s): Staff Review, Project Application Materials

Findings of Fact:

Implementation of the proposed project would not substantially degrade the quality of the environment, substantially reduce the habitat of fish or wildlife species, cause a fish or wildlife populations to drop below self-sustaining levels, threaten to eliminate a plant or animal community, or reduce the number

| Potentially Significant Impact | Less than Significant with Mitigation Incorporated | Less Than Significant Impact | No Impact |
|--------------------------------|--|------------------------------|-----------|
|--------------------------------|--|------------------------------|-----------|

or restrict the range of a rare or endangered plant or animal, or eliminate important examples of the major periods of California history or prehistory. Impacts will be less than significant.

|  |                          |                          |                                     |                          |
|--|--------------------------|--------------------------|-------------------------------------|--------------------------|
| 46. Have impacts which are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, other current projects and probable future projects)? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
|--|--------------------------|--------------------------|-------------------------------------|--------------------------|

**Source(s):** Staff Review, Project Application Materials

Findings of Fact:

The project does not have impacts which are individually limited, but cumulatively considerable. Impacts will be less than significant.

|  |                          |                          |                                     |                          |
|--|--------------------------|--------------------------|-------------------------------------|--------------------------|
| 47. Have environmental effects that will cause substantial adverse effects on human beings, either directly or indirectly? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
|--|--------------------------|--------------------------|-------------------------------------|--------------------------|

**Source(s):** Staff Review, Project Application Materials

Findings of Fact:

The proposed project would not result in environmental effects which would cause substantial adverse effects on human beings, either directly or indirectly. Impacts will be less than significant.

**VI. EARLIER ANALYSES**

Earlier analyses may be used where, pursuant to the tiering, program EIR, or other CEQA process, an effect has been adequately analyzed in an earlier EIR or negative declaration as per California Code of Regulations, Section 15063 (c) (3) (D). In this case, a brief discussion should identify the following:

Earlier Analyses Used, if any:

Location Where Earlier Analyses, if used, are available for review:

Location: County of Riverside Planning Department  
4080 Lemon Street, 12th Floor  
Riverside, CA 92505

Revised: 7/28/2020 3:50 PM  
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COUNTY OF RIVERSIDE  
TRANSPORTATION AND LAND MANAGEMENT AGENCY



Juan C. Perez  
Agency Director

07/28/20, 1:50 pm

PPT190023

**ADVISORY NOTIFICATION DOCUMENT**

The following notifications are included as part of the recommendation of approval for PPT190023. 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 (PPT190023) 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. 190023 proposes a business commerce center which would include the following: Building A would consist of a 11,137 sqft. industrial office building with 1,000 sqft. caretakers unit; Building B as shared building consisting of a 3,072 sqft. industrial office and a 4,393 sqft. self-storage unit facility; Building C would consist of a 4,714 sqft. self-storage unit facility; and Building D would consist of a 5,315 sqft. self-storage unit facility. Additionally the proposed Project would consist of a covered/uncovered trailer/boat storage facility area north of the dry creek that runs through the subject property. Separate access to be provided from Crater Drive, through west neighboring facility (PP20247- under same ownership) to proposed RV storage facility. Furthermore, main access to this proposed project would come from Highway 74 and created an access aisle to the neighboring facility as well. Project proposes 66 parking spaces to service the various business uses on site (including 3 disabled person and 3 electric vehicle parking spaces). The Project also consists of 5 bio-retention basins.

The project is located north of Highway 74, east of Crater Drive, and west of Trellis Lane.

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

Compliance with applicable Design Guidelines:

1. County Wide Design Guidelines and Standards

**ADVISORY NOTIFICATION DOCUMENT****Advisory Notification****Advisory Notification. 4 AND - Exhibits**

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

Exhibit A (Site Plan), dated April 3, 2020.

Exhibit B (Elevations), dated April 3, 2020.

Exhibit C (Floor Plans), dated April 3, 2020.

Exhibit G (Conceptual Grading Plan), dated April 1, 2020.

Exhibit L (Conceptual Landscaping and Irrigation Plans), dated November 22, 2019.

Exhibit M (Colors and Materials), dated April 3, 2020.

Exhibit P (Photometric & Lighting Plans), dated April 3, 2020.

Exhibit W (Wall, Fencing, Details Plan), dated April 3, 2020.

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

1. Compliance with applicable Federal Regulations, including, but not limited to:
  - National Pollutant Discharge Elimination System (NPDES)
  - Clean Water Act
  - Migratory Bird Treaty Act (MBTA)
  
2. Compliance with applicable State Regulations, including, but not limited to:
  - The current Water Quality Management Plan (WQMP) Permit issued by the applicable Regional Water Quality Control Board (RWQCB.)
  - Government Code Section 66020 (90 Days to Protest)
  - Government Code Section 66499.37 (Hold Harmless)
  - State Subdivision Map Act
  - Native American Cultural Resources, and Human Remains (Inadvertent Find)
  - School District Impact Compliance
  - current California Building Code requirements (CBC)
  - 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. 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. 5 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)

**Advisory Notification. 6 AND - Hold Harmless**

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

**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

**ADVISORY NOTIFICATION DOCUMENT**

**E Health**

**E Health. 1 ECP COMMENTS (cont.)**

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 Fire - Advisory**

Final fire and life safety conditions will be addressed when the Office of the Fire Marshal reviews building plans. These conditions will be based on occupancy, use, California Building Code (CBC), California Fire Code (CFC), and related codes, which are in effect at the time of building plan submittal.

**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 (a business commerce center, self-storage, & RV facility) will consist of 63 parking spaces; including 4 ADA parking spaces and 3 electric vehicle parking spaces.

**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 - 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



**ADVISORY NOTIFICATION DOCUMENT****Planning****Planning. 5 USE - EXTERIOR NOISE LEVELS (cont.)**

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. 6 USE - HOURS OF OPERATION**

The hours of operation for the self-storage/RV and business commerce center approved through Plot Plan No. 190023 shall be as follows: Access to the self-storage and RV facility is 24 hours; 7 days a week. Office Hours for all business are from 7:00 am to 10:00 pm Monday through Sunday.

**Planning. 7 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. 8 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. 9 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. 10 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.

**Planning. 11 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-CUL

#### Planning-CUL. 1

#### HUMAN REMAINS

If human remains are found on this site, the developer/permit holder or any successor in interest shall comply with 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 Reinternment of Native American Remains" and shall include a legal description of the

**ADVISORY NOTIFICATION DOCUMENT****Planning-CUL****Planning-CUL. 1 HUMAN REMAINS (cont.)**

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.

**Planning-CUL. 2 UNANTICIPATED RESOURCES**

The developer/permit holder or any successor in interest shall comply with the following for the life of this permit. If during ground disturbance activities, unanticipated cultural resources\* are discovered, the following procedures shall be followed: All ground disturbance activities within 100 feet of the discovered cultural resource shall be halted and the applicant shall call the County Archaeologist immediately upon discovery of the cultural resource. A meeting shall be convened between the developer, the project archaeologist\*\*, the Native American tribal representative (or other appropriate ethnic/cultural group representative), and the County Archaeologist to discuss the significance of the find. At the meeting with the aforementioned parties, a decision is to be made, with the concurrence of the County Archaeologist, as to the appropriate treatment (documentation, recovery, avoidance, etc) for the cultural resource. Resource evaluations shall be limited to nondestructive analysis. Further ground disturbance shall not resume within the area of the discovery until the appropriate treatment has been accomplished. \* A cultural resource site is defined, for this condition, as being a feature and/or three or more artifacts in close association with each other, 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 GEO190032 ACCEPTED**

County Geologic Report GEO No. 190032, submitted for the project PPT190023, APN 347-100-017, was prepared by Independent Solutions. The report is titled; "Geotechnical Evaluation Report, Proposed Industrial Development, Highway 74, APN347-100-170 (sic), Lake Elsinore, California", dated June 28, 2019. GEO190032 concluded: 1. No surface traces of active faults are known to traverse the site and the site is not located within an Alquist-Priolo Earthquake Fault Zone. 2. The nearest seismic source is believed to be the Glen Ivy Segment of the Elsinore Fault Zone located

**ADVISORY NOTIFICATION DOCUMENT****Planning-GEO****Planning-GEO. 1****GEO190032 ACCEPTED (cont.)**

approximately 3 miles southwest of the site. 3. The potential for surface ground rupture occurring at the site due to faulting is considered remote. 4. Based on the shallow bedrock underlying the site, the existing fills and alluvial soils will be removed to competent bedrock and engineered backfill, the liquefaction potential for the bedrock is considered very low. Therefore, the potential for any secondary effects of liquefaction and seismic settlement (differential settlement, lateral spread, etc.) is considered low. 5. The site is not in a tsunami inundation area based on review of ASCE 7 analysis. 6. Static settlement of foundations is estimated to be less than one-half inch total. Differential settlement between foundations of similar size and load is expected to be less than one-half of the total settlement over 30 feet horizontal. 7. Laboratory testing indicates that near-surface soil within the zone of influence to the proposed development has a very low expansion potential. GEO190032 recommended: 1. Any vegetation, soils containing significant levels of organics, trash or construction debris on the property within the areas of development should be removed prior to grading operations. 2. After stripping and removal of existing surface and subsurface improvements, all building areas and areas to receive fill should be excavated to expose competent bedrock. 3. Building areas that expose competent bedrock may be cut to grade or undercut in accordance with this report. 4. For building areas that expose non-uniform bedrock or span daylight lines, we recommend the planned building areas be over-excavated to a depth of 5 feet below the building pad subgrade or 3 feet below footings, whichever is deeper. 5. Over-excavation should extend laterally for at least five (5) feet outside the exterior building foundation lines. 6. In hardscape and pavement areas, removals on the order of 3 feet below existing ground surface should be expected. 7. After removals are performed, the exposed soil should be observed by the project geotechnical consultant to evaluate if additional removals or additional undercuts are needed. 8.

Bottom soils should be scarified to a minimum depth of 8 inches, moisture conditioned to slightly above optimum moisture content, and recompacted to a minimum of 90% of the maximum dry density.

GEO No. 190032 satisfies the requirement for a geologic/geotechnical study for Planning/CEQA purposes. GEO No. 190032 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.

**ADVISORY NOTIFICATION DOCUMENT****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.
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.

**ADVISORY NOTIFICATION DOCUMENT****Transportation****Transportation. 1 RCTD - GENERAL**

## City of Lake Elsinore Conditions of Approval

1. All required soils, geology, hydrology and hydraulic and seismic reports shall be prepared by a Registered Civil Engineer.
2. A Soil/Geotechnical Report is required for any land disturbance.
3. All plans for construction in City right of way shall prepared by a Registered Civil Engineer using the City's standard title block, Design Manual guidance, Lake Elsinore Municipal Code, California Building Code, Riverside County Flood Control Standards for drainage, and City Standards unless otherwise noted or approved by City staff.
4. Sight distance into and out of this project location shall comply with CALTRANS Standards.
5. All slopes and landscaping within public right-of-way shall be maintained by the property owner or property owner's association or another maintenance entity approved by the City Council. An Encroachment Maintenance Removal Agreement shall be executed and recorded prior to certificate of occupancy.
6. A preconstruction meeting with the City Engineering Inspector (Engineering Department) is required prior to commencement of ANY grading activity.
7. Minimum good housekeeping and erosion and sediment control BMP's as identified by the City shall be implemented by all projects.
8. Project shall submit to the City Engineering Department through the Client Self Service Portal Plans for plan check review and approval for all work in SR 74/Central Avenue. Plans must be approved and signed by the City Engineer prior to construction. Construction shall be completed prior to Certificate of Occupancy of any building.
9. Applicant shall enter into an agreement with the City for the construction for the public works improvements and shall post the appropriate bonds prior to commencement of work.
10. Project shall submit to the City Engineering Department through the Client Self Service Portal:
  - A recorded reciprocal access easement with the adjacent approved PP20247.
  - A recorded easement documentation from the adjacent property owner of APN: 347-100-019 to be included as part of the subject project.
11. All plan check submittals shall be made using the City's online Client Self Service Portal at

**ADVISORY NOTIFICATION DOCUMENT**

**Transportation**

**Transportation. 1                      RCTD - GENERAL (cont.)**

www.lake-elsinore.org.

12. Developer shall submit landscape plans to the City's Planning Division for review and approval. Landscape plans shall include California Native drought tolerant plantings and comply with Lake Elsinore Municipal Code Chapter 19.08 Water Efficient Landscape Requirements.

13. Developer shall install landscaping within encroachment area and the project consistent with the landscape plan approved by the City.

14. Landscape installed within State Route 74 pursuant to the approved landscape plan shall be maintained in good condition by the developer/owner, at developer's/owner's sole cost and exempt. Such obligation will be memorialized in a long-term encroachment and landscape maintenance agreement. The maintenance agreement shall be executed prior to issuance of an Encroachment Permit.

**Waste Resources**

**Waste Resources. 1                      Waste - General**

Hazardous materials are not accepted at Riverside County landfills. In compliance with federal, state, and local regulations and ordinances, any hazardous waste generated in association with the project shall be disposed of at a permitted Hazardous Waste disposal facility. Hazardous waste materials include, but are not limited to, paint, batteries, oil, asbestos, and solvents. For further information regarding the determination, transport, and disposal of hazardous waste, please contact the Riverside County Department of Environmental Health, Environmental Protection and Oversight Division. AB 341 focuses on increased commercial waste recycling as a method to reduce greenhouse gas (GHG) emissions. The regulation requires businesses and organizations that generate four or more cubic yards of waste per week and multifamily units of 5 or more, to recycle. A business shall take at least one of the following actions in order to reuse, recycle, compost, or otherwise divert commercial solid waste from disposal:

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

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

The use of mulch and/or compost in the development and maintenance of landscaped areas within the project boundaries is recommended. Recycle green waste through either onsite composting of grass, i.e., leaving the grass clippings on the lawn, or sending separated green waste to a composting facility. Consider xeriscaping and using drought tolerant/low maintenance vegetation in all landscaped areas of the project. AB 1826 requires businesses and multifamily complexes to arrange for organic waste recycling services. Those subject to AB 1826 shall take at least one of the following actions in order to divert organic waste from disposal:

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





Plan: PPT190023

Parcel: 347100017

## 60. Prior To Grading Permit Issuance

### BS-Grade

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

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

**060 - BS-Grade. 2                      IF WQMP IS REQUIRED                      Not Satisfied**

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

**060 - BS-Grade. 3                      IMPROVEMENT SECURITIES                      Not Satisfied**

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

### Planning

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

Prior to the issuance of grading permits for Plot Plan No. 190023, 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 4.32 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                      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 has been contracted to implement a Cultural Resource Monitoring Program (CRMP). A CRMP 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. This document shall be provided to the County Archaeologist for review and approval prior to issuance of

Plan: PPT190023

Parcel: 347100017

## 60. Prior To Grading Permit Issuance

### Planning-CUL

#### 060 - Planning-CUL. 1 CRMP (cont.)

**Not Satisfied**

the grading permit. The CRMP shall contain at a minimum the following:

**Archaeological Monitor** An adequate number of qualified archaeological monitors shall be onsite to ensure all earth moving activities are observed for areas being monitored. This includes all grubbing, grading and trenching onsite and for all offsite 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 and directed by the Project Archaeologist.

**Cultural Sensitivity Training** - The Project Archaeologist and if required, a representative designated by the Tribe shall attend the pre-grading meeting with the contractors to provide Cultural Sensitivity Training for all construction personnel. Training will include a brief review of the cultural sensitivity of the Project and the surrounding area; the areas to be avoided during grading activities; what resources could potentially be identified during earthmoving activities; the requirements of the monitoring program; the protocols that apply in the event unanticipated cultural resources are identified, including who to contact and appropriate avoidance measures until the find(s) can be properly evaluated; and any other appropriate protocols. This is a mandatory training and all construction personnel must attend prior to beginning work on the project site. A sign-in sheet for attendees of this training shall be included in the Phase IV Monitoring Report.

**Unanticipated Resources** - In the event that previously unidentified potentially significant cultural resources are discovered, the Archaeological and/or Tribal Monitor(s) shall have the authority to divert or temporarily halt ground disturbance operations in the area of discovery to allow evaluation of potentially significant cultural resources. The Project Archaeologist, in consultation with the Tribal monitor, shall determine the significance of the discovered resources. The County Archaeologist must concur with the evaluation before construction activities will be allowed to resume in the affected area. Further, before construction activities are allowed to resume in the affected area, the artifacts shall be recovered and features recorded using professional archaeological methods. The Project Archaeologist shall determine the amount of material to be recovered for an adequate artifact sample for analysis. Isolates and clearly non-significant deposits shall be minimally documented in the field and the monitored grading can proceed.

**Artifact Disposition**- the landowner(s) shall relinquish ownership of all cultural resources that are unearthed on the Project property during any ground-disturbing activities, including previous investigations and/or Phase III data recovery.

The Professional Archaeologist may submit a detailed letter to the County of Riverside during grading requesting a modification to the monitoring program if circumstances are encountered that reduce the need for monitoring

#### 060 - Planning-CUL. 2 NATIVE AMERICAN MONITOR

**Not Satisfied**

Prior to the issuance of grading permits, the developer/permit applicant shall enter into an agreement with one of the consulting tribes 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,

Plan: PPT190023

Parcel: 347100017

## 60. Prior To Grading Permit Issuance

### Planning-CUL

**060 - Planning-CUL. 2 NATIVE AMERICAN MONITOR (cont.) Not Satisfied**

evaluation, and potential recovery of cultural resources. The developer/permit applicant shall submit a fully executed copy of the agreement to the County Archaeologist to ensure compliance with this condition of approval. Upon verification, the Archaeologist shall clear this condition. This agreement shall not modify any condition of approval or mitigation measure.

**060 - Planning-CUL. 3 PROJECT ARCHAEOLOGIST Not Satisfied**

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

### Planning-EPD

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

Pursuant to Objectives 6 & 7 of the Species Account for the Burrowing Owl included in the Western Riverside County Multiple Species Habitat Conservation Plan (MSHCP), within 30 days prior to the issuance of a rough grading permit, a pre-construction presence/absence survey for the burrowing owl shall be conducted by a qualified biologist and the results provided in writing to the Environmental Programs Department. If it is determined that the project site is occupied by the Burrowing Owl, take of "active" nests shall be avoided pursuant to the MSHCP and the Migratory Bird Treaty Act. However, when the Burrowing Owl is present, relocation outside of the nesting season (February 1 through August 31) by a qualified biologist shall be required. The County Biologist shall be consulted to determine appropriate type of relocation (active or passive) and translocation sites. A grading permit may be issued once the species has been relocated. When the requested documents/studies are completed and ready for EPD review, please upload them to our Secure File Transfer server to ensure prompt response and review. If you are unfamiliar with the process for uploading biological documents to the FTP site, please contact Matthew Poonamallee at mpoonama@rivco.org and Melissa Manzo at melmanzo@rivco.org for instructions. Biological reports not uploaded to the FTP site may result in delayed review and approval.

**060 - Planning-EPD. 2 MBTA Nesting Bird Survey - EPD 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

Plan: PPT190023

Parcel: 347100017

## 60. Prior To Grading Permit Issuance

### Planning-EPD

**060 - Planning-EPD. 2 MBTA Nesting Bird Survey - EPD (cont.) Not Satisfied**

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.

When the requested documents/studies are completed and ready for EPD review, please upload them to our Secure File Transfer server to ensure prompt response and review. If you are unfamiliar with the process for uploading biological documents to the FTP site, please contact Matthew Poonamallee at mpoonama@rivco.org and Rigo Caballero at rcaballero@rivco.org for instructions.

Biological reports not uploaded to the FTP site may result in delayed review and approval.

**060 - Planning-EPD. 3 Riparian/Riverine Deed Restriction - EPD Not Satisfied**

Prior to the issuance of a grading permit, a deed restriction shall be recorded over the area delineated as "Unvegetated Swale Buffer," on figure 4 in the MSHCP Consistency Analysis, Burrowing Owl Survey, and Biological Resources Survey Report for the Highway 74 Storage #2 Project, by Vincent N. Scheidt, dated June 1, 2020, to protect it from any disturbance in the future.

### Transportation

**060 - Transportation. 1 RCTD - SUBMIT SCE LETTER Not Satisfied**

The developer shall apply for, obtain and submit to the City Engineering Department a letter from Southern California Edison (SCE) indicating that the construction activity will not interfere with existing SCE facilities (aka SCE NIL). Due prior to Grading Permit.

## 70. Prior To Grading Final Inspection

### Planning-CUL

**070 - Planning-CUL. 1 ARTIFACT DISPOSITION Not Satisfied**

Prior to Grading Permit Final Inspection, the landowner(s) shall relinquish ownership of all cultural resources that are unearthed on the Project property during any ground-disturbing activities, including previous investigations and/or Phase III data recovery.

Plan: PPT190023

Parcel: 347100017

## 70. Prior To Grading Final Inspection

### Planning-CUL

#### 070 - Planning-CUL. 1      **ARTIFACT DISPOSITION (cont.)**      **Not Satisfied**

Historic Resources- all historic 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), shall be curated at the Western Science Center, a Riverside County curation facility that meets State Resources Department Office of Historic Preservation Guidelines for the Curation of Archaeological Resources ensuring access and use pursuant to the Guidelines

Prehistoric Resources- One of the following treatments shall be applied.

a. Reburial of the resources on the Project property. The measures for reburial shall include, at least, the following: Measures to protect the reburial area from any future impacts. Reburial shall not occur until all required cataloguing, analysis and studies have been completed on the cultural resources, with an exception that sacred items, burial goods and Native American human remains are excluded. Any reburial processes shall be culturally appropriate. Listing of contents and location of the reburial shall be included in the confidential Phase IV Report. The Phase IV Report shall be filed with the County under a confidential cover and not subject to a Public Records Request.

b. If reburial is not agreed upon by the Consulting Tribes then the resources shall be curated at a culturally appropriate manner at the Western Science Center, a Riverside County curation facility that meets State Resources Department Office of Historic Preservation Guidelines for the Curation of Archaeological Resources ensuring access and use pursuant to the Guidelines. 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 of curation in the form of a letter from the curation facility stating that subject archaeological materials have been received and that all fees have been paid, shall be provided by the landowner to the County. There shall be no destructive or invasive testing on sacred items, burial goods and Native American human remains.

#### 070 - Planning-CUL. 2      **PHASE IV MONITORING REPORT**      **Not Satisfied**

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

## 80. Prior To Building Permit Issuance

### BS-Grade

#### 080 - BS-Grade. 1      **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.

Plan: PPT190023

Parcel: 347100017

## 80. Prior To Building Permit Issuance

### BS-Grade

**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 or other means of site stabilization as approved by the County Inspector prior to receiving a rough grade permit final. Prior to release for building permit, the applicant shall have met all rough grade requirements to obtain Building and Safety Department clearance.

### Fire

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

- Minimum fire flow for the construction of all commercial buildings is required per CFC Appendix B and Table B105.1. Prior to building permit issuance, the applicant/developer shall provide documentation to show there exists a water system capable of delivering the fire flow based on the information given. (Minimum fire flow for commercial projects is 1500 gpm at 20psi for 2 hours) Subsequent design changes may increase or decrease the required fire flow. - The minimum number of fire hydrants required, as well as the location and spacing of fire hydrants, shall comply with the C.F.C. and NFPA 24. Fire hydrants shall be located no closer than 40 feet from a building. A fire hydrant shall be located within 50 feet of the fire department connection for buildings protected with a fire sprinkler system. The size and number of outlets required for the approved fire hydrants are (6" x 4" x 2 1/2" x 2 1/2") (CFC 507.5.1, 507.5.7, Appendix C, NFPA 24-7.2.3) - Prior to issuance of Certificate of Occupancy or Building Final, "Blue Reflective Markers" shall be installed to identify fire hydrant locations in accordance with City specifications. (CFC 509.1) - Prior to issuance of Building Permits, the applicant/developer shall furnish one copy of the water system plans to the Office of the Fire Marshal for review and approval. The required water system, including fire hydrants, shall be installed, made serviceable, and be accepted by the Office of the Fire Marshal prior to beginning construction. They shall be maintained accessible. - Existing fire hydrants on public streets are allowed to be considered available. Existing fire hydrants on adjacent properties shall not be considered available unless fire apparatus access roads extend between properties and easements are established to prevent obstruction of such roads. (CFC 507, 501.3)

**080 - Fire. 2                      Prior to permit                      Not Satisfied**

- Prior to building construction, fire apparatus access roads extending beyond 150 feet which have not been completed shall have a turnaround capable of accommodating fire apparatus. (CFC 503.2.5) - The Fire Apparatus Access Road shall be (all weather surface) capable of sustaining an imposed load of 75,000 lbs. GVW. The fire apparatus access road or temporary access road shall be

Plan: PPT190023

Parcel: 347100017

### 80. Prior To Building Permit Issuance

#### Fire

|                      |                                |                      |
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| <b>080 - Fire. 2</b> | <b>Prior to permit (cont.)</b> | <b>Not Satisfied</b> |
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reviewed and approved by the Office of the Fire Marshal and in place during the time of construction. (CFC 501.4) - Fire apparatus access roads shall have an unobstructed width of not less than twenty-four (24) feet as approved by the Office of the Fire Marshal and an unobstructed vertical clearance of not less the thirteen (13) feet six (6) inches or 15 feet if project is located in a State Responsibility Area Fire Hazard Zone. (CFC 503.2.1)

#### Planning

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| <b>080 - Planning. 1</b> | <b>Parcel Merger</b> | <b>Not Satisfied</b> |
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Prior to the issuance of a building permit, the applicant, in accordance with Ordinance No. 460, shall obtain an approved Parcel Merger (of APN 347-100-017 and 347-100-019) establishing the whole site as one parcel. Documentation showing the recordation of the Parcel Merger shall be submitted to the Planning Department prior to issuance of the first building permit for Plot Plan No. 190023. The proposed parcel or parcels shall comply with all applicable development standards for the parcel's zone classification as provided in Ordinance No. 348.

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| <b>080 - Planning. 2</b> | <b>USE - CONFORM TO ELEVATIONS</b> | <b>Not Satisfied</b> |
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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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| <b>080 - Planning. 3</b> | <b>USE - CONFORM TO FLOOR PLANS</b> | <b>Not Satisfied</b> |
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Floor plans shall be in substantial conformance with that shown on APPROVED EXHIBIT(s).

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| <b>080 - Planning. 4</b> | <b>USE - FEE STATUS</b> | <b>Not Satisfied</b> |
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Prior to issuance of building permits for Plot Plan No. 190023, 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.

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| <b>080 - Planning. 5</b> | <b>USE - LIGHTING PLANS</b> | <b>Not Satisfied</b> |
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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. Lighting shall be shielded and directed down as to not cause light spillage into neighboring properties or into the road-right-of-way (ROW).

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| <b>080 - Planning. 6</b> | <b>USE - PLANS SHOWING BIKE RACKS</b> | <b>Not Satisfied</b> |
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Bike rack spaces or bike lockers shall be shown on the project's parking and landscaping plan submitted.

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| <b>080 - Planning. 7</b> | <b>USE - ROOF EQUIPMENT SHIELDING</b> | <b>Not Satisfied</b> |
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Roof mounted equipment shall be shielded from ground view. Screening material shall be subject to Planning Department approval.

Plan: PPT190023

Parcel: 347100017

## 80. Prior To Building Permit Issuance

### Planning

**080 - Planning. 8 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 RCTD - ENCROACHMENT PERMIT Not Satisfied**

An encroachment permit is required for all work to be done in the public right-of-way. Upon approval of engineered plans, the requirements outlined in these COA's and the permit issue letter shall be met prior to Encroachment Permit issuance.

**080 - Transportation. 2 RCTD - FEES Not Satisfied**

FEES:

The developer shall pay all Engineering Department assessed Plan Check fees, Permit fees, and In Lieu (LEMC 16.34).

The project may be eligible for TUMF credit and reimbursement of road improvements constructed on Central Ave (SR-74).

In Lieu fees calculated on a project basis.

NOTE: Above fees quoted are subject to change. Fees will be assessed at the prevalent rate at time of payment in full.

NOTE: Above fees quoted are subject to change. Fees will be assessed at the prevalent rate at time of payment in full.

**080 - Transportation. 3 RCTD - IMPROVEMENT PLAN Not Satisfied**

If the existing street improvements are to be modified, the existing street plans on file shall be modified accordingly and approved by the City Engineer prior to issuance of building permit.

**080 - Transportation. 4 RCTD - STREET LIGHT PLAN Not Satisfied**

Street light plans shall be submitted to the City Engineering Department for plan check review and approval through the Client Self Service Portal.

**080 - Transportation. 5 RCTD - UTILITIES Not Satisfied**

Arrangements for relocation of utility company facilities (power poles, vaults, etc.) on site and/or out on the roadway or alley shall be the responsibility of the property owner or his agent. All power lines (temporary or permanent) shall comply with CALTRANS standards for vehicle clearance.

All overhead utilities (34.5 KV or lower) shall be undergrounded in accordance with Chapter 12.16 of Lake Elsinore Municipal Code.



Plan: PPT190023

Parcel: 347100017

## 80. Prior To Building Permit Issuance

### Waste Resources

#### 080 - Waste Resources. 1 Waste - 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, 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. Accurate record keeping (receipts) for recycling of C&D recyclable materials and solid waste disposal must be kept. Arrangements can be made through the franchise hauler.

## 90. Prior to Building Final Inspection

### BS-Grade

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

Prior to final building inspection, the applicant shall obtain precise grade approval and/or clearance from the Building and Safety Department. The Building and Safety Department must approve the precise grading of your project before a building final can be obtained. Precise Grade approval can be accomplished by complying with the following: 1. Requesting and obtaining approval of all required grading inspections. 2.

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

Submitting a "Wet Signed" copy of the Precise (Final) Grade Certification for the entire site from a Registered Civil Engineer certifying that the precise grading was completed in conformance with the approved grading plan. Prior to release for building final, the applicant shall have met all precise grade requirements to obtain Building and Safety Department clearance.



Plan: PPT190023

Parcel: 347100017

## 90. Prior to Building Final Inspection

### Planning

**090 - Planning. 5                      USE - LOADING SPACES                      Not Satisfied**

A minimum of one (1) loading space shall be provided in accordance with Section 18.12.a.(2)f(3).b. of Ordinance 348, and as shown on APPROVED EXHIBIT(s). The loading spaces shall be surfaced with six (6) inches of concrete over a suitable base and shall not be less than 10 feet wide by 35 feet long, with 14 feet vertical clearance. The loading space will be located to the west of the Building A.

**090 - Planning. 6                      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 Condition of Approval. The Project Area for Plot Plan No. 190023 is calculated to be at a total of 4.32 acres.

**090 - Planning. 7                      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. 190023 has been calculated to be at a total of 4.32 acres.

**090 - Planning. 8                      USE - PARKING PAVING MATERIAL                      Not Satisfied**

A minimum of sixty-three (63) parking spaces shall be provided as shown on the APPROVED EXHIBIT(s), unless otherwise approved by the Planning Department. The parking area shall be surfaced with asphaltic concrete or concrete to current standards as approved by the Department of Building and Safety.

Additional parking for this project site is provided by the neighboring business complex under the same ownership and which provide dual access for ingress/egress.

**090 - Planning. 9                      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. 10                      USE - SKR FEE CONDITION                      Not Satisfied**

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

Plan: PPT190023

Parcel: 347100017

## 90. Prior to Building Final Inspection

### Planning

**090 - Planning. 10 USE - SKR FEE CONDITION (cont.) Not Satisfied**

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 4.32 acres (gross) in accordance with APPROVED EXHIBIT(s). If the development is subsequently revised, this acreage amount may be modified in order to reflect the revised development project acreage amount.

**090 - Planning. 11 USE - TRASH ENCLOSURES Not Satisfied**

One (1) trash enclosure which are adequate to enclose a minimum of four (4) 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. 12 USE - UTILITIES UNDERGROUND Not Satisfied**

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

**090 - Planning. 13 USE - WALL & FENCE LOCATIONS Not Satisfied**

Wall and/or fence locations shall be in conformance with APPROVED EXHIBIT(s).

### Transportation

**090 - Transportation. 1 RCTD - IMPROVEMENTS AND DRAINAGE Not Satisfied**

- Install a root barrier for the dripline of trees installed within 10 feet of any on or off-site hardscape (sidewalk, driveway, pavement, etc.).
- Developer shall construct improvements including but not limited to curb and gutter, sidewalks, right in-right out porch median, and commercial driveway to City Standards from the existing property line back to the proposed property line along the project frontage on SR-74/Central Ave. New improvements shall match or transition to existing improvements along property frontage.
- Developer shall construct or pay fee in-lieu of construction for ½ width of future City ultimate road improvements including but not limited to curb and gutter, sidewalks, street light and/or utility relocation on SR-74/Central Ave. The fee shall be equal to current cost estimate for improvements (including contingency) plus an additional 15% of the total construction cost estimate to cover design and administrative costs. An Engineer's Estimate shall be submitted to the City and approved by City Staff. The requirements of this condition are subject to the review and approval by the City of Lake Elsinore.

Plan: PPT190023

Parcel: 347100017

## 90. Prior to Building Final Inspection

### Transportation

**090 - Transportation. 1 RCTD - IMPROVEMENTS AND DRAINAGE (cont.) Not Satisfied**

- All improvements must comply with ADA standards.
- Developer shall install public street lighting along SR-74/Central Ave, consistent with City Street Light Standards. It is the responsibility of the Developer to ensure any street lights associated with the project are energized.
- Developer shall submit signing and striping plans for City review and approval. All signing and striping and traffic control devices shall be installed on SR-74/Central Avenue and approved by the City.
- Improvements shall be designed and constructed to City of Lake Elsinore Standards and City Codes (LEMC 12.04 and 16.34), or as directed or approved by the City Engineer.
- 10-year storm runoff shall be contained within the curb and the 100-year storm runoff shall be contained within the street right-of-way. When either of these criteria are exceeded, drainage facilities shall be provided.
- All drainage facilities in this project shall be constructed to Riverside County Flood Control District Standards.
- The installation of permanent bench marks / monuments per City Standards at intersection of the project entrance and the centerline of SR-74/Central Avenue shall be shown on the plan.
- All storm drain inlet facilities shall be appropriately marked "Only Rain Down the Storm Drain" using the City authorized marker to prevent illegal dumping in the drain system.

**090 - Transportation. 2 RCTD - PRIOR TO OCCUPANCY/FINAL APPROVAL Not Satisfied**

- Paper copy of plan with any redlines shall be submitted to the Engineering Department before final inspection will be scheduled.
- All off-site street improvements (curb, gutter, street light, signage, striping, pavement, etc.) shall be completed in accordance with approved plans to the satisfaction of the City Engineer.

**090 - Transportation. 3 RCTD - PROJECT CLOSEOUT/SECURITY RELEASE: Not Satisfied**

- Developer shall As-built all Engineering Department approved project plan sets. After City approval of paper copy, developer/owner is responsible for revising the original mylar plans. Once the original mylars have been approved, the developer shall provide the City with a CD/DVD of the "as-built" plans in .tif format.
- Developer shall submit documentation pursuant to City's Security Release handout.
- All final studies and reports shall be submitted in .tif format on a CD/DVD. Studies and reports include, Soils, Seismic, Hydrology, Hydraulics, Grading, WQMP, etc.
- Provide on compact disc auto cad and GIS Shape files of all final maps and street and storm drain plans.  
\*ALL DATA MUST BE IN projected Coordinate System: NAD 83 State Plane California Zone VI U.S. Fleet.

Plan: PPT190023

Parcel: 347100017

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

### **Waste Resources**

#### **090 - Waste Resources. 1 Waste - Commercial and Organics Recycling Compliance Not Satisfied**

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

#### **090 - Waste Resources. 2 Waste - Recyclables Collection and Loading Area 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 inspection by the Riverside County Department of Waste Resources.

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

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



# RIVERSIDE COUNTY PLANNING DEPARTMENT

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

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

DATE: August 14, 2019

**TO:**

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

Riv. Co. Regional Parks & Open Space  
P.D. Environmental Programs Division  
P.D. Geology Section  
Riv. Co. Trans. Dept. – Landscape Section  
P.D. Archaeology Section

Riv. Co. Waste Resources Management Dept.  
Board of Supervisors - Supervisor: Jeffries  
Planning Commissioner: Shaffer  
City of Lake Elsinore Sphere of Influence  
Western Municipal Water District (WMWD)

**PLOT PLAN NO. 190023** - Applicant: David Schneider – Engineer/Representative: Advanced Civil Group c/o Steve Austin – First Supervisorial District – Meadowbrook Zoning Area – Elsinore Area Plan – Warm Springs Policy Area: Community Development: Light Industrial (CD: LI) – Location: North of Highway 74, East of Crater Drive, and West of Trellis Lane – 4.14 Net Acres - Zoning: Manufacturing – Service Commercial (M-SC) - **REQUEST:** Plot Plan No. 190023 proposes a business commerce center which would include the following: Building A would consist of a 11,137 sqft. industrial office building with 1,000 sqft. caretakers unit; Building B as shared building consisting of a 3,072 sqft. industrial office and a 4,393 sqft. self-storage unit facility; Building C would consist of a 4,714 sqft. self-storage unit facility; and Building D would consist of a 5,315 sqft. self-storage unit facility. Additionally the proposed Project would consist of a covered/uncovered RV storage facility area north of the dry creek that runs through the subject property. Separate access to be provided from Crater Drive, through west neighboring facility (PP20247) to proposed RV storage facility. Neighboring facility under same ownership of the proposed Project applicant. Project proposes 66 parking spaces to service the various business uses on site (including 3 disabled person and 3 electric vehicle parking spaces). The Project also consists of 5 bio-retention basins. – APN: 347-100-017 – Related Projects: PAR190011, PP20247-neighboring facility – **BBID: 032-477-820**

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

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

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

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

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



# RIVERSIDE COUNTY PLANNING DEPARTMENT

Charissa Leach, P.E.  
Assistant TLMA Director

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

DATE: December 3, 2019

TO:

Riv. Co. Transportation Dept.  
Riv. Co. Environmental Health Dept.  
Riv. Co. Fire Department (Riv. Office)  
P.D. Environmental Programs Division

Riv. Co. Trans. Dept. – Landscape Section  
P.D. Archaeology Section  
Board of Supervisors - Supervisor: Kevin  
Jeffries

Planning Commissioner: Carl Bruce Shaffer  
City of Lake Elsinore Sphere of Influence

**PLOT PLAN NO. 190023** – CEQ1900081 - Applicant: David Schneider – Engineer/Representative: Advanced Civil Group c/o Steve Austin – First Supervisorial District – Meadowbrook Zoning Area – Elsinore Area Plan – Warm Springs Policy Area: Community Development: Light Industrial (CD: LI) – Location: North of Highway 74, East of Crater Drive, and West of Trellis Lane – 4.14 Net Acres - Zoning: Manufacturing – Service Commercial (M-SC) - **REQUEST:** Plot Plan No. 190023 proposes a business commerce center which would include the following: Building A would consist of a 11,137 sqft. industrial office building with 1,000 sqft. caretakers unit; Building B as shared building consisting of a 3,072 sqft. industrial office and a 4,393 sqft. self-storage unit facility; Building C would consist of a 4,714 sqft. self-storage unit facility; and Building D would consist of a 5,315 sqft. self-storage unit facility. Additionally the proposed Project would consist of a covered/uncovered RV storage facility area north of the dry creek that runs through the subject property. Separate access to be provided from Crater Drive, through west neighboring facility (PP20247) to proposed RV storage facility. Neighboring facility under same ownership of the proposed Project applicant. Project proposes 66 parking spaces to service the various business uses on site (including 3 disabled person and 3 electric vehicle parking spaces). The Project also consists of 5 bio-retention basins. – APN: 347-100-017 – Related Projects: PAR190011, PP20247-neighboring facility - Project Planner: Tim Wheeler at 951-955-6060 or email at [twheeler@rivco.org](mailto:twheeler@rivco.org) – **BBID: 032-477-820**

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

---

**From:** Poonamallee, Matthew  
**Sent:** Tuesday, June 23, 2020 3:27 PM  
**To:** David Schneider  
**Cc:** Wheeler, Timothy; Vince Scheidt  
**Subject:** RE: HWY 74 COMMERCE CENTER  
**Attachments:** JPR 20-05-04-01\_Findings\_06.08.20\_Draft\_WITHMAPS.PDF

Good afternoon,

The Wildlife Agencies have completed their review of HAN190023/JPR 20-05-04-01 and concurred with the RCA's findings. Attached are the JPR findings from the RCA.

I have marked HAN190023 as completed, and cleared our Corrections on PPT190023, as well as added Conditions of Approval to the project for preconstruction nesting bird and burrowing owl surveys, and to require a deed restriction over the drainage as discussed in the biological document and JPR.

If you have any questions, please let me know.

Have a great day,

Matthew Poonamallee  
Ecological Resources Specialist II

County of Riverside, Planning Department  
Environmental Programs Division  
4080 Lemon St, 12<sup>th</sup> Floor  
Riverside, CA 92501  
(951) 955-2706  
[mpoonama@rivco.org](mailto:mpoonama@rivco.org)

**TOGETHER, Everybody Counts!**



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

**From:** David Schneider [mailto:daschneider@live.com]  
**Sent:** Monday, June 15, 2020 12:26 PM  
**To:** Poonamallee, Matthew <MPoonama@rivco.org>  
**Cc:** Wheeler, Timothy <TWHEELER@RIVCO.ORG>; Vince Scheidt <vince.scheidt@gmail.com>  
**Subject:** RE: HWY 74 COMMERCE CENTER

GREAT NEWS.....THANK YOU

David Schneider  
[UniversityHousingPartners.Com](http://UniversityHousingPartners.Com)  
Real Estate Developers

CEO/ President

**From:** [Poonamallee, Matthew](#)  
**Sent:** Monday, June 15, 2020 12:24 PM  
**To:** [David Schneider](#)  
**Cc:** [Wheeler, Timothy](#); [Vince Scheidt](#)  
**Subject:** RE: HWY 74 COMMERCE CENTER

Good afternoon David,

The RCA has completed JPR and concur that the project is consistent with the MSHCP. The JPR documents were sent to the Wildlife Agencies on Friday (June 12) for an expected delivery of June 15.

The Wildlife Agencies have 10 days to respond once the documents have been delivered.

Have a great day,

Matthew Poonamallee  
Ecological Resources Specialist II

County of Riverside, Planning Department  
Environmental Programs Division  
4080 Lemon St, 12<sup>th</sup> Floor  
Riverside, CA 92501  
(951) 955-2706  
[mpoonama@rivco.org](mailto:mpoonama@rivco.org)

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

**From:** David Schneider [<mailto:daschneider@live.com>]  
**Sent:** Monday, June 1, 2020 4:53 PM  
**To:** Poonamallee, Matthew <[MPoonama@rivco.org](mailto:MPoonama@rivco.org)>  
**Subject:** FW: HWY 74 COMMERCE CENTER

MATTHEW.

Please confirm this has been sent to Kristin, Tricia and Wendy.

Thank you.

David Schneider  
[UniversityHousingPartners.Com](http://UniversityHousingPartners.Com)  
Real Estate Developers  
CEO/ President

## Wheeler, Timothy

---

**From:** Lopez, Valentina  
**Sent:** Thursday, September 5, 2019 4:13 PM  
**To:** anthonymad2002@gmail.com; CRITTHPO (CRITTHPO@crit-nsn.gov); culturaldirector@cahuilla.net; dcolocho@rincontribe.org; Ebru Ozdil - Pechanga (eozdil@pechanga-nsn.gov); emartinez@rincontribe.org; Joseph Ontiveros (jontiveros@soboba-nsn.gov); Juan Ochoa; JValdez (JValdez@soboba-nsn.gov); Molly Earp-Escobar (mescobar@pechanga-nsn.gov); sgaughen@palatribe.com; thpo@morongo-nsn.gov  
**Cc:** Wheeler, Timothy; Jones, David  
**Subject:** AB52 Formal Notification PPT190023  
**Attachments:** AB52 Formal Notification.pdf; 8.5\_ x 11\_Aerial.pdf; 8.5\_ x 11\_ Topo.pdf

Good Morning,

Please find as an attachment, an AB52 notification for the above referenced project. Feel free to contact us with any questions.

Thank you-

Valentina Lopez OAHII  
4080 Lemon St., 12th Floor  
Riverside, CA 92501  
(951) 955-8632 office  
(951) 955-1811 fax  
[vslopez@rivco.org](mailto:vslopez@rivco.org)

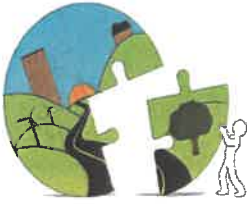


RIVERSIDE COUNTY  
PLANNING DEPARTMENT

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# RIVERSIDE COUNTY PLANNING DEPARTMENT

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

September 5, 2019

**SUBJECT: ASSEMBLY BILL 52 (AB 52) FORMAL NOTIFICATION (PPT190023)**

This serves to notify you of a proposed project located within Riverside County. A map depicting the location and a project description can be found below. Pursuant to Public Resources Code section 21080.3.1(d), if you wish to initiate consultation on this proposed project, please send a consultation request within 30 days of receipt of this notice to [dlijones@rivco.org](mailto:dlijones@rivco.org) and [cc: vslopez@rivco.org](mailto:vslopez@rivco.org). To ensure an effective and good faith consultation effort, Planning asks that the request for consultation also indicate the following:

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

**Project Description:**

**PLOT PLAN NO. 190023** - Applicant: David Schneider – Engineer/Representative: Advanced Civil Group c/o Steve Austin – First Supervisorial District – Meadowbrook Zoning Area – Elsinore Area Plan – Warm Springs Policy Area: Community Development: Light Industrial (CD: LI)

**LOCATION:** North of Highway 74, East of Crater Drive, and West of Trellis Lane – 4.14 Net Acres - Zoning: Manufacturing – Service Commercial (M-SC)

**REQUEST:** Plot Plan No. 190023 proposes a business commerce center which would include the following: Building A would consist of a 11,137 sqft. industrial office building with 1,000 sqft. caretakers unit; Building B as shared building consisting of a 3,072 sqft. industrial office and a 4,393 sqft. self-storage unit facility; Building C would consist of a 4,714 sqft. self-storage unit facility; and Building D would consist of a 5,315 sqft. self-storage unit facility. Additionally the proposed Project would consist of a covered/uncovered RV storage facility area north of the dry creek that runs through the subject property. Separate access to be provided from Crater Drive, through west neighboring facility (PP20247) to proposed RV storage facility. Neighboring facility under same ownership of the proposed Project applicant. Project proposes 66 parking spaces to service the various business uses on site (including 3 disabled person and 3 electric vehicle parking spaces). The Project also consists of 5 bio-retention basins. – APN: 347-100-017 – Related Projects: PAR190011, PP20247-neighboring facility

Sincerely,

Dave Jones, Chief Engineering Geologist  
PLANNING DEPARTMENT

**Project Planner:**

**Email CC:**

**Attachment: Project Vicinity Map and Project Aerial**

# Map My County Map

PPT190023 Aerial Map



### Legend

- County Centerline Names
- County Centerlines
- Blueline Streams
- City Areas



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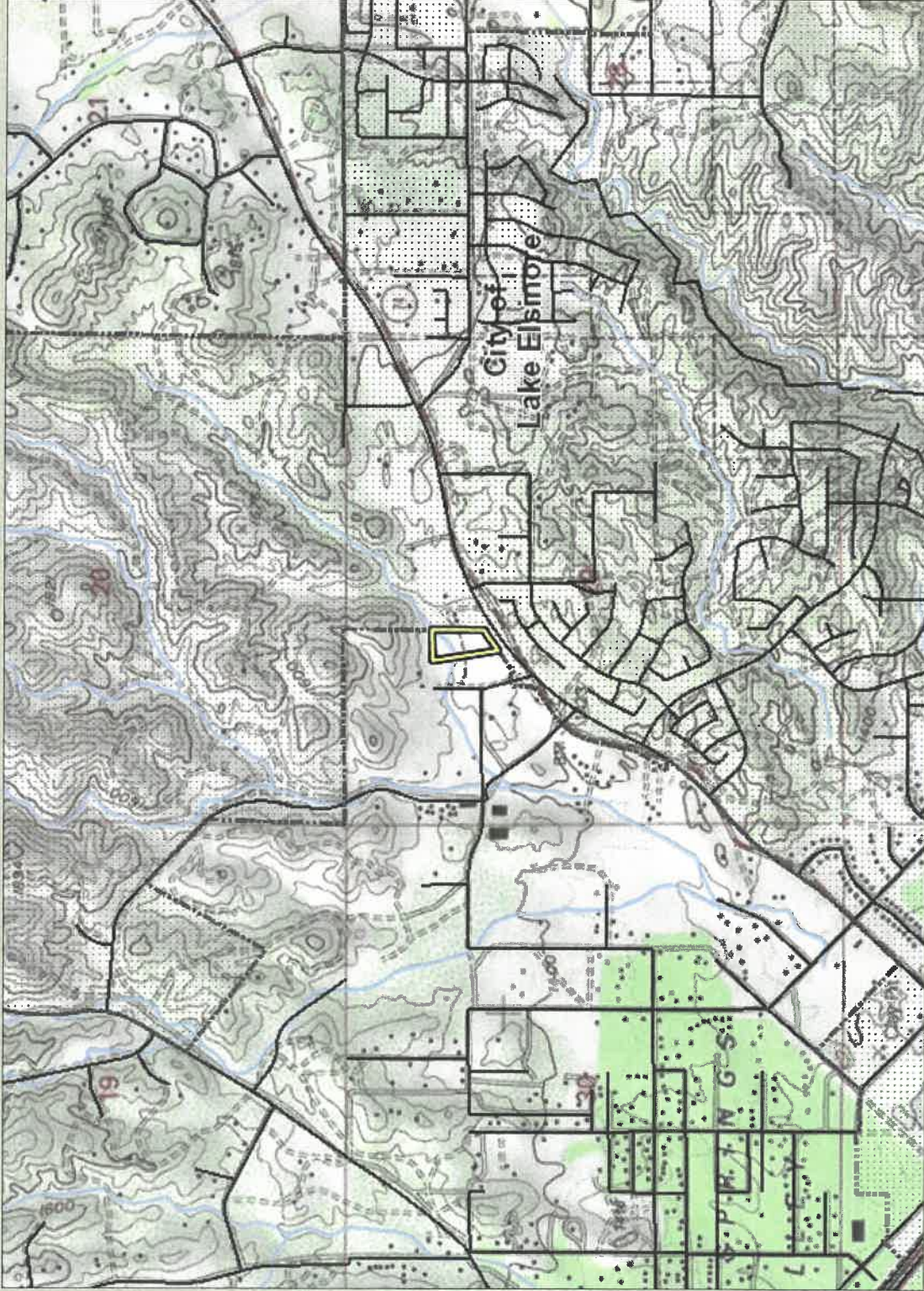
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### Notes

**\*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.

# Map My County Map

## PPT190023 Topo Map



### Legend

- County Centerline Names
- County Centerlines
- Blue-line Streams
- City Areas



REPORT PRINTED ON... 9/5/2019 4:03:35 PM

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### Notes

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**Wheeler, Timothy**

---

**From:** Lopez, Valentina  
**Sent:** Tuesday, October 1, 2019 2:28 PM  
**To:** cmadriral@rincon-nsn.gov; Destiny Colocho; Deneen Pelton  
**Cc:** Jones, David; Wheeler, Timothy  
**Subject:** Initiation to Consult PPT190023



**RIVERSIDE COUNTY  
PLANNING DEPARTMENT**

## Initiation of Consultation

### PPT190023

*Case* \_\_\_\_\_  
*Tribe* Rincon  
*Planner* Tim Wheeler

We have received your letter of consultation request dated : **9/19/2019**  
Thank you for your timely response and please consider this email the County's initiation of consultation. Please provide us a few alternative dates when you are available to meet and discuss this project in detail. We look forward to meeting with you on this project.

| <i>Date</i> | <i>Start Time</i> | <i>End Time</i> | <i>Attendees</i> | <i>Contact information</i> |
|-------------|-------------------|-----------------|------------------|----------------------------|
|             |                   |                 |                  |                            |
|             |                   |                 |                  |                            |
|             |                   |                 |                  |                            |
|             |                   |                 |                  |                            |

*Valentina Lopez*  
Office Assistant III  
COUNTY OF RIVERSIDE  
Planning Department  
4080 Lemon St., 12th Fl., Riverside, CA 92501  
Tel. #: (951) 955-8632  
[vslopez@rivco.org](mailto:vslopez@rivco.org)



## Wheeler, Timothy

---

**From:** Jones, David  
**Sent:** Thursday, January 16, 2020 10:58 AM  
**To:** Destiny Colocho  
**Cc:** Wheeler, Timothy; Lopez, Valentina  
**Subject:** PPT190023

Destiny,

Just checking to see if you have any comments on the project conditions of approval we sent you 10/31/2019. We would like to move this project forward in the CEQA process and conclude AB52 consultation.

David L. Jones  
Chief Engineering Geologist  
TLMA - Planning

**TOGETHER, Everybody Counts!**



## Wheeler, Timothy

---

**From:** Wheeler, Timothy  
**Sent:** Thursday, March 5, 2020 4:38 PM  
**To:** Ebru Ozdil; Lopez, Valentina; Molly Earp-Escobar; Paul Macarro  
**Cc:** Edgington, Darren; Juan Ochoa; Michele Fahley  
**Subject:** RE: Initiation to Consult. PPT190023  
**Attachments:** PPT190023-Concept Grading & Survey Plans.pdf; PPT190023-Site Plan & Adjoining site plan (west project site).pdf

Good Afternoon Pechanga Team,

Attached is the Concept Grading and Site Plans for PPT190023.

In speaking with Darren & Valentina; March 12th would work best for us. Please let us know what time on the 12th and we will make ourselves available.

Kind Regards,

Tim Wheeler  
Urban Regional Planner III  
4080 Lemon St – 12th floor  
Riverside, CA 92501  
951-955-6060  
www.IECounts.org  
How are we doing? Click the Link and tell us

-----Original Message-----

**From:** Ebru Ozdil [mailto:eozdil@pechanga-nsn.gov]  
**Sent:** Thursday, March 5, 2020 3:22 PM  
**To:** Lopez, Valentina <VSLOPEZ@RIVCO.ORG>; Molly Earp-Escobar <mescobar@pechanga-nsn.gov>; Paul Macarro <pmacarro@pechanga-nsn.gov>  
**Cc:** Edgington, Darren <DEdgingt@rivco.org>; Wheeler, Timothy <TWHEELER@RIVCO.ORG>; Juan Ochoa <jochoa@pechanga-nsn.gov>; Michele Fahley <mfahley@pechanga-nsn.gov>  
**Subject:** Re: Initiation to Consult. PPT190023

Hi Valentina,

Thank you for forwarding the cultural document and COAs for this project. As County knows from our consultation request letters, we request available documents, site plans, conceptual grading plans, other pertaining documents prior to our consultations so that we have meaningful consultations. For this particular entitlement, we are still waiting for site plans and conceptual grading plans for us to review. Though we received the cultural report and COAs today, Tribe will need some time to review and comment on these documents.

This project is located within a Traditional Cultural Property (TCP), and has known recorded resources within very close vicinity of the proposed project. Also, Pechanga Tribe is the closest Tribe for this project since the Pechanga reservation land, as known as Meadowbrook, is located less than 2 miles from the proposed project. Looking at the Cultural Report, the CRM firm contacted the Native American Heritage Commission (NAHC) back in November 6, 2014, six years ago, and even though the report states that a scoping notice was submitted to the Tribe back in March 2019, we have no record of receiving the notice. That said, the proposed project has a high potential to impact cultural resources and TCRs

during earth moving activities associated with this project. The Tribe will review and comment on the proposed COAs and cultural report; however, we also request to review draft cultural and TCR section of the environmental document and associated MMs for this project since it will be impacting the TCP.

I think it would be beneficial to have a teleconference with Mr. Edgington and Timothy to discuss the project and how the impacts to the TCP will be addressed in the environmental documents for this project. We are available any time after 9am on March 12th, or March 13th. If these dates and times works with everyone's schedules, I can send out a calendar entry with a call-in number.

Thank you for your help on this project and looking forward to our teleconference to discuss this project.

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

Office: (951) 770-6313  
Fax: (951) 693-2314

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From: "Lopez, Valentina" <VSLOPEZ@RIVCO.ORG>  
Date: Thursday, March 5, 2020 at 2:18 PM  
To: Molly Earp-Escobar <mescobar@pechanga-nsn.gov>, Ebru Ozdil <eozdil@pechanga-nsn.gov>, Paul Macarro <pmacarro@pechanga-nsn.gov>, Juan Ochoa <jochoa@pechanga-nsn.gov>  
Cc: "Edgington, Darren" <DEdgingt@rivco.org>  
Subject: Initiation to Consult. PPT190023

Hi Ebru/Molly

With all that has been going on over the past few months; Myself on Medical leave, Michelle on Medical leave and Dave retiring, it seems we have not been able to coordinate a date for consultations. I am hoping we can schedule a meeting real soon. We have a lot to consult on. As for now we have Darren Edgington our Project Manager for Environmental Services, intermediary assisting the Archaeology department. In efforts to keep things moving. He will sit in on consultation and assist in recommendation of mitigation measures.

On another note,( PPT190023). Pechanga and two other tribes have requested consultation on this project. Pechanga is the only tribe we have not met with. We did meet with the other two consulting tribe and agree upon conditioning of the project with our standard set of conditions which includes archaeological and tribal monitoring during ground disturbing activities.

The project is now moving towards going to Hearing and I am hoping Pechanga can concur with the conditions of approval and conclude AB52 consultation. If you would like to schedule a meeting to discuss any Tribal Cultural Resources that may be impacted by this project please let me know as soon as possible.

I have attached a copy of these conditions of approval and Phase I report.

Please consider this our initiation to Consult.

Thank you,

Valentina Lopez  
Office Assistant III  
COUNTY OF RIVERSIDE  
Planning Department  
4080 Lemon St., 12th Fl., Riverside, CA 92501 Tel. #: (951) 955-8632 vslopez@rivco.org<mailto:vslopez@rivco.org>  
[Census sig line  
graphic]https://urldefense.com/v3/\_\_http://www.IECounts.org\_\_;!!JTtyGX330HN5x6Ko!WjhhWPbtJm9Krfd7hRsiba-xKU-mR3aLKMCODnEAHndSQ6M-oOh5ITtsQzZ22BA\$  
<https://urldefense.com/v3/\_\_https://nam01.safelinks.protection.outlook.com/?url=http\*3A\*2F\*2Fwww.IECounts.org  
&data=02\*7C01\*7CVSLOPEZ\*40RIVCO.ORG\*7C83b20e5b47394bedc3fd08d784d5532c\*7Cd7f03410e0a84159b3005498  
0ef605d0\*7C0\*7C0\*7C637123924116167410&sdata=W3eqCqpcEE4qc1IDcaNzhPPETLhx63rpdVpXoKpCicc\*3D&reserve  
d=0\_\_;JSUIJSUIJSUIJSUI!!JTtyGX330HN5x6Ko!WjhhWPbtJm9Krfd7hRsiba-xKU-mR3aLKMCODnEAHndSQ6M-  
oOh5ITtsF1khhR8\$ >

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## Wheeler, Timothy

---

**From:** Lopez, Valentina  
**Sent:** Thursday, March 5, 2020 2:21 PM  
**To:** Molly Earp-Escobar (mescobar@pechanga-nsn.gov); Ebru Ozdil - Pechanga (eozdil@pechanga-nsn.gov); Paul Macarro; Juan Ochoa  
**Cc:** Edgington, Darren; Wheeler, Timothy  
**Subject:** resent with attachments RE: Initiation to Consult. PPT190023  
**Attachments:** Phase I Cultural report PPT190023.pdf; Conditions of Approval.pdf

The attachments

## Valentina Lopez

Office Assistant III

COUNTY OF RIVERSIDE

Planning Department

4080 Lemon St., 12th Fl., Riverside, CA 92501

Tel. #: (951) 955-8632

[vslopez@rivco.org](mailto:vslopez@rivco.org)

TOGETHER, Everybody Counts!



[IECounts.org](http://IECounts.org)

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

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**From:** Lopez, Valentina  
**Sent:** Thursday, March 5, 2020 2:19 PM  
**To:** Molly Earp-Escobar (mescobar@pechanga-nsn.gov) <mescobar@pechanga-nsn.gov>; Ebru Ozdil - Pechanga (eozdil@pechanga-nsn.gov) <eozdil@pechanga-nsn.gov>; Paul Macarro <pmacarro@pechanga-nsn.gov>; Juan Ochoa <jochoa@pechanga-nsn.gov>  
**Cc:** Edgington, Darren <DEdgingt@RIVCO.ORG>; Wheeler, Timothy <TWHEELER@RIVCO.ORG>  
**Subject:** RE: Initiation to Consult. PPT190023

Hi Ebru/Molly

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efforts to keep things moving. He will sit in on consultation and assist in recommendation of mitigation measures.

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I have attached a copy of these conditions of approval and Phase I report.

*Please consider this our initiation to Consult.*

Thank you,

***Valentina Lopez***

Office Assistant III

COUNTY OF RIVERSIDE

Planning Department

4080 Lemon St., 12th Fl., Riverside, CA 92501

Tel. #: (951) 955-8632

[vslopez@rivco.org](mailto:vslopez@rivco.org)

**TOGETHER, Everybody Counts!**



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

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## Wheeler, Timothy

---

**From:** Lopez, Valentina  
**Sent:** Wednesday, July 22, 2020 1:31 PM  
**To:** Edgington, Darren; Wheeler, Timothy  
**Subject:** FW: HWY 74 Commerce Center, Lake Elsinore,

Just for your records.

**From:** Cheryl Madrigal [mailto:CMadrigal@rincon-nsn.gov]  
**Sent:** Wednesday, July 22, 2020 1:01 PM  
**To:** David Schneider <daschneider@live.com>  
**Cc:** Deneen Pelton <DPelton@rincon-nsn.gov>  
**Subject:** RE: HWY 74 Commerce Center, Lake Elsinore,

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

Hi David,

Thank you for your inquiry. We have reviewed your request to enter into a Tribal Monitoring Agreement.

As the project site is located in Riverside County, we would like to defer the project to the [Soboba Band of Indians](#) or [Pechanga Band of Luiseño Indians](#), who are both closer to the project area.

Thank you so much,

*Cheryl*

**Cheryl Madrigal**  
Cultural Resources Manager  
Tribal Historic Preservation Officer  
Cultural Resources Department  
**Rincon Band of Luiseño Indians**  
1 West Tribal Road | Valley Center, CA 92082  
Office: 760-297-2635 ext. 323 | Cell: 760-648-3000  
Fax: 760-749-8901  
Email: [cmadrigal@rincon-nsn.gov](mailto:cmadrigal@rincon-nsn.gov)



*Rincon Band of  
Luiseño Indians*  
[www.rincon-nsn.gov](http://www.rincon-nsn.gov)

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Revenue Service Circular 230, we advise you that if this email contains any tax advice, such tax advice was not intended or written to be used, and it cannot be used, by any taxpayer for the purpose of avoiding penalties that may be imposed on the taxpayer.

**From:** David Schneider [<mailto:daschneider@live.com>]  
**Sent:** Wednesday, July 15, 2020 3:09 PM  
**To:** Cheryl Madrigal <[CMadrigal@rincon-nsn.gov](mailto:CMadrigal@rincon-nsn.gov)>  
**Subject:** RE: HWY 74 Commerce Center, Lake Elsinore,

Hi Chery,

Thank you for getting back to me.

Here is the Request form filled out.

Thank you

**David Schneider**  
[UniversityHousingPartners.Com](http://UniversityHousingPartners.Com)  
Real Estate Developers  
CEO/ President  
949 - 350-1045





# RIVERSIDE COUNTY PLANNING DEPARTMENT

Charissa Leach, P.E.  
Assistant TLMA Director

## APPLICATION FOR LAND USE AND DEVELOPMENT

CHECK ONE AS APPROPRIATE:

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

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

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED.

### APPLICATION INFORMATION

Applicant Name: DAVID SCHNEIDER

Contact Person: DAVID SCHNEIDER E-Mail: DASCHNEIDER@LIVE.COM

Mailing Address: 1801 AVENIDA SALVADOR  
SAN CLEMENTE Street CA 92672  
City State ZIP

Daytime Phone No: (949) 350-1045 Fax No: (949) 429-3864

Engineer/Representative Name: ADVANCED CIVIL GROUP

Contact Person: STEVE AUSTIN E-Mail: STEVE@ADVANCEDCIVILGROUP.COM

Mailing Address: 30251 Golden Lantern # E 251  
LAGUNA NIGUEL Street CA 92677  
City State ZIP

Daytime Phone No: (949) 391-7772 Fax No: ( )

Property Owner Name: RICHARD FLECK

Contact Person: DAVID SCHNEIDER E-Mail: DASCHNEIDER@LIVE.COM

Mailing Address: 1801 AVENIDA SALVADOR  
SAN CLEMENTE Street CA 92672  
City State ZIP

Daytime Phone No: (949) 350-1045 Fax No: ( )

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

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

"Planning Our Future... Preserving Our Past"

**APPLICATION FOR LAND USE AND DEVELOPMENT**

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

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

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

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

Richard FIECK  
PRINTED NAME OF PROPERTY OWNER(S)

*Richard Fieck*  
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): 347-100-017

Approximate Gross Acreage: 4.2 ACRES

General location (nearby or cross streets): North of HWY 74, South of \_\_\_\_\_

\_\_\_\_\_ East of \_\_\_\_\_ West of CRATER ROAD

**APPLICATION FOR LAND USE AND DEVELOPMENT**

**PROJECT PROPOSAL:**

Describe the proposed project.

BUSINESS / COMMERCE CENTER  
INDUSTRIAL OFFICES / WAREHOUSING / STORAGE  
RV-BOAT STORAGE

Identify the applicable Ordinance No. 348 Section and Subsection reference(s) describing the proposed land use(s): CD:6I M-5C

Number of existing lots: 1

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

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

| PROPOSED Buildings/Structures: Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> |             |        |         |  |
|--|-------------|--------|---------|--|
| No.*   | Square Feet | Height | Stories | Use/Function                                       |
| 1  | 10671       | 14     | 1/2     | OFFICES - COMMERCIAL / SECOND FLOOR CARETAKER UNIT |
| 2  | 7465        | 14     | 1       | INDUSTRIAL OFFICES & WAREHOUSE                     |
| 3  | 4714        | 14     | 1       | WAREHOUSE - STORAGE                                |
| 4  | 5315        | 14     | 1       | WAREHOUSE - STORAGE                                |
| 5  |             |        |         |  |
| 6  |             |        |         |  |
| 7  |             |        |         |  |
| 8  |             |        |         |  |
| 9  |             |        |         |  |
| 10   |             |        |         |  |

| PROPOSED Outdoor Uses/Areas: Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> |             |                   |
|--|-------------|-------------------|
| No.*   | Square Feet | Use/Function      |
| 1  | 11,000      | PARKING 66 STALLS |
| 2  |             |                   |
| 3  |             |                   |
| 4  |             |                   |
| 5  |             |                   |

**APPLICATION FOR LAND USE AND DEVELOPMENT**

|    |  |  |
|----|--|--|
| 6  |  |  |
| 7  |  |  |
| 8  |  |  |
| 9  |  |  |
| 10 |  |  |

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

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

Related cases filed in conjunction with this application:

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

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

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

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

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

If yes, indicate the type of report(s) and provide a signed copy(ies): TRAFFIC/BIO/ARCH/6 etc

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: DAVID SCHNEIDER

Address: 1801 AVENIDA SALVADOR, SAN CLEMENTE, CA

Phone number: 949 350-1045 92672

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

Local Agency: County of Riverside

Assessor's Book Page, and Parcel Number: APN 347-100-017

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

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

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

Applicant: [Signature] Date 7/31/19

**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) [Signature] Date 7/31/19

Owner/Authorized Agent (2) [Signature] Date 7/31/19

2019-0039587

02/04/2019 01:34 PM Fee: \$ 27.00

Page 1 of 2

Recorded in Official Records  
County of Riverside  
Peter Aldana  
Assessor-County Clerk-Recorder



Recording requested by,  
when recorded mail to, and  
mail tax statements to:

Richard Fleck  
361 N. Hale Avenue  
Escondido, CA 92029

|      |      |   |      |      |     |        |         |      |    |  |
|------|------|---|------|------|-----|--------|---------|------|----|--|
| 149  |      |   |      |      | R   | A      | Exam:   | 562  |    |  |
| Page | DA   | <input checked="" type="checkbox"/> COR | Misc | Long | RFD | 1st Pg | Adtl Pg | Cert | CC |  |
| 2    |      |   |      |      |     |        |         |      |    |  |
| SIZE | NCOR | <input checked="" type="checkbox"/> SMF | NCHG | T:   |     |        |         |      |    |  |

APN: 347-100-017-9 ; TRA: 065-063

27

### GRANT DEED

The undersigned declares that the documentary transfer tax is \$ 269.50

computed on the full value of the interest or property conveyed, or is

computed on the full value less the value of liens or encumbrances remaining thereon at the time of sale. The land, tenements or realty is located in

City of Lake Elsinore, County of Riverside, State of California.

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,

TONY COOKSON, a married man as his sole and separate property,

hereby GRANTS to

RICHARD FLECK, a married man as his sole and separate property,

the following described real property in the City of Lake Elsinore, Riverside County, State of California:

PARCEL 9, IN THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, AS SHOWN ON RECORD OF SURVEY IN BOOK 15, PAGE 92 RECORD OF SURVEY OF SAID COUNTY.

EXCEPTING THEREFROM THE WESTERLY 1 FOOT AND THE EASTERLY 62.5 FEET MEASURED ON THE NORTH LINE THEREOF.

ALSO EXCEPTING THEREFROM THAT PORTION CONVEYED TO THE RIVERSIDE COUNTY TRANSPORTATION COMMISSION, A POLITICAL SUBDIVISION, BY DEED RECORDED JULY 10, 2001, AS INSTRUMENT NO. 01-315072 OF OFFICIAL RECORDS

Dated 1-17-19 TONY COOKSON

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

STATE OF CALIFORNIA )  
 ) SS.  
COUNTY OF RIVERSIDE )

On 1-17-19, before me, Linda L. Holibonich, notary public, personally appeared TONY COOKSON, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument, and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s) or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Linda L. Holibonich  
(signature of notary public)



DOC # 2019-0372493

09/20/2019 04:20 PM Fees: \$27.00

Page 1 of 2

Recorded in Official Records

County of Riverside

Peter Aldana

Assessor-County Clerk-Recorder

RECORDING REQUESTED BY:

First American Title Company

AND WHEN RECORDED MAIL TO:

C-74 Commerce Center, LLC

1801 Avenida Salvador

San Clemente, CA 92672

\*\*This document was electronically submitted  
to the County of Riverside for recording\*\*  
Received by: MARIA #309

THIS SPACE FOR RECORDER'S USE ONLY:

Title Order No.: 5822043

AP#: 347-100-017-9 and 347-100-19-1

GRANT DEED

Escrow No.: 005118-DK

THE UNDERSIGNED GRANTOR(S) DECLARE(S)

DOCUMENTARY TRANSFER TAX is \$715.00

TRA: 065-063

[X] computed on full value of property conveyed, or

[ ] computed on full value less value of liens or encumbrances remaining at time of sale.

[X] Unincorporated area [ ] City of AND

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,

Richard Fleck, a married man, as his sole and separate property

hereby GRANT(s) to:

C-74 Commerce Center, LLC, a California Limited Liability Company

the real property in the County of Riverside, State of California, described as:

As per Exhibit "A" attached hereto and incorporated herein by this reference.

Also Known as: Vacant Land on State Highway 74, Lake Elsinore, CA

Dated: September 13, 2019

  
Richard Fleck

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

STATE OF CALIFORNIA


COUNTY OF ORANGE

On 9/16/19 before me, DR. KUNTZ - a Notary Public personally

appeared RICHARD FLECK - who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature  (Seal)



MAIL TAX STATEMENTS TO PARTY SHOWN BELOW; IF NO PARTY SHOWN, MAIL AS SHOWN ABOVE:



## Exhibit "A"

Real property in the unincorporated area of the County of Riverside, State of California, described as follows:

Parcel 1:

PARCEL 9, IN THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, AS SHOWN ON RECORD OF SURVEY RECORDED IN BOOK 15, PAGE 92 RECORD OF SURVEY OF SAID COUNTY.

EXCEPTING THEREFROM THE WESTERLY 1 FOOT AND THE EASTERLY 62.5 FEET MEASURED ON THE NORTH LINE THEREOF.

ALSO EXCEPTING THEREFROM THAT PORTION CONVEYED TO THE RIVERSIDE COUNTY TRANSPORTATION COMMISSION, A POLITICAL SUBDIVISION, BY DEED RECORDED JULY 10, 2001, AS INSTRUMENT NO. 01-315072 OF OFFICIAL RECORDS.

APN: 347-100-017-9

Parcel 2:

BEING A PORTION OF THE WEST ONE FOOT OF LOT 9, OF RECORD OF SURVEY, SITUATED IN THE INCORPORATED TERRITORY OF THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, PER MAP ON FILE IN BOOK 15, PAGE 92 OF RECORDS OF SURVEY IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF SAID LOT 9, SAID CORNER BEING ON THE NORTHWESTERLY LINE OF STATE HIGHWAY 74, (60.00 FEET WIDE) [18.288 METERS] AS SHOWN ON SAID RECORD OF SURVEY, SAID LINE BEING A CURVE CONCAVE SOUTHEASTERLY HAVING A RADIUS OF 882.290 METERS, A RADIAL LINE THROUGH SAID CORNER BEARS NORTH 25° 32' 07" WEST; THENCE NORTHEASTERLY ALONG THE SOUTHEASTERLY LINE OF SAID LOT 9, SAID NORTHWESTERLY LINE OF STATE HIGHWAY 74 AND ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 00° 01' 44" AN ARC LENGTH OF 0.318 METERS TO A POINT ON A LINE PARALLEL WITH AND 0.305 METERS EASTERLY MEASURED AT RIGHT ANGLES FROM THE WESTERLY LINE OF SAID LOT 9, THENCE NORTH 08° 49' 21" WEST, 40.958 METERS ALONG SAID PARALLEL LINE; THENCE SOUTH 54° 37' 08" WEST, 0.341 METERS TO A POINT ON THE WESTERLY LINE OF SAID LOT 9; THENCE SOUTH 08° 49' 21" EAST, 40.897 METERS ALONG SAID WESTERLY LINE TO THE POINT OF BEGINNING.

APN: 347-100-019-1

Permit Number:



Mike Lars  
Building Official

# COUNTY OF RIVERSIDE

## AUTHORIZATION OF AGENT TO ACT ON PROPERTY OWNER'S BEHALF

Excluding the Notice to Property Owner, the execution of which I understand is my personal responsibility, I hereby authorize the following person(s) to act as my agent(s) to apply for, sign, and file the documents necessary to obtain ~~any~~ *any and all permits for the* Below listed APN / Project

*DAK*  
*Bill*

I understand my authorized agent is not a licensed contractor. Therefore I as the owner/builder will act as my own general contractor on the job, and either I or my employees (or subcontractors) will perform the work on this project.

Project Location or Address: APN 347-100-019-1 and APN 347-100-017-9

Name of Authorized Agent: David A Schneider

Address of Authorized Agent: 1801 AVENIDA SALVADOR, SAN CLEMENTE,

Phone Number of Authorized Agent: 949-350-1045 CA 92672

I declare under penalty of perjury that I am the property owner for the address listed above and I personally filled out the above information and certify its accuracy.

Signature of property owner: *[Signature]* Date: 4-15-19

Signature of Authorized Agent: *[Signature]* Date: 4/18/19

**Note: A copy of the property owner's driver's license, form notarization, or other verification acceptable to the agency is required to be presented when the permit is issued to verify the property owner's signature. For additional information see Section 19825 of the Health and Safety Code.**

**Note: For PLUS Online permit applications, an electronic copy of the owner's driver's license will have to be uploaded as an attachment.**



# 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.

*Richard Fleck*

*7/31/19*

Property Owner(s) Signature(s) and Date

*RICHARD FLECK*

Printed Name of Owner

*If the property is owned by multiple owners, the paragraph above must be signed by each owner. Attach additional sheets of this page, if necessary.*

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

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

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

Desert Office • 77-588 El Duna Court, Suite H  
Palm Desert, California 92211  
(760) 863-8277 • Fax (760) 863-7040

## **INDEMNIFICATION AGREEMENT REQUIRED FOR ALL PROJECTS**

- *If the property owner is a Limited Liability Corporation, provide a copy of the operating agreement for the LLC documenting who has authority to bind the LLC and to sign on its behalf.*

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

*In addition to the above, provide a copy of a Preliminary Title Report for the property subject to this application. The Preliminary Title Report must be issued by a title company licensed to conduct business in the State of California and dated less than six months prior to the date of submittal of this application. The Assistant TLMA Director may waive the requirement for a Preliminary Title Report if it can be shown to the satisfaction of the Assistant TLMA Director that the property owner(s) has owned the property consistently for at least the last five years.*

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

**NOTICE OF PUBLIC HEARING**  
and  
**INTENT TO ADOPT A 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:

**PLOT PLAN NO. 190023 – Intent to Adopt a Negative Declaration – CEQ1900081 – Applicant:** David Schneider – Engineer/Representative: Advanced Civil Group c/o Steve Austin – First Supervisorial District – Meadowbrook Zoning Area – Elsinore Area Plan – Warm Springs Policy Area: Community Development: Light Industrial (CD-LI) – Location: Northerly of Highway 74, easterly of Crater Drive, and westerly of Trellis Lane – 4.14 Net Acres – Zoning: Manufacturing – Service Commercial (M-SC) – **REQUEST:** Plot Plan No. 190023 proposes a business commerce center which would include the following: Building A would consist of a 11,137 sq. ft. industrial office building, and a 1,000 sq. ft. caretakers unit; Building B would consist of a 3,072 sq. ft. industrial office and a 4,393 sq. ft. self-storage unit facility; Building C would consist of a 4,714 sq. ft. self-storage unit facility; and Building D would consist of a 5,315 sq. ft. self-storage unit facility. Additionally the proposed Project would consist of a covered and uncovered trailer/boat storage facility area north of the dry creek that runs through the subject property. Separate access to be provided from Crater Drive, through west neighboring facility (PP20247- under same ownership) to proposed RV storage facility. Furthermore, main access to this proposed project would come from Highway 74 and created an access aisle to the neighboring facility as well. Project proposes 66 parking spaces to service the various business uses on site, including three (3) disabled person and three (3) electric vehicle parking spaces. The Project also consists of five (5) bio-retention basins. .

TIME OF HEARING: 1:30 pm or as soon as possible thereafter  
DATE OF HEARING: **AUGUST 3, 2020**  
PLACE OF HEARING: RIVERSIDE COUNTY ADMINISTRATIVE CENTER  
12<sup>th</sup> FLOOR, CONFERENCE ROOM A  
4080 LEMON STREET, RIVERSIDE, CA 92501

Pursuant to Executive Order N-25-20, this meeting will be conducted by teleconference. Information on how to participate in the hearing will be available on the Planning Department website at: <https://planning.rctlma.org/>. For further information regarding this project, please contact Project Planner 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 negative declaration. The Planning Director will consider the proposed project and the proposed negative declaration, at the public hearing. The case file for the proposed project and the proposed negative declaration is available for review via email by contacting the project planner. Please contact the project planner regarding additional viewing methods.

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

If you challenge this project in court, you may be limited to raising only those issues you or someone else raised at the public hearing, described in this notice, or in written correspondence delivered to the Planning 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 March 24, 2020,

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

APN (s) or case numbers PPT190023 for

Company or Individual's Name RCIT - GIS,

Distance buffered 600'

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

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

TITLE: GIS Analyst

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

Riverside, Ca. 92502

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

# Riverside County GIS Mailing Labels

PPT190023 ( 600 feet buffer )



## Legend

-  County Boundary
-  Cities
-  Parcels
-  World Street Map

## Notes



0 376 752 Feet

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

REPORT PRINTED ON... 3/24/2020 10:22:44 AM

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347090004  
AMALI D. GRAHAM  
20220 JEFFERSON ST  
PERRIS CA 92570

347090005  
TURBOSCAPE INC  
P O BOX 1062  
LAKE ELSINORE CA 92531

347090045  
JJJ HWY 74  
1462 DEVIN DR  
FALLBROOK CA 92028

347100001  
DARRELL STAFFORD  
28585 HIGHWAY 74  
PERRIS CA 92570

347100014  
RACHEL D. SCHWENN  
2635 E OCEAN BLV  
LONG BEACH CA 90803

347100017  
C-74 COMMERCE CENTER  
1801 AVENIDA SALVADOR  
SAN CLEMENTE CA 92672

347100023  
ELSINORE STORAGE  
1801 AVENIDA SALVADOR  
SAN CLEMENTE CA 92672

347440001  
YINGXIN HUANG  
14712 WILLOW CREEK LN  
CHINO HILLS CA 91709

347440002  
JORGE SORIANO  
45015 ALTISSIMO WAY  
LAKE ELSINORE CA 92532

347440003  
GALLARDO LYNDA LIVING TRUST U/A DATED  
24552 HIGHPINE RD  
LAKE FOREST CA 92630

347440004  
STEPHEN MELLINGER  
45011 ALTISSIMO WAY  
LAKE ELSINORE CA 92532

347440017  
TIM CHOE  
45016 ALTISSIMO WAY  
LAKE ELSINORE CA 92532

347440018  
TERRANCE FLEMING  
45012 ALTISSIMO WAY  
LAKE ELSINORE CA 92532

347440055  
ROSETTA CANYON COMMUNITY ASSN  
2280 WARDLOW CIR SE 150  
CORONA CA 92880



347471001  
ELSA SUSANA GONZALEZ  
45004 EVENING STAR RD  
LAKE ELSINORE CA 92532

347471002  
SAUL MONTANEZ  
45002 EVENING STAR RD  
LAKE ELSINORE CA 92532

347471003  
JUAN C. DIAZ  
45024 ALTISSIMO WAY  
LAKE ELSINORE CA 92532

347471004  
JOSE J. CAMARGO  
45026 ALTISSIMO WAY  
LAKE ELSINORE CA 92532

347471005  
FANXING XIA  
5885 MEEKER DR  
EASTVALE CA 92880

347471006  
ANGEL M. GARCIA  
45030 ALTISSIMO WAY  
LAKE ELSINORE CA 92532

347471007  
IGNACIO LOYA  
45032 ALTISSIMO WAY  
LAKE ELSINORE CA 92532

347471008  
JUAN PABLO MIRANDA  
45034 ALTISSIMO WAY  
LAKE ELSINORE CA 92532

347471009  
CARLOS ORLANDO SOZA  
45036 ALTISSIMO WAY  
LAKE ELSINORE CA 92532

347471010  
JAYANT R. VYAS  
4168 CROOKED STICK LN  
CORONA CA 92883

347471011  
JOSE PENA  
45040 ALTISSIMO WAY  
LAKE ELSINORE CA 92532

347471012  
E MARTINEZ OVANDO GUSTAVO  
45042 ALTISSIMO WAY  
LAKE ELSINORE CA 92532

347471013  
JOE SUAREZ  
45041 ALTISSIMO WAY  
LAKE ELSINORE CA 92532

347471014  
ROBERTO BUENROSTRO  
45039 ALTISSIMO WAY  
LAKE ELSINORE CA 92532

347471015  
MARK R. DOOLEY  
45037 ALTISSIMO WAY  
LAKE ELSINORE CA 92532

347471016  
DANIAL BUCKMASTER  
45035 ALTISSIMO WAY  
LAKE ELSINORE CA 92532

347471017  
JOSE R. KING  
45033 ALTISSIMO WAY  
LAKE ELSINORE CA 92532

347471018  
FARUK BHOLAT  
15007 HARVARD BLVD  
GARDENA CA 90247

347471019  
LORENA DIAZ  
45029 ALTISSIMO WAY  
LAKE ELSINORE CA 92532

347471020  
MARGARET R. PHILLIPS  
45027 ALTISSIMO WAY  
LAKE ELSINORE CA 92532

347471021  
WALTER SALINAS  
45025 ALTISSIMO WAY  
LAKE ELSINORE CA 92532

347471022  
TINA MARIE TORRES  
45023 ALTISSIMO WAY  
LAKE ELSINORE CA 92532

347471023  
DRAKE A. BAERRESEN  
602 LAKE ST APT 2  
HUNTINGTON BEACH CA 92648

347471024  
JANE ELLEN KLECKER  
69706 PLEASANT GROVE  
CATHEDRAL CITY CA 92234

347471026  
ROSETTA CANYON COMMUNITY ASSN  
2280 WARDLOW CIR STE 150  
CORONA CA 92880

347472001  
LIANJIAO ZHANG  
45020 ALTISSIMO WAY  
LAKE ELSINORE CA 92532

347472002  
MATT SIMMONDS  
45022 ALTISSIMO WAY  
LAKE ELSINORE CA 92532

347472003  
JOSE H. VALENTINES  
45001 EVENING STAR RD  
LAKE ELSINORE CA 92532

347472004

JOSE ANTONIO IVARRIA  
45003 EVENING STAR RD  
LAKE ELSINORE CA 92532

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Advanced Civil Group  
30251 Golden Lantern #E251  
Laguna Niguel, CA 92677  
Attn: Steve Austin

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David Schneider  
1801 Avenida Salvador  
San Clemente, CA 92672

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

---

City of Lake Elsinore  
130 South Main Street  
Lake Elsinore, CA 92530

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

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

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Pechanga Temecula Band of Luiseño Indians  
Ebru Ozdil, Planning Specialist  
P.O. Box 2183  
Temecula, CA 92593

---

Rincon Band of Luiseño Indians  
Cheryl Madrigal, Cultural Resources Manager  
1 West Tribal Road  
Valley Center, CA 92082



# 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.**

PPT190023 / CEQ190081

*Project Title/Case Numbers*

Tim Wheeler

*County Contact Person*

(951) 955-6060

*Phone Number*

N/A

*State Clearinghouse Number (if submitted to the State Clearinghouse)*

David Schneider

*Project Applicant*

1801 Avenida Salvador

*Address*

The project is located north of Highway 74, east of Crater Drive, and west of Trellis Lane.

*Project Location*

Plot Plan No. 190023 proposes a business commerce center which would include the following: Building A would consist of a 11,137 sqft. industrial office building, and a 1,000 sqft. caretakers unit; Building B would consist of a 3,072 sqft. industrial office and a 4,393 sqft. self-storage unit facility; Building C would consist of a 4,714 sqft. self-storage unit facility; and Building D would consist of a 5,315 sqft. self-storage unit facility. Additionally the proposed Project would consist of a covered and uncovered trailer/boat storage facility area north of the dry creek that runs through the subject property. Furthermore, main access to this proposed project would come from Highway 74 and created an access aisle to the neighboring facility as well. Project proposes 66 parking spaces to service the various business uses on site (including 3 disabled person and 3 electric vehicle parking spaces). The Project also consists of 5 bio-retention basins.

*Project Description*

This is to advise that the Riverside County Planning Director, as the lead agency, has approved the above-referenced project on August 3, 2020, 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*

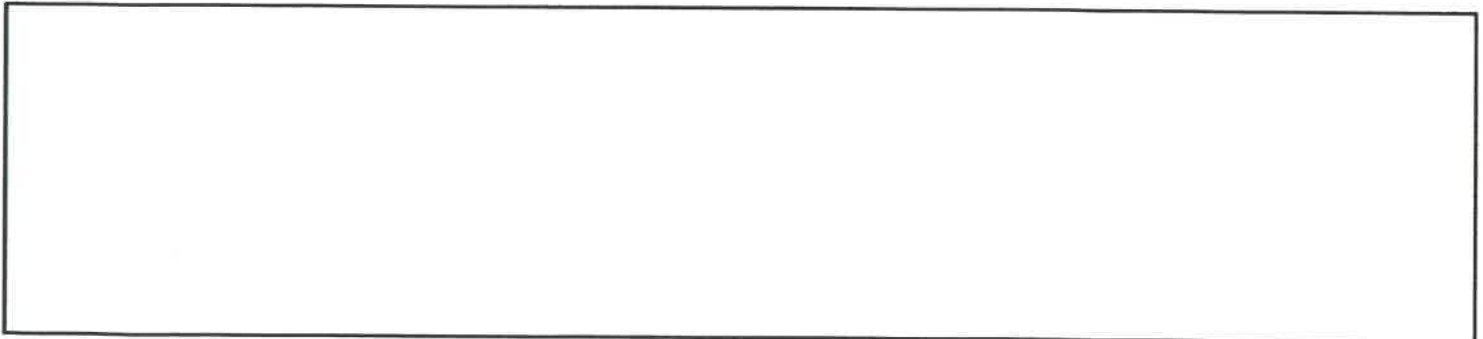
Project Planner

\_\_\_\_\_  
*Title*

August 3, 2020

\_\_\_\_\_  
*Date*

Date Received for Filing and Posting at OPR: \_\_\_\_\_



Please charge deposit fee case#: ZCEQ190081 ZCFG

FOR COUNTY CLERK'S USE ONLY