



RIVERSIDE COUNTY PLANNING DEPARTMENT

1:30 P.M.

OCTOBER 30, 2017

AGENDA RIVERSIDE COUNTY PLANNING DEPARTMENT DIRECTOR'S HEARING

COUNTY ADMINISTRATIVE CENTER
1st Floor, Conference Room 2A
4080 Lemon Street, Riverside, CA 92501

NOTE: Please be aware that the indicated staff recommendation shown below for each item may differ from that presented to the Planning Director during the public hearing.

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

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

1.0 CONSENT CALENDAR:

NONE

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

NONE

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

- 3.1 PLOT PLAN NO. 26253 – Exempt from the California Environmental Quality Act (CEQA)** per Section 15303 (New Construction or Conversion of Small Structures) – Applicant: David and Joy Haringa – Engineer Representative: Blaine A. Womer Civil Engineering – Second Supervisorial District – East Corona Zoning District – Temescal Canyon Area Plan – Community Development: Light Industrial (CD-LI)(0.25-0.60 FAR) – Location: Northerly of Magnolia Avenue, southerly of Sampson Avenue, easterly of Lincoln Street, and westerly of Buchanan Street – .84 Gross Acres – Zoning: Manufacturing-Service Commercial (M-SC) – **REQUEST:** Plot Plan to permit an existing unpermitted storage yard for truck trailers and rental vehicles on a .85 acre site with a 6,000 sq. ft. storage building intended for the storage of cabinet materials from a local cabinet manufacturer. The proposed project will have 20 parking spaces, two (2) handicap parking spaces and 16 truck trailer parking spaces. The commercial truck trailers will remain empty on the site. The site will not have set hours. Project Planner: Dionne Harris at (951) 955-6836 or email at dharris@rivco.org.

4.0 PUBLIC COMMENTS:

Agenda Item No.: **3.1**
Area Plan: Temescal Canyon
Zoning District: East Corona
Supervisorial District: Second
Project Planner: Dionne Harris
Directors Hearing: October 30, 2017

PLOT PLAN NO. 26253
CEQA Exempt - Section 15303
Applicant: David and Joy Ann Haringa
Engineer/Representative: Blaine A. Womer
Civil Engineering



Charissa Leach P.E.
Assistant TLMA Director

COUNTY OF RIVERSIDE PLANNING DEPARTMENT STAFF REPORT

PROJECT DESCRIPTION:

Plot Plan No. 26253 proposes to permit an existing unpermitted storage yard for truck trailers and rental vehicles on a .85 acre site with a 6,000 square foot storage building intended for the storage of cabinet materials from a local cabinet manufacturer. The proposed project will have twenty (20) parking spaces, two (2) handicap parking spaces and sixteen (16) truck trailer parking spaces. The commercial truck trailers will remain empty on the site. The site will not have set hours.

PROJECT LOCATION:

The project is located at 12689 Magnolia Avenue, Riverside CA, 92503 and it is within the Temescal Canyon Area Plan on one parcel totaling .85 gross acres.

PROJECT BACKGROUND:

The project will have twenty (20) parking spaces, one (1) handicap parking space and sixteen (16) truck trailer parking spaces. The existing 6,000 square foot building is intended for the storage of cabinet materials from a local cabinet manufacturer. The commercial truck trailers will remain empty on the site, but they will be delivered to an offsite location to be loaded and unloaded, then delivered back to this site for storage. The rental vehicles are being stored onsite are from a local car rental company. There will be no vehicle or trailer service or repair conducted on the project site.

There will be no employees other than the drivers of the trucks on and off the project site. The site will not have set hours. The project site will be accessed and opened by the truck drivers to pick up the truck trailers for deliveries. There will be no activity on the site other than the arrival and departure of the stored rental vehicles, truck trailers and the storage and retrieval of cabinet materials. Approval of this project will resolve Code Violation No. 17001595.

Sphere of Influence

The project site is located within the City of Corona ("City") sphere of influence and was submitted to the City for review on June 14, 2017. County staff received no comments from the City regarding this project.



SUMMARY OF FINDINGS:

- | | |
|--|--|
| 1. Existing General Plan Land Use (Ex. #5): | Community Development: Light Industrial (LI) |
| 2. Surrounding General Plan Land Use (Ex. #5): | City of Corona to the north, Light Industrial (LI) to the east and west, and Open Space - Conservation (OS-C) to the south. |
| 3. Existing Zoning (Ex. #2): | Manufacturing Service Commercial (M-SC) |
| 4. Surrounding Zoning (Ex. #2): | City of Corona to the north, Manufacturing Service Commercial (M-SC) to the east and west, and Rural Residential (R-R) to the south. |
| 5. Existing Land Use (Ex. #1): | Storage yard. |
| 6. Surrounding Land Use (Ex. #1): | City of Corona to the north, a carwash to the east, auto body shop to the west and a carwash and welding parts office to the south. |
| 7. Project Data: | Total Acreage:0.85
Total Lots: 1 |
| 8. Environmental Concerns: | CEQA Exempt-Section 15303 (New Construction or Conversion of Small Structures) |

RECOMMENDATIONS:

FIND the project exempt from the California Environmental Quality Act (CEQA) pursuant to State CEQA Guidelines Section 15303 (New Construction or Conversion of Small Structures), based on the findings and conclusions incorporated in the staff report; and,

APPROVE PLOT PLAN NO. 26253, subject to the attached conditions of approval, and based upon the findings and conclusions incorporated in the staff report.

FINDINGS: The following findings are in addition to those incorporated in the summary of findings and in the attached environmental assessment, which is incorporated herein by reference.

1. The project site has a General Plan Land Use Designation of Community Development: Light industrial (CD: LI) (0.20-0.60 FAR). The Light Industrial land use designation allows for industrial and related uses including warehousing/distribution, assembly and light manufacturing, repair facilities, and supporting retail uses. The projects provides an industrial use of storage for rental vehicles, truck trailers and cabinets.
2. The project is adjacent to the City of Corona to the North and is surrounded by properties which have a General Plan Land Use Designation of Light Industrial (LI) to the east and west, and Open Space - Conservation (OS-C) to the south.
3. The project site has a Zoning Classification of Manufacturing Service Commercial (M-SC).
4. The project site is surrounded by properties which have a Zoning Classification of Manufacturing Service Commercial (M-SC) to the east and west, and Rural Residential (R-R) to the south and City of Corona to the north.

5. In accordance with Sections 11.2.b(1)k)7 and 8 and Section 11.2.b(1)m)6 of Ordinance No. 348, the proposed project a storage yard for truck trailers and rental vehicles is permitted in the Manufacturing Service Commercial (M-SC) zone with an approved plot plan. The proposed project will have twenty (20) parking spaces, two (2) handicap parking spaces and sixteen (16) truck trailer parking spaces. The commercial truck trailers will remain empty on the site.
6. The proposed project is consistent with the development standards set forth in the M-SC Zone pursuant to the following:
 - a. Lot Size – The project site totals 0.85 gross acres. The M-SC Zone requires a minimum lot size of 10,000 square foot with a minimum average width of 75 feet. This project's site smallest width is 100 feet and does not include a subdivision and the existing lot is greater than 10,000 square feet, which meets the development standard requirement.
 - b. Setbacks – Based upon the M-SC Zone and the adjacent Manufacturing Service Commercial (M-SC) Zoning Classifications, Ordinance No. 348, Section 11.4, allows for structures to be located on the property line, with no required setbacks. The existing project's setback from the rear is 15 feet, the side setbacks is over 20 feet and the front street setback is 58 feet; which meets the development standard.
 - c. Height Requirements – The maximum building height allowed within this Zoning Classification is structures should not exceed 40 feet and buildings should not exceed 50 feet. The existing building is 11 feet in height. No existing onsite structure exceeds 40 feet, which meets the development standard.
 - d. Walls – Per Ordinance No. 348, 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. The property is adjacent to other manufacturing and commercial uses buffered by chain link fences and block walls. The property is not adjacent to residential parcels. Pursuant to the Manufacturing-Service Commercial (M-SC) Zoning Classification, this project meets the development standard.
 - e. Landscaping – Section 11.4e. of Ordinance No. 348 requires a minimum of 10% of the project site to be landscaped. Section 18.12e(7) of Ordinance No. 348 provides that "the Planning Director may, without notice or hearing, permit modifications to the landscaping requirements where topographic or other physical conditions make it impractical to require strict compliance with these requirements." The site does not contain areas that can accommodate this 10% minimum. This project is existing and the entire property is covered in asphalt. The frontage on Magnolia Avenue where landscaping previously existed was annexed by the County of Riverside to widen the street to construct the railroad overpass. The Assistant TLMA Director – Community Development has waived landscaping requirement due to the County's annexation of the frontage on this parcel.
 - f. Parking Areas – The storage yard for vehicles and commercial truck trailers is categorized as an uncovered area, which requires 1 parking space per 1,000 square feet of the building floor area. The building storage area is approximately 6,000 square feet, which requires six (6) parking spaces. The project site has twenty-two (22) vehicular parking spaces and seventeen (17) truck trailer parking spaces, which meets the development standard.
 - g. Trash Collection Areas – The project site includes a trash collection area towards the rear of the site, outside of public view, which meets the development standard.

- h. Outside Storage Areas – The project does not propose an outside storage area for supplies. The project does however, propose the storage of truck trailers and the trailers will be screened by block walls and chain link fencing. The cabinet materials will be stored inside the 6,000 square foot building. Therefore, the project meets the development standard.
 - i. Utilities – All applicable utilities shall be installed underground unless 33kV or greater, meeting the development standard.
 - j. Mechanical Equipment – All applicable mechanical equipment is adequately screened from public view, meeting the development standard (COA 10.PLANNING. 5).
 - k. Lighting – The site includes adequate lighting to accommodate the storage yard of vehicles and truck trailers. All lighted is directed downward onto the site, avoiding light spillage into the surrounding areas, meeting the development standard.
7. The project site is located within the City of Corona (“City”) sphere of influence area and was transmitted to the City for their review on July 24, 2017. The County received no comments as of the writing of this staff report regarding this proposed Plot Plan.
8. This project is not located within a CAL FIRE state responsibility area, nor a very high fire hazard severity zone.
9. The project site is not located within a Criteria Cell of the Western Riverside Multi-Species Habitat Conservation Plan.
10. The project conforms to Section 15303, New Construction or Conversion of Small Structures, of the State CEQA Guidelines and is exempt from CEQA. A project is exempt pursuant to Section 15303 if it consists of: construction and location of limited numbers of new, small facilities or structures; installation of small new equipment and facilities in small structures; or the conversion of existing small structures from one use to another where only minor modifications are made in the exterior of the structure. The numbers of structures described in this section are the maximum allowable on any legal parcel. Examples of this exemption include but are not limited to: (c) in urbanized areas, four commercial buildings not exceeding 10,000 square feet in floor area on sites zoned for such use if not involving the use of significant amounts of hazardous substances where all necessary public services and facilities are available and the surrounding area is not environmentally sensitive.
- a. There is no construction proposed as part of the proposed project, pursuant to the State CEQA Guidelines, this project would be exempt under Section 15303, which applies because this entails a conversion of existing small structures from a currently unpermitted use to a permitted use of a storage yard. The project site includes a 6,000 square foot building, vehicles and truck trailers storage. The building onsite does not exceeding 10,000 square-feet in building floor area and is located primarily within an area mostly surrounded by an incorporated city, immediately adjacent to the City of Corona boundary. Furthermore, the existing unpermitted storage yard will not require additional infrastructure or utilities to be constructed in conjunction with this project. Lastly, due to the small scale of the existing industrial use, no significant amounts of hazardous materials are generated at the site. The project scope involves the entitlement of an existing storage yard. No new construction or ground disturbance is proposed with this project.

- b. Because all aspects of the project are exempt under Section 15303, the project is exempt from CEQA and no further environmental review is required. In addition, there are no successive projects of the same type in the same place expected over time, there are no unusual circumstances such as scenic resources, historic buildings, trees, or rock outcroppings that will be affected by the project, and it is not on a hazardous waste site. Accordingly, no exception to Section 15303 exemption applies.

CONCLUSIONS:

1. The proposed project is in conformance with Land Use Designation of Community Development: Light industrial (CD: LI) (0.20-0.60 FAR), and with all other elements of the Riverside County General Plan.
2. The proposed project is consistent with the Manufacturing-Service Commercial (M-SC) Zoning Classification of Ordinance No. 348, and with all other applicable provisions of Ordinance No. 348.
3. The public's health, safety, and general welfare are protected through project design.
4. The proposed project is compatible with the present and future logical development of the area.
5. The proposed project is exempt from the provisions of CEQA, pursuant to Section 15303 (New Construction or Conversion of Small Structures).
6. The proposed project will not preclude reserve design for the Western Riverside County Multiple Species Habitat Conservation Plan ("WRCMSHCP").

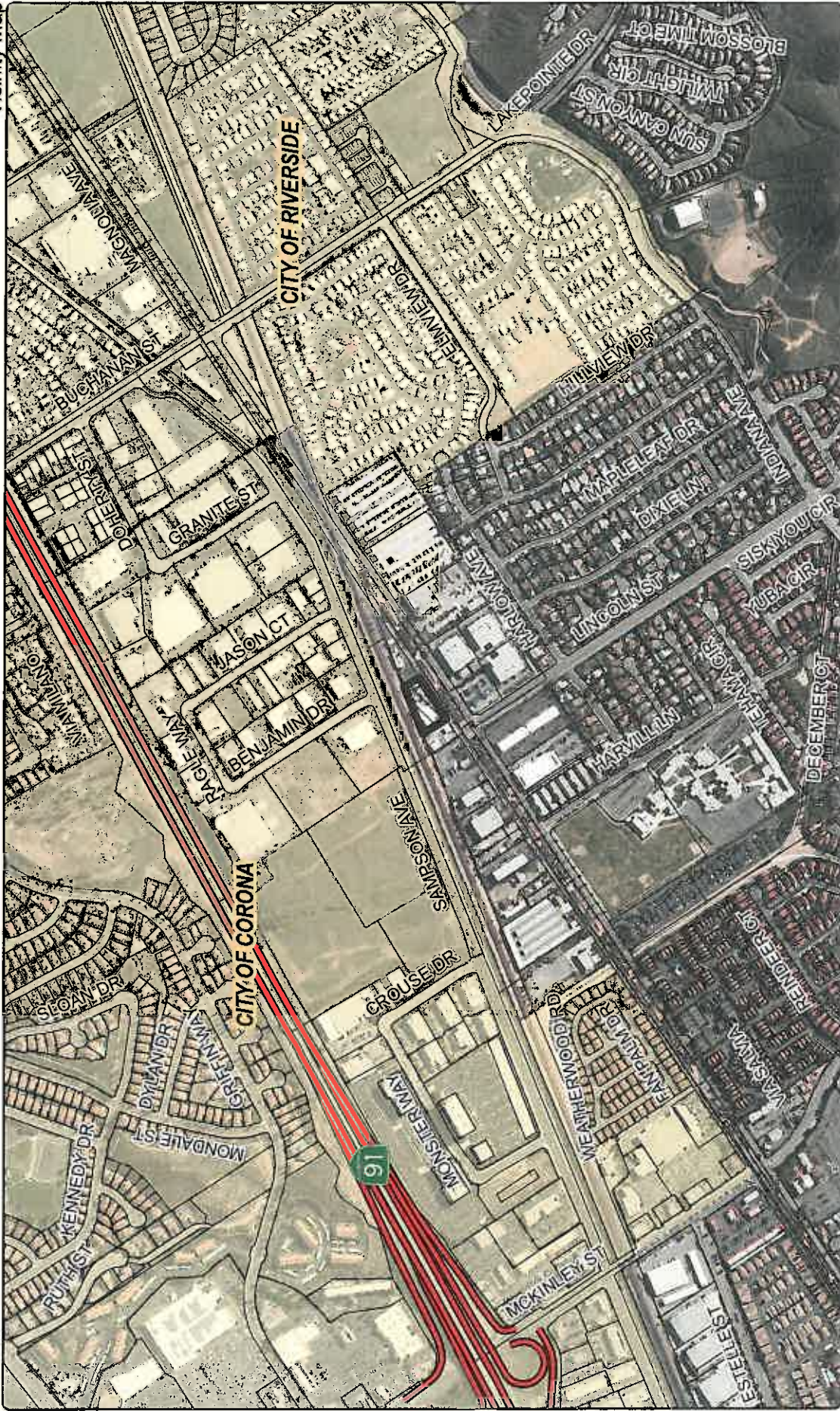
INFORMATIONAL ITEMS:

1. As of this writing, no letters, in support or opposition have been received.
2. The project site **is not** located within:
 - a. A City boundary; or
 - b. A WRCMSHCP criteria cell or conservation area; or
 - c. An Airport Influence Area ("AIA"); or
 - d. A local responsibility area for fire protection services; and
 - e. A special flood hazard area, area drainage plan, or dam inundation area.
3. The project site **is** located within:
 - a. The City of Corona sphere of influence; and
 - b. A County Service Area ("CSA"); and
 - c. An area with very high liquefaction potential; and
 - d. An area susceptible to subsidence.
4. The subject site is currently designated as Assessor's Parcel Number 172-390-052.

**RIVERSIDE COUNTY PLANNING DEPARTMENT
PP26253
VICINITY/POLICY AREAS**

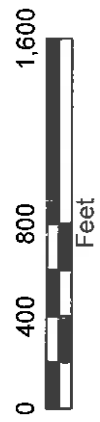
Supervisor: Tavaglione
District 2

Date Drawn: 07/21/2017
Vicinity Map



Zoning Dist: East Corona

Author: Vinnie Nguyen



DISCLAIMER: On October 7, 2003, the County of Riverside adopted a new General Plan providing new base use designations for unincorporated Riverside County. This map is based on the General Plan and is not intended to be used for any other purpose. For further information, please contact the Riverside County Planning Department at (951) 955-2300 (Western County) or in Plain District at (951) 955-9277 (Eastern County) or via email at planning@rivco.net.

RIVERSIDE COUNTY PLANNING DEPARTMENT

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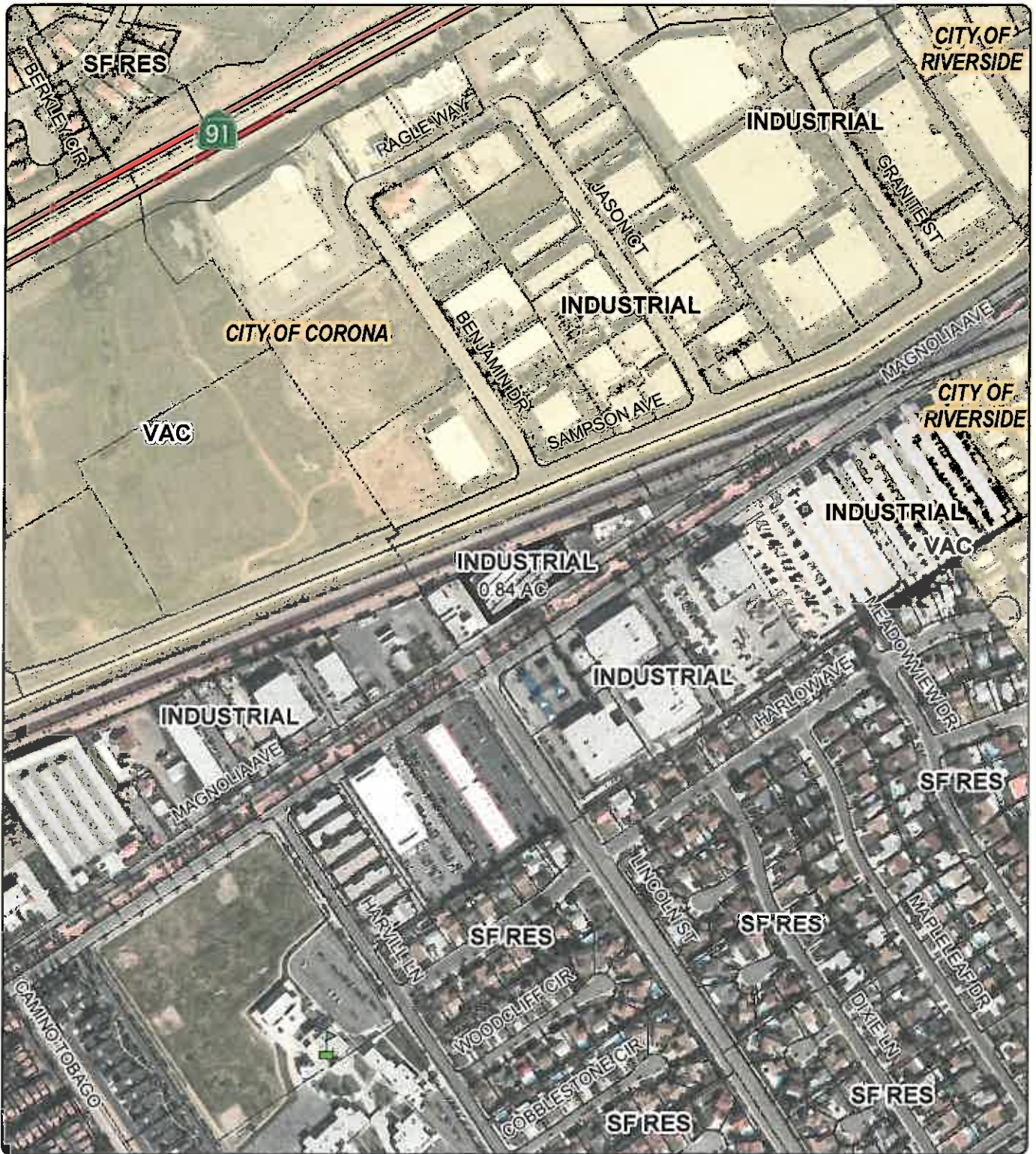
LAND USE

Supervisor: Tavaglione

District 2

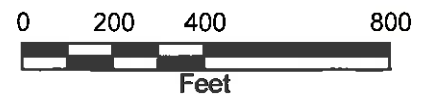
Date Drawn: 07/21/2017

Exhibit 1



Zoning Dist: East Corona

Author: Vinnie Nguyen



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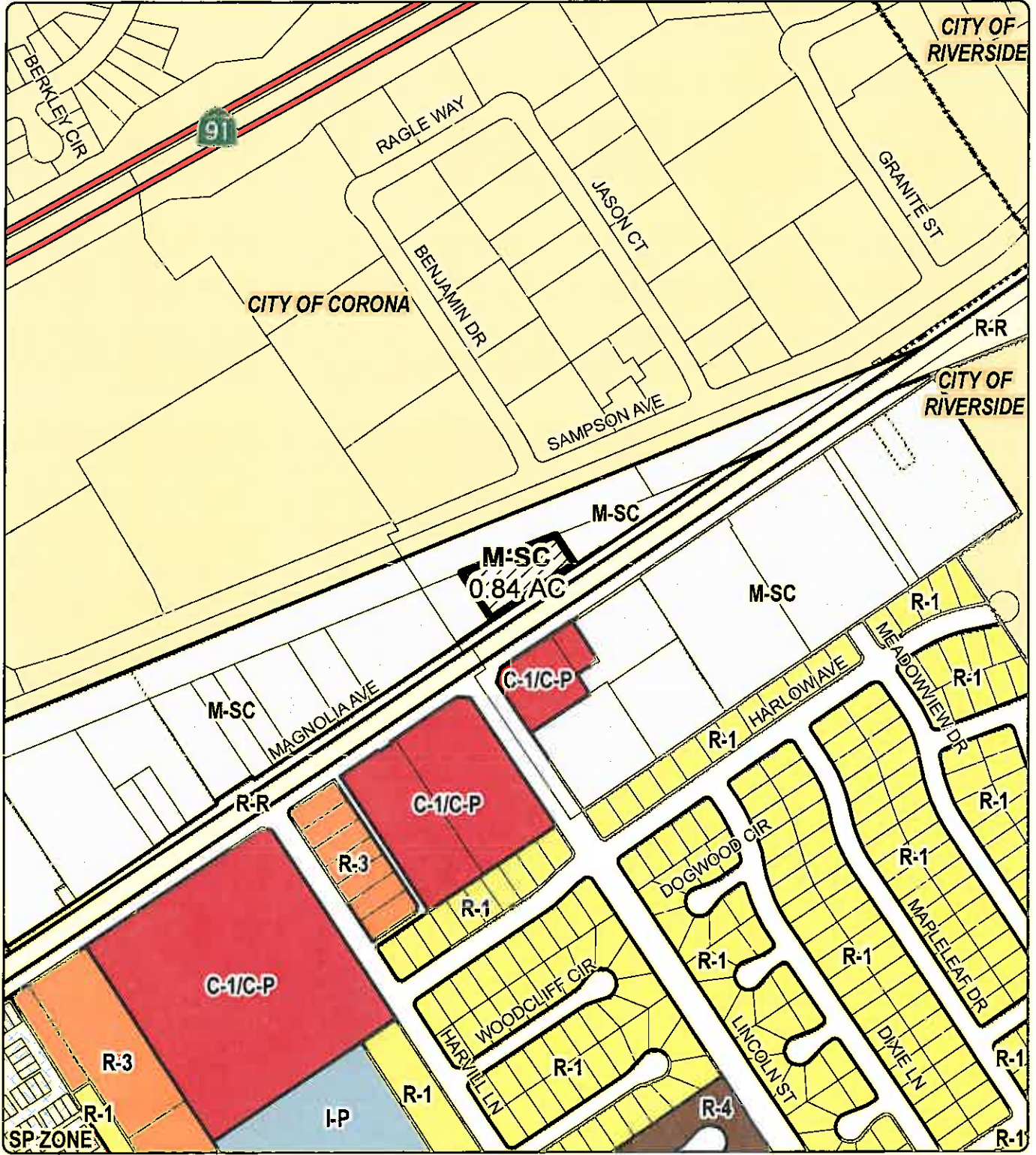
RIVERSIDE COUNTY PLANNING DEPARTMENT

PP26253

EXISTING ZONING

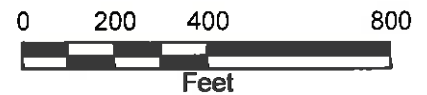
Supervisor: Tavaglione
District 2

Date Drawn: 07/21/2017
Exhibit 2



Zoning Dist: East Corona

Author: Vinnie Nguyen



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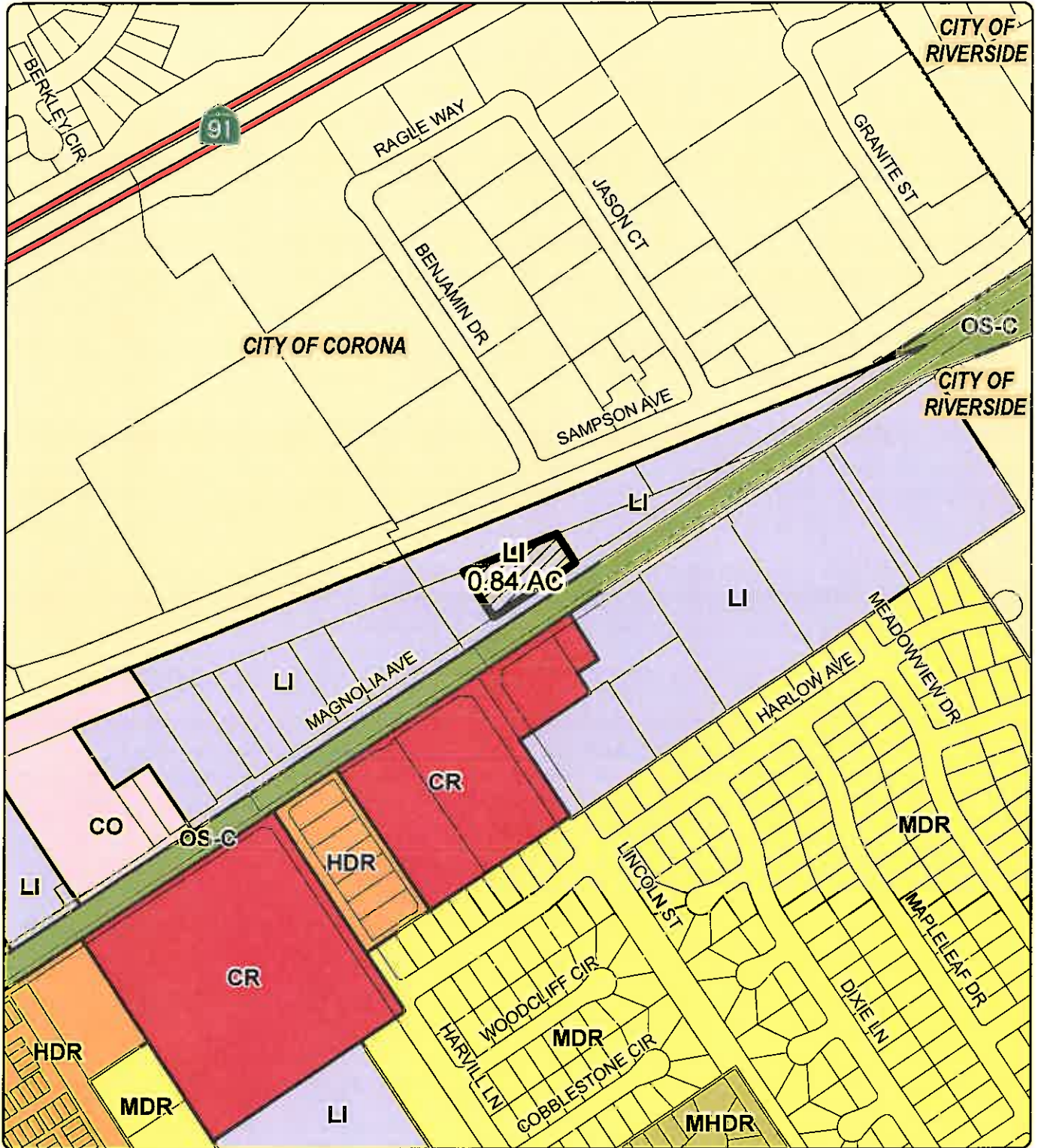
RIVERSIDE COUNTY PLANNING DEPARTMENT

PP26253

EXISTING GENERAL PLAN

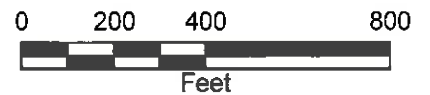
Supervisor: Tavaglione
District 2

Date Drawn: 07/21/2017
Exhibit 5



Zoning Dist: East Corona

Author: Vinnie Nguyen



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11:07

Riverside County LMS
CONDITIONS OF APPROVAL

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PLOT PLAN:TRANSMITTED Case #: PP26253

Parcel: 172-390-052

10. GENERAL CONDITIONS

EVERY DEPARTMENT

10. EVERY. 1 USE - PROJECT DESCRIPTION RECOMMND

The use hereby permitted is to permit an an existing unpermitted storage yard for truck trailers and rental vehicles on a .85 acre site with a 6,000 square foot cabinet storage building intended for the storage of cabinet materials from a local cabinet manufacturer The proposed project will have twenty (20) parking spaces, two (2) handicap parking spaces and sixteen (16) truck trailer parking spaces. The commercial truck trailers will remain empty on the site. The site will not have set hours.

10. EVERY. 2 USE - HOLD HARMLESS RECOMMND

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 PERMIT; 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 PERMIT, 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

PLOT PLAN:TRANSMITTED Case #: PP26253

Parcel: 172-390-052

10. GENERAL CONDITIONS

10. EVERY. 2 USE - HOLD HARMLESS (cont.) RECOMMND
its Office of County Counsel.

10. EVERY. 3 USE - DEFINITIONS RECOMMND

The words identified in the following list that appear in all capitals in the attached conditions of Plot Plan No. 26253 shall be henceforth defined as follows:

APPROVED EXHIBIT A = Plot Plan No. 26253, Exhibit A, Amended No. 3, dated June 17, 2017.

APPROVED EXHIBIT B = Plot Plan No. 26253, Exhibit B/C, dated June 17, 2017.

BS PLNCK DEPARTMENT

10.BS PLNCK. 1 B&S SUBMITTAL REQUIREMENTS RECOMMND

PERMIT ISSUANCE:

Per section 105.1 (2016 California Building Code, CBC): Where any owner or authorized agent intends to construct, enlarge, alter, repair, move, demolish or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert, or replace any electrical, gas, mechanical, or plumbing system, the regulation of which is governed by this code, or to cause any such work to be done, shall first make application to The building official and obtain the required permit.

The applicant shall obtain the required building permit(s) from the building department prior to any construction or placement of any building, structure or equipment on the property.

The applicant shall obtain an approved final building inspection and certificate of occupancy from the building department prior to any use or occupancy of the building, or structure.

At no time shall the approval of the planning case exhibit allow for the construction or use of any building, structure, or equipment.

In commercial and residential applications, each separate structure will require a separate building permit.

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Riverside County LMS
CONDITIONS OF APPROVAL

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10. GENERAL CONDITIONS

10.BS PLNCK. 01 B&S SUBMITTAL REQUIREMENTS (cont.) RECOMMND

ACCESSIBLE PARKING:

Please provide total parking count, along with number of standard and van accessible spaces. Provide details of accessible spaces, including dimensions, composition, cross-slope, signage, etc.

E HEALTH DEPARTMENT

10.E HEALTH. 1 USE - ECP COMMENTS RECOMMND

Based on the information that there are no new structures or areas being disturbed, no further action is being required at this time.

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 DEPARTMENT

10.FIRE. 1 USE - NO HAZMAT RECOMMND

The use of this facility shall be in accordance with the owner/operator's statement submitted to the Riverside County Planning Department. Any changes in use or other uses not previously approved will require the approval of the Riverside County Planning Department and the Riverside County Fire Department.

The facility shall not be for the use, storage, or handling of any hazardous materials.

PLANNING DEPARTMENT

10.PLANNING. 1 USE - IF HUMAN REMAINS FOUND RECOMMND

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

PLOT PLAN: TRANSMITTED Case #: PP26253

Parcel: 172-390-052

10. GENERAL CONDITIONS

10. PLANNING. 1 USE - IF HUMAN REMAINS FOUND (cont.)

RECOMMND

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

PLOT PLAN: TRANSMITTED Case #: PP26253

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10. GENERAL CONDITIONS

10.PLANNING. 1 USE - IF HUMAN REMAINS FOUND (cont.) (cont.) RECOMMND

(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 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.

10.PLANNING. 2 USE - UNANTICIPATED RESOURCES RECOMMND

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

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Parcel: 172-390-052

10. GENERAL CONDITIONS

10.PLANNING. 2 USE - UNANTICIPATED RESOURCES (cont.) RECOMMND

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.

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.

10.PLANNING. 3 USE - COMPLY WITH ORD./CODES RECOMMND

The development of these premises shall comply with the standards of Ordinance No. 348 and all other applicable Riverside County ordinances and State and Federal codes.

The development of the premises shall conform substantially with that as shown on APPROVED EXHIBIT A, unless otherwise amended by these conditions of approval.

10.PLANNING. 5 USE - LIGHTING HOODED/DIRECTED RECOMMND

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

10.PLANNING. 12 USE - NO OUTDOOR ADVERTISING RECOMMND

No outdoor advertising display, sign or billboard (not including on-site advertising or directional signs) shall be constructed or maintained within the property subject to this approval.

10/17/17
11:07

Riverside County LMS
CONDITIONS OF APPROVAL

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10. GENERAL CONDITIONS

10.PLANNING. 18 USE - NO SECOND FLOOR RECOMMND

No tenant improvement permit, or any other building permit, shall be granted for any second story, second floor, mezzanine, or interior balcony unless a plot plan, conditional use permit, public use permit, substantial conformance or a revised permit is approved by the Planning Department pursuant to Section 18.12 of Ordinance No. 348 in order to assure adequate parking remains within the property. Only a one story building was approved as part of this permit and reviewed for parking standards.

10.PLANNING. 19 USE - NO RESIDENT OCCUPANCY RECOMMND

No permanent occupancy shall be permitted within the property approved under this plot plan as a principal place of residence as shown on the APPROVED EXHIBIT A. No person, shall use the premises as a permanent mailing address nor be entitled to vote using an address within the premises as a place of residence.

10.PLANNING. 28 USE - CAUSES FOR REVOCATION RECOMMND

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.

10.PLANNING. 29 USE - CEASED OPERATIONS RECOMMND

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

10.PLANNING. 35 USE - 2ND DIST LS GUIDELINES RECOMMND

The permit holder shall comply with the intent of the "DESIGN AND LANDSCAPE GUIDELINES FOR DEVELOPMENT IN THE SECOND SUPERVISORIAL DISTRICT (Revised)", approved by the Board of Supervisors, September 15, 1998, and revised October 23, 1998.

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10. GENERAL CONDITIONS

10.PLANNING. 37 USE - BUSINESS LICENSING RECOMMND

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

TRANS DEPARTMENT

10.TRANS. 1 USE - STD INTRO (ORD 461) RECOMMND

With respect to the conditions of approval for the referenced tentative exhibit, it is understood that the exhibit correctly shows acceptable centerline elevations, all existing easements, traveled ways, and drainage courses with appropriate Q's, and that their omission or unacceptability may require the exhibit to be resubmitted for further consideration. This ordinance and all conditions of approval are essential parts and a requirement occurring in ONE is as binding as though occurring in all. All questions regarding the true meaning of the conditions shall be referred to the Transportation Department.

10.TRANS. 2 USE - COUNTY WEBSITE RECOMMND

Additional information, standards, ordinances, policies, and design guidelines can be obtained from the Transportation Department Website: <http://rctlma.org/trans/>. If you have questions, please call the Plan Check Section at (951) 955-6527.

10.TRANS. 3 USE - TS/EXEMPT RECOMMND

The Transportation Department has not required a traffic study for the subject project. The Transportation Department has determined that the project is exempt from traffic study requirements.

WASTE DEPARTMENT

10.WASTE. 1 USE - HAZARDOUS MATERIALS RECOMMND

Hazardous materials are not accepted at Riverside County landfills. In compliance with federal, state, and local

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10. GENERAL CONDITIONS

10.WASTE. 1 USE - HAZARDOUS MATERIALS (cont.) RECOMMND

...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.

10.WASTE. 2 USE - AB 341 RECOMMND

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 waste hauler.

-Provide recycling service to 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.rivcown.org/opencms/recycling/recycling_and_compost_business.html#mandatory

10.WASTE. 3 USE - AB 1826 RECOMMND

AB 1826 (effective April 1, 2016) requires businesses that generate 8 cubic yards or more of organic waste per week to arrange for organic waste recycling services. The threshold amount of organic waste generated requiring compliance by businesses is reduced in subsequent years. Businesses subject to AB 1826 shall take at least one of the following actions in order to divert organic waste from

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10. GENERAL CONDITIONS

10.WASTE. 3 USE - AB 1826 (cont.) RECOMMND

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.

10.WASTE. 4 USE - LANDSCAPE PRACTICES RECOMMND

Use mulch and/or compost in the development and maintenance of landscaped areas within the project boundaries.

Reduce the amount of green waste generated in common landscaped areas through grass recycling (where lawn clippings from a mulching type mower are left on lawn), or through on-site composting of green waste, or through the separation of green waste from other waste types to send to a composting facility.

Xeriscape and/or use drought tolerant/low maintenance vegetation in all landscaped areas of the project.

80. PRIOR TO BLDG PRMT ISSUANCE

BS GRADE DEPARTMENT

80.BS GRADE. 1 USE-NO GRADING VERIFICATION RECOMMND

Prior to the issuance of any building permit, the applicant shall comply with the County of Riverside Department of Building and Safety "NO GRADING VERIFICATION" requirements.

PLANNING DEPARTMENT

80.PLANNING. 6 USE - CONFORM TO ELEVATIONS RECOMMND

Elevations of all buildings and structures submitted for building plan check approval shall be in substantial conformance with the elevations shown on APPROVED EXHIBIT B = Plot Plan No. 26253, Exhibit B/C, dated June 17, 2017.

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80. PRIOR TO BLDG PRMT ISSUANCE

80.PLANNING. 7 USE - CONFORM TO FLOOR PLANS

RECOMMND

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

WASTE DEPARTMENT

80.WASTE. 1 USE - WASTE RECYCLE PLAN (WRP)

RECOMMND

Prior to building permit issuance, 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 BLDG FINAL INSPECTION

BS GRADE DEPARTMENT

90.BS GRADE. 1 USE - BUSINESS REGISTRATION

RECOMMND

Prior to final building inspection, the applicant/owner shall register the project with the Department of Building Safety Business Registration Division. Any person or entity that owns or operates a commercial and/or industrial facility shall register such facility for annual inspections.

PLANNING DEPARTMENT

90.PLANNING. 6 USE - PARKING PAVING MATERIAL

RECOMMND

A minimum of thirty-seven (37) parking spaces shall be provided as shown on the APPROVED EXHIBIT A, unless otherwise approved by the Planning Department. The

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90. PRIOR TO BLDG FINAL INSPECTION

90.PLANNING. 6 USE - PARKING PAVING MATERIAL (cont.) RECOMMND

parking area shall be surfaced with asphaltic concrete or concrete to current standards as approved by the Department of Building and Safety.

90.PLANNING. 7 USE - ACCESSIBLE PARKING RECOMMND

A minimum of two (2) accessible parking space[s] for persons with disabilities shall be provided as shown on APPROVED EXHIBIT A. Each parking space reserved for persons with disabilities shall be identified by a permanently affixed reflectorized sign constructed of porcelain on steel, beaded text or equal, displaying the International Symbol of Accessibility. The sign shall not be smaller than 70 square inches in area and shall be centered at the interior end of the parking space at a minimum height of 80 inches from the bottom of the sign to the parking space finished grade, or centered at a minimum height of 36 inches from the parking space finished grade, ground, or sidewalk. A sign shall also be posted in a conspicuous place, at each entrance to the off-street parking facility, not less than 17 inches by 22 inches, clearly and conspicuously stating the following:

"Unauthorized vehicles not displaying distinguishing placards or license plates issued for physically handicapped persons may be towed away at owner's expense. Towed vehicles may be reclaimed at ___ or by telephoning ___."

In addition to the above requirements, the surface of each parking space shall have a surface identification sign duplicating the symbol of accessibility in blue paint of at least 3 square feet in size.

90.PLANNING. 13 USE - NO ROOF EQUIPMENT RECOMMND

Roof-mounted equipment for residential units shall not be permitted within the project site.

TRANS DEPARTMENT

90.TRANS. 1 USE - LC LNDSCP INSPECT DEPOST RECOMMND

Prior to building permit final inspection, the developer/permit holder shall file an Inspection Request Form and deposit sufficient funds to cover the costs of the

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90. PRIOR TO BLDG FINAL INSPECTION

90.TRANS. 1 USE - LC LNDSACP INSPECT DEPOST (cont.) RECOMMND

Pre-Installation, the Installation, and One Year Post-Establishment landscape inspections. In the event that an open landscape case is not available, then the applicant shall open a FEE ONLY case to conduct inspections. The deposit required for landscape inspections shall be determined by the Riverside County Landscape Division. The Transportation Department shall clear this condition upon determination of compliance.

90.TRANS. 2 USE LNDSACP INSPCTN RQRMNTS RECOMMND

The permit holder's (or on-site representative) landscape architect is responsible for preparing the landscaping and irrigation plans and shall arrange for an installation inspection with the Transportation Department at least five (5) working days prior to the installation of any landscape or irrigation components.

Upon successful completion of the installation inspection, the applicant will arrange for a 6th-month installation inspection at least five (5) working days prior to the final building inspection or issuance of the occupancy permit, whichever occurs first, and comply with the Transportation Department's (80.TRANS) condition entitled "USE-LANDSCAPING SECURITY" and (90.TRANS) condition entitled "LANDSCAPE INSPECTION DEPOSIT." Upon successful completion of the installation inspection, the County Transportation Department's landscape inspector and the permit holder's landscape architect (or on-site representative) shall execute a Landscape Certificate of Completion that shall be submitted to the Transportation Department and the Department of Building and Safety. The Transportation Department shall clear this condition upon determination of compliance.

90.TRANS. 3 USE - LC COMPLY W/ LNDSACP/ IRR RECOMMND

The developer/permit holder shall coordinate with their designated landscape representative and the Riverside County Transportation Department's landscape inspector to ensure all landscape planting and irrigation systems have been installed in accordance with APPROVED EXHIBITS, landscaping, irrigation, and shading plans. The Transportation Department will ensure that all landscaping is healthy, free of weeds, disease and pests; and, irrigation systems are properly constructed and determined

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90. PRIOR TO BLDG FINAL INSPECTION

90.TRANS. 3 USE - LC COMPLY W/ LNDSCP/ IRR (cont.) RECOMMND

to be in good working order. The developer/permit holder's designated landscape representative and the Riverside County Transportation Department's landscape inspector shall determine compliance with this condition and execute a Landscape Certificate of Completion. Upon determination of compliance, the Transportation Department shall clear this condition.

WASTE DEPARTMENT

90.WASTE. 1 USE - WASTE REPORTING FORM RECOMMND

Prior to building final inspection, evidence (i.e., receipts or other types of verification) to demonstrate project compliance with the approved Waste Reporting 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.

**LAND DEVELOPMENT COMMITTEE (LDC)
INITIAL CASE TRANSMITTAL
RIVERSIDE COUNTY PLANNING DEPARTMENT – RIVERSIDE
PO Box 1409
Riverside, 92502-1409**

DATE: June 14, 2017

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. Trans. Dept. – Landscape Section
Riv. Co. Waste Resources Management Dept.
Board of Supervisors - Supervisor: 2nd District-
Tavaglione
Corona City Sphere of Influence

Eastern Municipal Water District (EMWD)
Southern California Edison Co. (SCE)
California Department of Fish and Wildlife

PLOT PLAN NO. 26253 – CEQA Exempt - Applicant: David and Joy Haringa – Engineer Representative: Blaine A. Womer Civil Engineer – Second Supervisorial District – East Corona Zoning District - Temescal Canyon Area Plan – Community Development: Light Industrial (CD: LI)(0.25-0.60 FAR) – Location: Northerly of Magnolia Avenue, southerly of Sampson Avenue, Easterly of Lincoln Street, and westerly of Buchanan Street – .84 Gross Acres – Zoning: Manufacturing-Service Commercial (M-SC) - **REQUEST:** Plot Plan to permit an existing vehicle and trailer storage yard on a .84 acre site with a 6000 square foot office building. - APN: 172-390-052. Related Cases: N/A. **BBID: 454-078-318 UPROJ: PP26253**

LDC staff members and other listed Riverside County Agencies, Departments and Districts staff:
A Bluebeam invitation has been emailed to appropriate staff members so they can view and markup the map(s) and/or exhibit(s) for the above-described project. Please have your markups completed and draft conditions in the Land Management System (LMS) on or before the indicated LDC date. If it is determined that the attached map(s) and/or exhibit(s) are not acceptable, please have corrections in the system and DENY the LMS routing on or before the above date. This case is scheduled for a **LDC meeting on June 15, 2017**. Once the route is complete, and the approval screen is approved with or without corrections, the project can be scheduled for a public hearing.

Other listed entities/individuals:

Please note that the Planning Department has gone paperless and is no longer providing physical copies of the submitted map(s) and/or exhibit(s) for review. However, we still want your comments. You can view the project maps and exhibits by going to the following webpage and selecting the LDC date listed above. <http://planning.rctlma.org/DevelopmentProcess/LDCAgendas/2016LDCAgendas.aspx> by clicking the appropriate LDC date, you will download a copy of the LDC agenda with the exhibits attached. Please provide any comments, questions and recommendations to the Planning Department on or before the above referenced date.

Any questions or comments regarding this project should be directed to Dionne Harris, Project Planner at (951) 955-6836 or e-mail at dharris@rivco.org / MAILSTOP #: 1070

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

DATE: _____ SIGNATURE: _____

PLEASE PRINT NAME AND TITLE: _____

TELEPHONE: _____

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

INDEMNIFICATION AGREEMENT

This INDEMNIFICATION AGREEMENT ("Agreement"), made by and between the COUNTY OF RIVERSIDE, a political subdivision of the State of California ("COUNTY"), and David Haringa and Joy Ann Haringa, trustees of the 15522-24 Woodruff Ave. Trust dated November 17, 2004 ("PROPERTY OWNER"), relating to the PROPERTY OWNER'S indemnification of the COUNTY under the terms set forth herein:

WITNESSETH:

WHEREAS, the PROPERTY OWNER has a legal interest in the certain real property described as 172-390-052("PROPERTY"); and,

WHEREAS, on May 4, 2017, PROPERTY OWNER filed an application for Plot Plan 26253 ("PROJECT"); and,

WHEREAS, judicial challenges of projects requiring discretionary approvals, including, but not limited to, California Environmental Quality Act determinations, are costly and time consuming. Additionally, project opponents often seek an award of attorneys' fees in such challenges; and,

WHEREAS, since property owners are the primary beneficiaries of such approvals, it is appropriate that such owners bear the expense of defending against any such judicial challenge, and bear the responsibility of any costs, attorneys' fees and damages which may be awarded to a successful challenger; and,

WHEREAS, in the event a judicial challenge is commenced against the PROJECT, the COUNTY has requested and the PROPERTY OWNER has agreed to defend, indemnify and hold harmless the COUNTY, its agents, officers, or employees from any claim, action or proceeding against the COUNTY, its agents, officers, or employees to attack, set aside, void or annul any approval of the COUNTY, its advisory agencies, appeal boards, or legislative body concerning the PROJECT or its associated environmental documentation ("LITIGATION"); and,

WHEREAS, this Agreement is entered into by the COUNTY and PROPERTY OWNER to establish specific terms concerning PROPERTY OWNER'S indemnification obligation for the PROJECT.

NOW, THEREFORE, it is mutually agreed between COUNTY and PROPERTY OWNER as follows:

1. **Indemnification.** PROPERTY OWNER, at its own expense, shall defend, indemnify and hold harmless the COUNTY, its agents, officers, and employees from and against any claim, action or proceeding brought against the

COUNTY, its agents, officers, and employees to attack, set aside, void or annul any approval of the PROJECT including any associated costs, damages, and expenses including, but not limited to, costs associated with Public Records Act requests submitted to the COUNTY related to the PROJECT and an award of attorneys' fees and costs incurred or arising out of the above-referenced claim, action or proceeding brought against the COUNTY ("Indemnification Obligation.")

2. ***Defense Cooperation.*** PROPERTY OWNER and the COUNTY shall reasonably cooperate in all aspects of the LITIGATION. Nothing contained in this Agreement, however, shall be construed to limit the discretion of COUNTY, in the interest of the public welfare, to settle, defend, appeal or to decline to settle or to terminate or forego defense or appeal of the LITIGATION. It is also understood and agreed that all litigation pleadings are subject to review, revision and approval by COUNTY's Office of County Counsel.

3. ***Representation and Payment for Legal Services Rendered.*** COUNTY shall have the absolute right to approve any and all counsel retained to defend COUNTY in the LITIGATION. PROPERTY OWNER shall pay the attorneys' fees and costs of the legal firm retained by PROPERTY OWNER to represent the COUNTY in the LITIGATION. Failure by PROPERTY OWNER to pay such attorneys' fees and costs may be treated as an abandonment of the PROJECT and as a default of PROPERTY OWNER's obligations under this Agreement.

4. ***Payment for COUNTY's LITIGATION Costs.*** Payment for COUNTY's costs related to the LITIGATION shall be made on a deposit basis. LITIGATION costs include any associated costs, fees, damages, and expenses as further described in Section 1. herein as Indemnification Obligation. Within thirty (30) days of receipt of notice from COUNTY that LITIGATION has been initiated against the PROJECT, PROPERTY OWNER shall initially deposit with the COUNTY's Planning Department the total amount of Twenty Thousand Dollars (\$20,000). PROPERTY OWNER 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. Within ten (10) days of written notice from COUNTY, PROPERTY OWNER shall make such additional deposits. Collectively, the initial deposit and additional deposits shall be referred to herein as the "Deposit."

5. ***Return of Deposit.*** COUNTY shall return to PROPERTY OWNER any funds remaining on deposit after ninety (90) days have passed since final adjudication of the LITIGATION.

6. ***Notices.*** For all purposes herein, notices shall be effective when personally delivered, delivered by commercial overnight delivery service, or sent by

certified or registered mail, return receipt requested, to the appropriate address set forth below:

COUNTY:
Office of County Counsel
Attn: Melissa Cushman
3960 Orange Street, Suite 500
Riverside, CA 92501

PROPERTY OWNER:
David Haringa and Joy Ann Haringa,
Trustees of the 15522-24 Woodruff
Ave. Trust dated November 17, 2004
12855 Canyonwind Road
Riverside, CA 92503

With a copy to:
Excel Cabinets, Inc.
225 Jason Court
Corona CA 92876-6199

7. ***Default and Termination.*** This Agreement is not subject to termination, except by mutual agreement or as otherwise provided herein. In the event of a default of PROPERTY OWNER's obligations under this Agreement, COUNTY shall provide written notification to PROPERTY OWNER of such alleged default and PROPERTY OWNER shall have ten (10) days after receipt of written notification to cure any such alleged default. If PROPERTY OWNER fails to cure such alleged default within the specified time period or otherwise reach agreement with the COUNTY on a resolution of the alleged default, COUNTY may, in its sole discretion, do any of the following or combination thereof:

- a. Deem PROPERTY OWNER's default of PROPERTY OWNER's obligations as abandonment of the PROJECT and as a breach of this Agreement;
- b. Rescind any PROJECT approvals previously granted;
- c. Settle the LITIGATION.

In the event of a default, PROPERTY OWNER shall remain responsible for any costs and attorney's fees awarded by the Court or as a result of settlement and other expenses incurred by the COUNTY related to the LITIGATION or settlement.

8. ***COUNTY Review of the PROJECT.*** Nothing in this Agreement shall be construed to limit, direct, impede or influence the COUNTY's review and consideration of the PROJECT.

9. ***Complete Agreement/Governing Law.*** This Agreement represents the complete understanding between the parties with respect to matters set forth herein. This Agreement shall be construed in accordance with the laws of the State of California.

10. **Successors and Assigns.** The obligations specific herein shall be made, and are binding on the successors in interest of the PROPERTY OWNER, whether the succession is by agreement, by operation of law or by any other means.

11. **Amendment and Waiver.** No modification, waiver, amendment or discharge of this Agreement shall be valid unless the same is in writing and signed by all parties.

12. **Severability.** If any term, provision, covenant or condition of this Agreement is held to be invalid, void or otherwise unenforceable, to any extent, by any court of competent jurisdiction, the remainder of this Agreement shall not be affected thereby, and each term, provision, covenant or condition of this Agreement shall be valid and enforceable to the fullest extent permitted by law.

13. **Survival of Indemnification.** The parties agree that this Agreement shall constitute a separate agreement from any PROJECT approval, and if the PROJECT, in part or in whole, is invalidated, rendered null or set aside by a court of competent jurisdiction, the parties agree to be bound by the terms of this Agreement, which shall survive such invalidation, nullification or setting aside.

14. **Interpretation.** The parties have been advised by their respective attorneys, or if not represented by an attorney, represent that they had an opportunity to be so represented in the review of this Agreement. Any rule of construction to the effect that ambiguities are to be resolved against the drafting party shall not be applied in interpreting this Agreement.

15. **Captions and Headings.** The captions and section headings used in this Agreement are inserted for convenience of reference only and are not intended to define, limit or affect the construction or interpretation of any term or provision hereof.

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

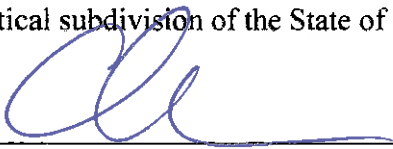
17. **Counterparts; Facsimile & Electronic Execution.** This Agreement may be executed in one or more counterparts, each of which shall be deemed an original, but all of which together shall constitute one and the same document. To facilitate execution of this Agreement, the parties may execute and exchange facsimile or electronic counterparts, and facsimile or electronic counterparts shall serve as originals.

18. **Joint and Several Liability.** In the event there is more than one PROPERTY OWNER, the liability of PROPERTY OWNER shall be joint and several, and PROPERTY OWNER each of them shall be jointly and severally liable for performance of all of the obligations of PROPERTY OWNER under this Agreement.

19. **Effective Date.** The effective date of this Agreement is the date the parties sign the Agreement. If the parties sign the Agreement on more than one date, then the last date the Agreement is signed by a party shall be the effective date.

IN WITNESS WHEREOF, the parties hereto have duly caused this Agreement to be executed by their authorized representatives as of the date written.

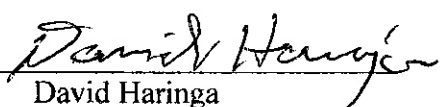
COUNTY:
COUNTY OF RIVERSIDE,
a political subdivision of the State of California

By: 
Charissa Leach
Assistant TLMA Director – Community Development

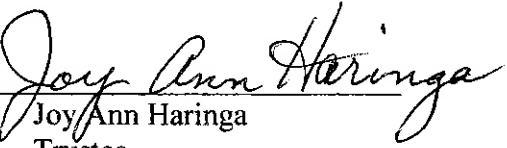
Dated: 9/14/17

FORM APPROVED COUNTY COUNSEL
BY:  9/19/17
LEILA J. MOSHREF-DANESH DATE

PROPERTY OWNER:
David Haringa and Joy Ann Haringa, trustees of the
15522-24 Woodruff Ave. Trust dated November 17, 2004

By: 
David Haringa
Trustee

Dated: 9-14-17

By: 
Joy Ann Haringa
Trustee

Dated: 9-14-17

Notarized
see attached
w. ~~W~~ Vaughn
09/14/2017

ACKNOWLEDGMENT

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: Riverside

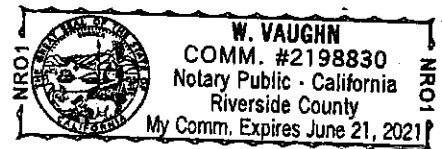
On 09-14-2017 before me, W VAUGHN, NOTARY PUBLIC
(insert name and title of the officer)

personally appeared Joy Ann Haringa & David Haringa 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 W. Vaughn (Seal)



attached to Indemnification Agreement



RIVERSIDE COUNTY PLANNING DEPARTMENT

Steve Weiss, AICP
Planning Director

APPLICATION FOR LAND USE AND DEVELOPMENT

PP26253

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 Haringa

Contact Person: David Haringa E-Mail: _____

Mailing Address: 12855 Canyonwind Road

Riverside City CA State 92503 ZIP

Daytime Phone No: (951) 688-8477 Fax No: (_____) _____

Engineer/Representative Name: Blaine A. Womer Civil Engineering

Contact Person: Blaine Womer E-Mail: blaine@bawce.com

Mailing Address: 41555 East Florida Avenue, Suite G

Hemet City CA State 92544 ZIP

Daytime Phone No: (951) 658-1727 Fax No: (951) 658-9347

Property Owner Name: David Haringa & Joy Ann Haringa, Trustees of the 15522-24 Woodruff Ave. Trust

Contact Person: David haringa E-Mail: _____

Mailing Address: 12855 Canyonwind Road

Riverside City CA State 92503 ZIP

Daytime Phone No: (951) 688-8477 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.)

DAVID HARINGA
PRINTED NAME OF PROPERTY OWNER(S)

David Haringa
SIGNATURE OF PROPERTY OWNER(S)

Joy A. HARINGA
PRINTED NAME OF PROPERTY OWNER(S)

Joy A. Haringa
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): 172-390-052

Approximate Gross Acreage: 0.84 Acres

General location (nearby or cross streets): North of Magnolia Avenue, South of Sampson Avenue, East of Lincoln Street, West of Buchanan Street.

APPLICATION FOR LAND USE AND DEVELOPMENT

PROJECT PROPOSAL:

Describe the proposed project.

Proposed vehicle and trailer storage facility.

Identify the applicable Ordinance No. 348 Section and Subsection reference(s) describing the proposed land use(s): Section 11.2, Bk 7 and 8

Number of existing lots: 1

EXISTING Buildings/Structures: Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>						
No.*	Square Feet	Height	Stories	Use/Function	To be Removed	Bldg. Permit No.
1	6000	12'	1	Vacant - no use at this time	<input type="checkbox"/>	BZ189248
2					<input type="checkbox"/>	BZ192219
3					<input type="checkbox"/>	BZ199104
4					<input type="checkbox"/>	
5					<input type="checkbox"/>	
6					<input type="checkbox"/>	
7					<input type="checkbox"/>	
8					<input type="checkbox"/>	
9					<input type="checkbox"/>	
10					<input type="checkbox"/>	

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

PROPOSED Buildings/Structures: Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>				
No.*	Square Feet	Height	Stories	Use/Function
1				
2				
3				
4				
5				
6				
7				
8				
9				
10				

PROPOSED Outdoor Uses/Areas: Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>		
No.*	Square Feet	Use/Function
1	30,396	Trailer and Vehicle Storage
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:

A Non-Construction Certificate of Occupancy application will be filed for the existing onsite structure.

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

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

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

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

If yes, indicate the type of report(s) and provide a signed copy(ies): _____

Is the project located within 1,000 feet of a military installation, beneath a low-level flight path or within special use airspace as defined in Section 21098 of the Public Resources Code, and within an urbanized area as defined by Government Code Section 65944? Yes No

Is this an application for a development permit? Yes No

If the project located within either the Santa Ana River/San Jacinto Valley watershed, the Santa Margarita River watershed, or the Whitewater River watershed, check the appropriate checkbox below.

If not known, please refer to [Riverside County's Map My County website](#) to determine if the property is located within any of these watersheds (search for the subject property's Assessor's Parcel Number, then select the "Geographic" Map Layer – then select the "Watershed" sub-layer)

If any of the checkboxes are checked, click on the adjacent hyperlink to open the applicable Checklist Form. Complete the form and attach a copy as part of this application submittal package.

[Santa Ana River/San Jacinto Valley](#)

[Santa Margarita River](#)

[Whitewater River](#)

APPLICATION FOR LAND USE AND DEVELOPMENT

If the applicable Checklist has concluded that the application requires a preliminary project-specific Water Quality Management Plan (WQMP), such a plan shall be prepared and included with the submittal of this application.

HAZARDOUS WASTE AND SUBSTANCES STATEMENT

The development project and any alternatives proposed in this application are contained on the lists compiled pursuant to Section 65962.5 of the Government Code. Accordingly, the project applicant is required to submit a signed statement that contains the following information:

Name of Applicant: David Haringa

Address: 12855 Canyonwind Road, Riverside, CA 92503

Phone number: (951) 688-8477

Address of site (street name and number if available, and ZIP Code): 12689 Magnolia Avenue, 92879

Local Agency: County of Riverside

Assessor's Book Page, and Parcel Number: 172-390-052

Specify any list pursuant to Section 65962.5 of the Government Code: N/A

Regulatory Identification number: N/A

Date of list: N/A

Applicant: David Haringa Date 5-4-17

HAZARDOUS MATERIALS DISCLOSURE STATEMENT

Government Code Section 65850.2 requires the owner or authorized agent for any development project to disclose whether:

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

I (we) certify that my (our) answers are true and correct.

Owner/Authorized Agent (1) David Haringa Date 5-3-17

Owner/Authorized Agent (2) _____ Date _____

APPLICATION FOR LAND USE AND DEVELOPMENT

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

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

NOTICE OF PUBLIC HEARING

A PUBLIC HEARING has been scheduled, pursuant to Riverside County Land Use Ordinance No. 348, before the **RIVERSIDE COUNTY DIRECTOR'S HEARING** to consider the project shown below:

PLOT PLAN NO. 26253 – Exempt from the California Environmental Quality Act (CEQA), Section 15303 (New Construction or Conversion of Small Structures) – Applicant: David and Joy Haringa – Engineer Representative: Blaine A. Womer Civil Engineering – Second Supervisorial District – East Corona Zoning District – Temescal Canyon Area Plan – Community Development: Light Industrial (CD-LI)(0.25-0.60 FAR) – Location: Northerly of Magnolia Avenue, southerly of Sampson Avenue, easterly of Lincoln Street, and westerly of Buchanan Street – .84 Gross Acres – Zoning: Manufacturing-Service Commercial (M-SC) – **REQUEST:** Plot Plan to permit an existing unpermitted storage yard for truck trailers and rental vehicles on a .85 acre site with a 6,000 sq. ft. storage building intended for the storage of cabinet materials from a local cabinet manufacturer. The proposed project will have 20 parking spaces, two (2) handicap parking spaces and 16 truck trailer parking spaces. The commercial truck trailers will remain empty on the site. The site will not have set hours.

TIME OF HEARING: 1:30 pm or as soon as possible thereafter
DATE OF HEARING: **OCTOBER 30, 2017**
PLACE OF HEARING: RIVERSIDE COUNTY ADMINISTRATIVE CENTER
1ST FLOOR, CONFERENCE ROOM 2A
4080 LEMON STREET, RIVERSIDE, CA 92501

For further information regarding this project please contact Project Planner Dionne Harris at (951) 955-6836 or email at dharris@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-described application is exempt from the provisions of the California Environmental Quality Act (CEQA). The Planning Director will consider the proposed application at the public hearing.

The case file for the proposed project may be viewed Monday through Friday, from 8:00 A.M. to 5:00 P.M. at the Planning Department office, located at 4080 Lemon St. 12th Floor, Riverside, CA 92501.

Any person wishing to comment on the proposed project may do so in writing between the date of this notice and the public hearing; or, may appear and be heard at the time and place noted above. All comments received prior to the public hearing will be submitted to the Planning Director, and the Planning Director will consider such comments, in addition to any oral testimony, before making a decision on the proposed project.

If this project is challenged in court, the issues may be limited to those raised at the public hearing, described in this notice, or in written correspondence delivered to the Planning 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: Dionne Harris
P.O. Box 1409, Riverside, CA 92502-1409

PROPERTY OWNERS CERTIFICATION FORM

I, VINNIE NGUYEN, certify that on 7/21/2017.

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

APN (s) or case numbers PP 26253 For

Company or Individual's Name Planning Department.

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.

NAME: Vinnie Nguyen

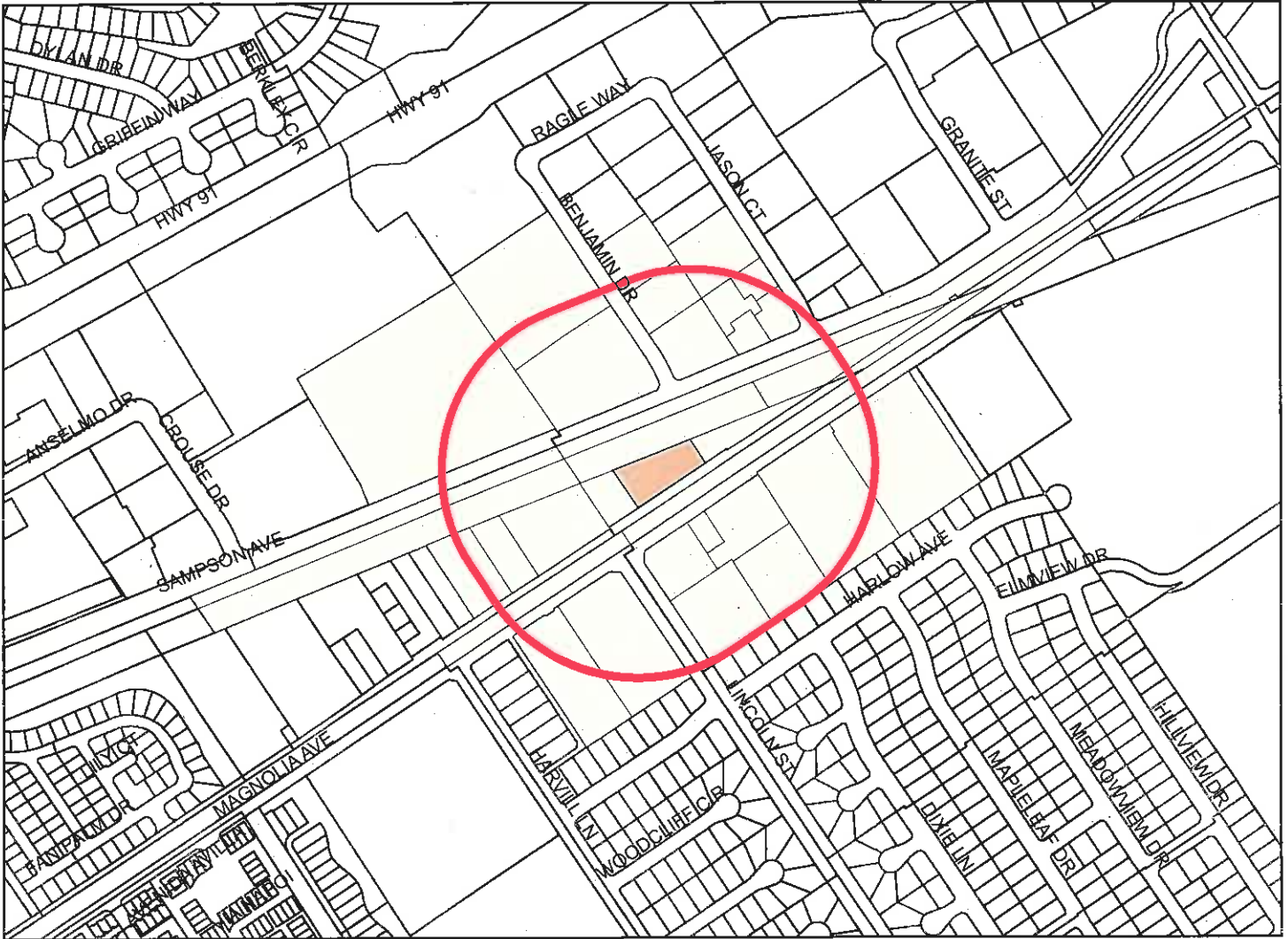
TITLE GIS Analyst

ADDRESS: 4080 Lemon Street 2nd Floor

Riverside, Ca. 92502

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

PP26253 (600 feet buffer)



Selected Parcels

- | | | | | | | | | | |
|-------------|-------------|-------------|-------------|-------------|-------------|-------------|-------------|-------------|-------------|
| 172-390-042 | 172-390-046 | 172-390-047 | 172-410-003 | 172-110-010 | 172-390-038 | 135-170-041 | 135-170-029 | 172-390-052 | 172-390-040 |
| 135-170-039 | 172-390-054 | 172-410-009 | 172-390-039 | 172-390-056 | 172-110-009 | 135-170-036 | 172-390-051 | 135-170-037 | 172-390-037 |
| 135-170-038 | 135-170-030 | 172-390-053 | 172-410-002 | 172-390-035 | 172-390-033 | 135-151-023 | 172-390-034 | 172-390-055 | 172-110-011 |
| 135-151-020 | 135-170-006 | 135-151-021 | 172-390-036 | | | | | | |



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.

ASMT: 135151021, APN: 135151021
SPARKS PROP INV
1500 ADMAS AVE NO 314
COSTA MESA CA 92626

ASMT: 135170038, APN: 135170038
CHANDRA AGHI, ETAL
8244 E HILLSDALE DR
ORANGE CA 92869

ASMT: 135151023, APN: 135151023
ROLLINS CONTINENTAL INC
C/O SHARON GREGORY
2170 PIEDMONT RD
ATLANTA GA 30324

ASMT: 135170039, APN: 135170039
GREENROOM HOLDINGS
C/O KEVIN B DAND
202 CALLE POTRO
SAN CLEMENTE CA 92673

ASMT: 135170006, APN: 135170006
SOUTHERN PACIFIC TRANSPORTATION CO
1700 FARNAM ST 10TH FL S
OMAHA NE 68102

ASMT: 135170041, APN: 135170041
BETTY WICKERSHAM
1640 MONROVIA AVE
COSTA MESA CA 92627

ASMT: 135170029, APN: 135170029
CARLWYN
12620 MAGNOLIA AVE
RIVERSIDE, CA. 92503

ASMT: 172110009, APN: 172110009
MAGNOLIA INV
C/O 12741 MAGNOLIA PARTNERS LLC
12741 MAGNOLIA AVE
RIVERSIDE, CA. 92503

ASMT: 135170030, APN: 135170030
MILNER CORONA SP, ETAL
C/O WILLIAM WARREN PROP
P O BOX 2034
SANTA MONICA CA 90406

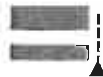
ASMT: 172110010, APN: 172110010
FATIMA GAUHAR, ETAL
1151 HUMMINGBIRD LN
CORONA CA 92882

ASMT: 135170036, APN: 135170036
MTF INV
12660 MAGNOLIA AVE
RIVERSIDE, CA. 92503

ASMT: 172110011, APN: 172110011
DEANA RODRIGUEZ, ETAL
936 SILVERCREEK RD
CORONA CA 92882

ASMT: 135170037, APN: 135170037
ANITA DOLWANI, ETAL
2534 N SAN MIGUEL DR
ORANGE CA 92867

ASMT: 172390034, APN: 172390034
LORRAINE CLEMMONS, ETAL
224 JASON CT
CORONA CA 92879



ASMT: 172390035, APN: 172390035
DELORES RIGGIO, ETAL
P O BOX 2287
RUNNING SPRINGS CA 92382

ASMT: 172390052, APN: 172390052
JOY HARINGA, ETAL
12855 CANYONWIND RD
RIVERSIDE CA 92503

ASMT: 172390036, APN: 172390036
LAURA FRANCHINA, ETAL
32511 SEA ISLAND DR
DANA POINT CA 92629

ASMT: 172390054, APN: 172390054
HINDI MEX INC
3735 IOWA AVE
RIVERSIDE CA 92507

ASMT: 172390037, APN: 172390037
NAOMI ARRAS, ETAL
45510 EL PRADO RD
TEMECULA CA 92590

ASMT: 172390055, APN: 172390055
SANTA MONICA AUTO PLAZAS
2633 LINCOLN BLV NO 537
SANTA MONICA CA 90405

ASMT: 172390038, APN: 172390038
BAJ ENTERPRISES
420 MCKINLEY ST NO 11149S
CORONA CA 92879

ASMT: 172390056, APN: 172390056
LGF INV
1610 N MAPLE ST
CORONA CA 92880

ASMT: 172390039, APN: 172390039
CYNTHIA SPEER, ETAL
1635 LOVAL VALLEY RD
SONOMA CA 95476

ASMT: 172410002, APN: 172410002
RIVERSIDE COUNTY FLOOD CONT
1995 MARKET ST
RIVERSIDE CA 92501

ASMT: 172390040, APN: 172390040
GELTMORE 4G
P O BOX 7459
ALBUQUERQUE NM 87194

ASMT: 172410003, APN: 172410003
SF RR, ETAL
ATTN ROADMASTER
740 E CARNEGIE DR
SAN BERNARDINO CA 92408

ASMT: 172390051, APN: 172390051
NEW MERLION
210 BENJAMIN DR
CORONA CA 92879

ASMT: 172410009, APN: 172410009
IPT CORONA IC II
C/O ASSET MANAGEMENT
518 17TH ST 17TH FL
DENVER CO 80202

City of Corona
Community Development
400 S. Vicentia Ave.
Corona, CA 92882

David and Joy Ann Haringa
12855 Canyonwind Road,
Riverside CA, 92503

Blaine A. Womer Civil Engineering
41555 E. Florida Ave, #G
Hemet CA, 92544

Eastern Municipal Water District
2270 Trumble Rd,
Perris, CA 92570

COUNTY OF RIVERSIDE
SPECIALIZED DEPARTMENT RECEIPT
Permit Assistance Center

* REPRINTED * R1705936

4080 Lemon Street
Second Floor
Riverside, CA 92502
(951) 955-3200

39493 Los Alamos Road
Suite A
Murrieta, CA 92563
(951) 600-6100

38686 El Cerrito Road
Palm Desert, CA 92211
(760) 863-8277

Received from: HARINGA DAVID/JOY ANN HARINGA \$50.00
paid by: CK 1890
paid towards: CFG06392 CALIF FISH & GAME: DOC FEE
FOR EA43022
at parcel #: 12689 MAGNOLIA AVE COR
appl type: CFG3

By _____ May 04, 2017 12:05
MGARDNER posting date May 04, 2017

Account Code	Description	Amount
658353120100208100	CF&G TRUST: RECORD FEES	\$50.00

Overpayments of less than \$5.00 will not be refunded!

Additional info at www.rctlma.org