



RIVERSIDE COUNTY PLANNING DEPARTMENT

1:30 P.M.

OCTOBER 16, 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.

2.1 **VARIANCE NO. 1901** – Exempt from the California Environmental Quality Act (CEQA) section 15303 (New Construction and Conversion of Small Structures) and 15311 (Accessory Structures) – Applicant: AD/S Companies – Engineer/Representative: AD/S Companies c/o Robin Bell – Second Supervisorial District – East Corona Zoning District – Temescal Canyon Area Plan: Community Development: Light Industrial (CD-LI) – Location: Southerly of Magnolia Avenue, easterly of Lincoln Street, westerly of Buchanan Street, and northerly of Harlow Avenue – 4.11 acres – Zoning: Manufacturing – Service Commercial (M-SC) – **REQUEST:** A variance to allow for the increased square-footage and height for a proposed on premise sign for the existing business park complex known as the Magnolia Auto Park. Continued from September 11, 2017. Project Planner: Tim Wheeler at (951) 955-6060 or email at twheeler@rivco.org.

2.2 **VARIANCE NO. 1902** – Exempt from the California Environmental Quality Act (CEQA) section 15303 (New Construction and Conversion of Small Structures) and 15311 (Accessory Structures) – Applicant: AD/S Companies – Engineer/Representative: AD/S Companies c/o Robin Bell – Second Supervisorial District – East Corona Zoning District – Temescal Canyon Area Plan: Community Development: Light Industrial (CD-LI) – Location: Southerly of Magnolia Avenue, easterly of Lincoln Street, westerly of Buchanan Street, and northerly of Harlow Avenue – 3.59 acres - Zoning: Manufacturing: Service Commercial (M-SC) – **REQUEST:** A variance to allow for the increased square-footage and height for a proposed on premise sign for the existing commercial business known as StorQuest. Continued from September 11, 2017. Project Planner: Tim Wheeler at (951) 955-6060 or email at twheeler@rivco.org.

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

3.1 **PLOT PLAN NO. 23327** – Exempt from the California Environmental Quality Act (CEQA), Section 15303 (New Construction or Conversion of Small Structures) – Applicant: Maria Brambila – Engineer/Representative: Ventura Engineering, LLC – First Supervisorial District – Good Hope Zoning Area – Mead Valley Area Plan: Community Development: Medium Density Residential (CD-MDR) – Mixed Use Area (MUA) – Highway 74 Perris Policy Area – Location: Northerly of Dockery Lane, southerly of 7th Street, easterly of Clayton Street, and westerly of State Highway 74 – 3.6 gross acres – Zoning: Rural Residential (R-R) – Mixed Use (MU) – **REQUEST:** Plot Plan No. 23327 is a request to entitle an existing feed and hay sales facility, in conjunction with an existing residence, on two (2) parcels, totaling 3.6 gross acres. Project Planner: John E. Hildebrand at (951) 955-1888 or email jhildebr@rivco.org.

4.0 PUBLIC COMMENTS:

Agenda Item No.:
Area Plan: Temescal Canyon
Zoning District: East Corona
Supervisory District: Second
Project Planner: Tim Wheeler
Directors Hearing: October 16, 2017
Continued From: September 11, 2017

Variance No. 1901
CEQA Exempt
Applicant: AD/S Companies
Engineer/Representative: AD/S Companies c/o
Robin Bell


Charissa Leach P.E.
Assistant TLMA Director

**COUNTY OF RIVERSIDE PLANNING DEPARTMENT
STAFF REPORT**

PROJECT DESCRIPTION:

Variance No. 1901 (“Project”) is a request to increase the height of a proposed sign from the maximum height of 45 feet to 79 feet tall. Additionally, the request is also to increase the square-footage of the sign from the maximum of 150 square-feet to 216 square-feet.

Variance No. 1901 is associated with Plot Plan No. 26133, which will be considered ministerially by the Assistant TLMA Director if Variance No. 1901 is granted. Plot Plan No. 26133 will allow the construction of an on-premises monument/pole sign for the business park complex.

PROJECT LOCATION:

Variance No. 1901 is associated with Plot Plan No. 26133, which is located south of Magnolia Avenue, east of Lincoln Street, west of Buchanan Street, and north of Harlow Avenue at 12490 Magnolia Avenue.

PROJECT BACKGROUND:

The basis of this request is the loss of visibility of the business due to the Magnolia Avenue bridge/overpass project. The Magnolia Avenue bridge/overpass project began in May of 2014. Since then and its completion, the business has been impacted by the loss of visibility and signage advertising due to this road improvement project. Based on the application’s crane test, it was determined that the proposed request of an 79 foot tall, 216 square-foot sign would present the best visibility for vehicles approaching and crossing the Magnolia Avenue bridge/overpass.

SUMMARY OF FINDINGS:

- | | |
|---------------------------------------|--|
| 1. Existing General Plan Land Use: | Community Development: Light Industrial (CD: LI) |
| 2. Surrounding General Plan Land Use: | Community Development: Light Industrial (CD: LI) and Community Development: Medium Density Residential (CD: MDR). City of Riverside; and the City of Corona. |
| 3. Existing Zoning: | Manufacturing – Service Commercial (M-SC) |
| 4. Surrounding Zoning: | Manufacturing – Service Commercial (M-SC) and One-Family Dwelling (R-1). City of Riverside; and the City of Corona. |

- 5. Existing Land Use: Existing business park complex consisting of mainly auto related business.
- 6. Surrounding Land Use: Existing business park complexes, self-storage business, a residential development, and a mobile home park located in the City of Riverside.
- 7. Project Data: Total Net Acreage: 4.11 acres
Variance no. 1901 will allow for a sign with a Total Square-Footage of 216 sq. ft.
- 8. Environmental Concerns: CEQA Exemption per Section 15303 (New Construction and Conversion of Small Structures) and 15311 (Accessory Structures)

RECOMMENDATIONS:

FIND VARIANCE NO. 1901 EXEMPT from the California Environmental Quality Act (CEQA) pursuant to State CEQA Guidelines Section 15303 (New Construction and Conversion of Small Structures) and 15311 (Accessory Structures), based on the findings incorporated in the staff report and the conclusion that the project will not have a significant effect on the environment; and,

APPROVE VARIANCE NO. 1901, 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.

- 1. Pursuant to Ordinance No. 348, a Variance may be granted when, because of special circumstances applicable to a parcel of property, including size, shape, topography, location or surroundings, the strict application the development standards provided in Ordinance No. 348 deprives such property of privileges enjoyed by other property in the vicinity that is under the same zoning classification.
- 2. Variance No. 1901 is necessary because of the special circumstances of the parcel's location, topography and surroundings, which deprive it of privileges enjoyed by other properties in the vicinity under the same zoning classification. The property used to directly front Magnolia Avenue; however, the construction of the Magnolia Avenue Overpass has blocked views of the subject property, reducing the onsite business's visibility. A frontage road now accesses the property where the property previously fronted on Magnolia Avenue. Drivers on the Magnolia Avenue Overpass cannot not see the subject property at all as they traverse the overpass due to the overpass's height and speed limit. Onsite signage allowed with a Plot Plan under Ordinance No. 348, limited to 45 feet in height and a maximum display face of 150 square feet, will not be adequate to overcome the height of the overpass , or the speeds involved on the overpass, and therefore will not be seen by drivers traveling on Magnolia Avenue. The display face of the sign would need to be increased from 150 square feet to 216 square feet to be readable.

Further, other properties on Magnolia Avenue with the same zoning classification are not impacted by the overpass, as their businesses and signage are not blocked from view by the highest peak of the overpass. Therefore, the subject property is deprived of privileges enjoyed by other properties in the vicinity that are under the same zoning classification. By allowing the height of the sign to be increased from 45 feet to 79 feet, and the display face to be increased from 150 square feet to 216 square feet via Variance No. 1901, drivers will be able to see the sign as they drive

either direction on the Magnolia Avenue Overpass, and the subject property will be afforded the same privileges as surrounding properties with the same zoning classification.

3. The project's associated proposed sign and pole is not located within a Criteria Cell of the Multi-Species Habitat Conservation Plan.
4. The project's associated proposed sign and pole is within the City Sphere of Influence of the City of Corona. It is also within approx. 480 feet of the City of Riverside. As such, both the City of Corona and the City of Riverside will be notified with the public noticing regarding this variance for signage.
5. The project's associated proposed sign and pole is not located within a CAL FIRE state responsibility area or a very high fire hazard severity zone.
6. The project's associated proposed sign and pole is within the Stephens Kangaroo Rat Fee Area (SKR). This variance project site is currently a developed site for a self-storage business. The SKR fee is already paid for the project site and covers the location of the proposed on-site sign.
7. The project's associated proposed sign and pole is within a high liquefaction area. The proposed on-site sign and pole will be constructed to current California Building Code (CBC) requirements so as to address potential liquefaction concerns.
8. Variance No. 1901's associated plot plan is a ministerial action that will be processed separately from Variance No. 1901. If granted, Variance No. 1901 will allow for a 79 foot tall sign and pole with a 216 square foot sign. The proposed project has been determined to be categorically exempt from CEQA, as set forth per Section 15311 (Accessory Structures) of the State CEQA Guidelines. Section 15311 exempts the construction, or replacement of minor structures accessory to (appurtenant to) existing commercial, industrial, or institutional facilities, including but not limited to (a) on premise signs. The proposed project variance is exempt under Section 15311 because it is for the placement of a sign on the premises of an existing commercial or business park complex.

In addition, the proposed project has been determined to be categorically exempt per Section 15303 (New Construction and Conversion of Small Structures) of the State CEQA Guidelines. Section 15303 exempts the construction and location of limited numbers of new, small facilities, or structures, including accessory (appurtenant) structures such as garages, carports, patios and fences. Like a fence, the structure here, a pole sign for an existing commercial or business park complex is a small structure appurtenant to the existing main structure. Therefore, the proposed project is categorically exempt from CEQA.

Finally, the proposed project is qualified for exemption due to its location. The project is insignificant in its environmental impact in comparison to the greater impact caused by the recently completed Magnolia Avenue overpass/bridge; as the proposed project is the addition of a pole sign with minimal environmental or ground disturbance.

CONCLUSIONS:

1. Special circumstances exist due to the location and surroundings of the property; therefore, the granting of this variance is appropriate.
2. The public's health, safety, and general welfare are protected through this variance.

3. The proposed variance is compatible with the present and future logical development of the area.
4. The proposed variance will not have a significant effect on the environment.
5. The proposed variance 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 variance project site **is not** located within:
 - a. A 100-year flood plain, an area drainage plan, or dam inundation area; or,
 - b. A High Fire Area or Fire Responsibility Area; or,
 - c. A County Service Area (CSA)
3. The variance project site **is** located within:
 - a. The cities of Corona & Riverside sphere of influence; and,
 - b. The Stephens Kangaroo Rat Fee Area or Core Reserve Area; and
 - c. A high liquefaction area
4. The subject site is currently designated as Assessor's Parcel Nos. 135-170-020 and 031.



RIVERSIDE COUNTY
PLANNING DEPARTMENT

Charissa Leach
Assistant TLMA Director

3.1

Memorandum

Date: September 6, 2017

To: Hearing Officer for Director's Hearing dated September 11, 2017

From: Tim Wheeler, Project Planner

RE: VAR01901 (variance for increased height and size for signage for Magnolia Business Park)

To whom it may concern and the Director's Hearing Officer,

This memo is to inform you of the need to continue Items 3.1 from today's hearing agenda. Planning requests that VAR01901 be continued to a date certain date of October 16, 2017.

Sincerely,

A handwritten signature in blue ink, appearing to be 'Tim Wheeler', is written over a horizontal line. The signature is stylized and somewhat abstract.

Tim Wheeler, Project Planner

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:

VARIANCE NO. 1901 – Exempt from the California Environmental Quality Act (CEQA) section 15303 (New Construction and Conversion of Small Structures) and 15311 (Accessory Structures) – Applicant: AD/S Companies – Engineer/Representative: AD/S Companies c/o Robin Bell – Second Supervisorial District – East Corona Zoning District – Temescal Canyon Area Plan: Community Development: Light Industrial (CD-LI) – Location: Southerly of Magnolia Avenue, easterly of Lincoln Street, westerly of Buchanan Street, and northerly of Harlow Avenue – 4.11 acres – Zoning: Manufacturing – Service Commercial (M-SC) – **REQUEST:** A variance to allow for the increased square-footage and height for a proposed on premise sign for the existing business park complex known as the Magnolia Auto Park.

TIME OF HEARING: 1:30 pm or as soon as possible thereafter
DATE OF HEARING: **SEPTEMBER 11, 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 Tim Wheeler at (951) 955-6060 or email at 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-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.

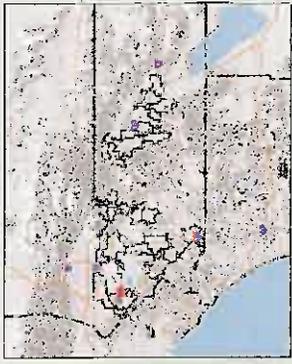
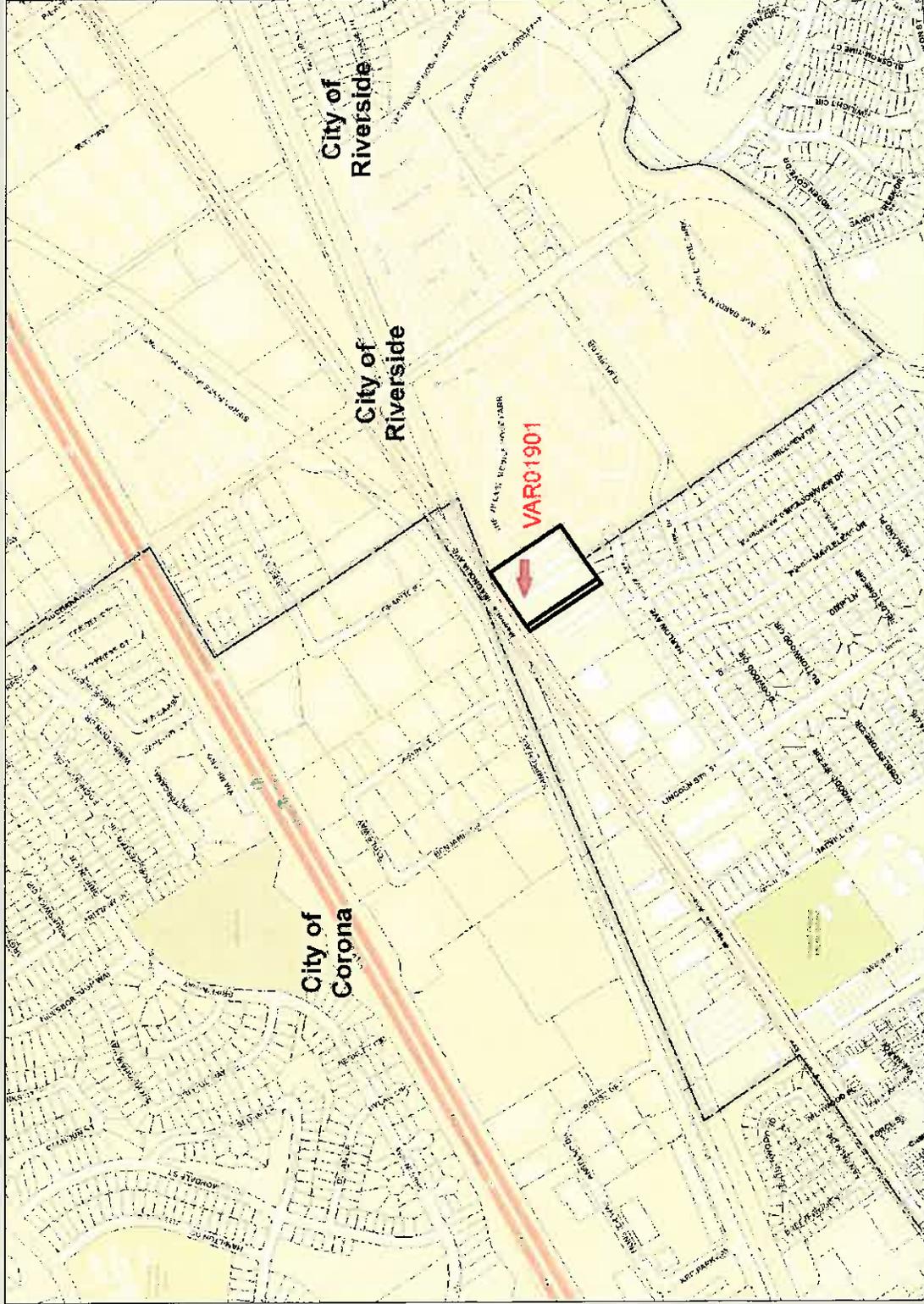
The case file for the proposed project may be viewed Monday through Friday, from 8:00 A.M. to 5:00 P.M. at the Planning Department office, located at 4080 Lemon St. 12th Floor, Riverside, CA 92501.

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: Tim Wheeler
P.O. Box 1409, Riverside, CA 92502-1409

VAR01901 Vicinity Map



Legend

- City Boundaries
- Cities
- roads
- highways
- HWY
- INTERCHANGE
- INTERSTATE
- OFFRAMP
- ONRAMP
- US HWY
- countries
- cities
- hydrography/lines
- waterbodies
- Lakes
- Rivers
- World Street Map

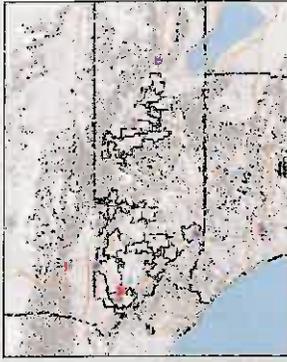
Notes

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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VAR01901 Land Use Map

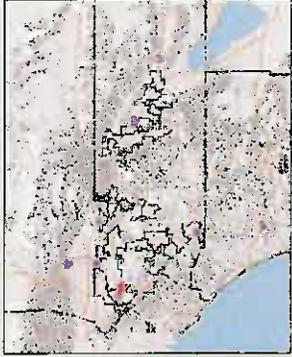
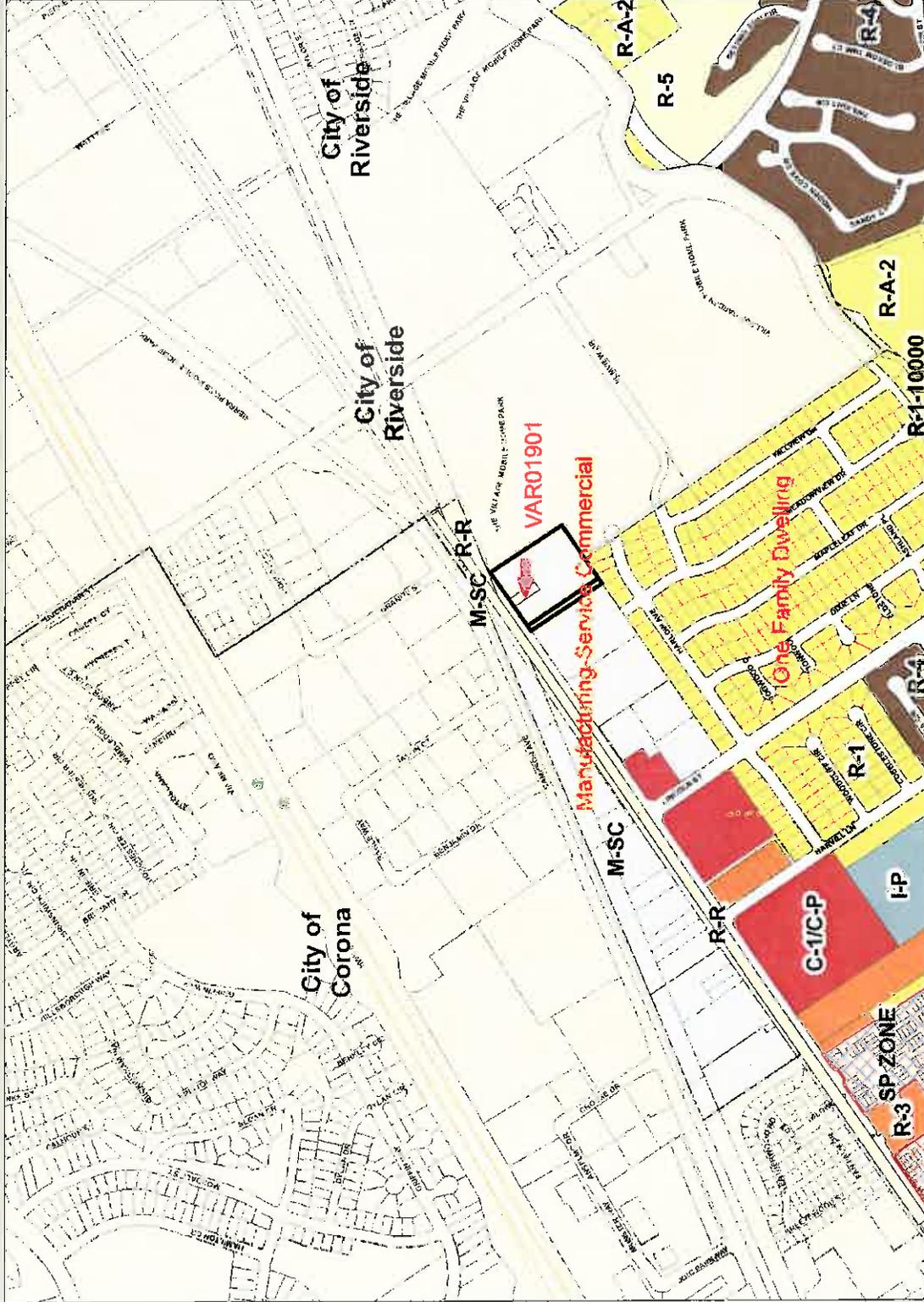


- Legend**
- City Boundaries
 - Cities
 - roads
 - highways
 - HWY
 - INTERCHANGE
 - INTERSTATE
 - OFFRAMP
 - ONRAMP
 - USHWY
 - counties
 - cities
 - hydrographylines
 - waterbodies
 - Lakes
 - Rivers

Notes

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VAR01901 Zoning Map



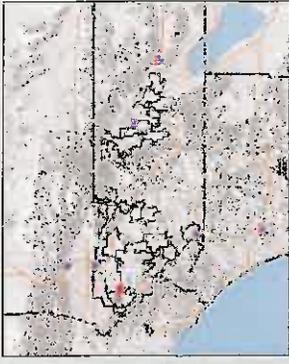
Legend

Zoning	Color
OTHER ZONING	[Patterned Swatch]
A-1	[Light Green Swatch]
A-1-1	[Light Green Swatch]
A-1-1 1/2	[Light Green Swatch]
A-1-1/2	[Light Green Swatch]
A-1-10	[Light Green Swatch]
A-1-15	[Light Green Swatch]
A-1-2	[Light Green Swatch]
A-1-2 1/2	[Light Green Swatch]
A-1-2 1/4	[Light Green Swatch]
A-1-20	[Light Green Swatch]
A-1-30000	[Light Green Swatch]
A-1-4	[Light Green Swatch]
A-1-40	[Light Green Swatch]
A-1-5	[Light Green Swatch]
A-2	[Light Green Swatch]
A-2-1	[Light Green Swatch]
A-2-10	[Light Green Swatch]
A-2-2	[Light Green Swatch]
A-2-2 1/2	[Light Green Swatch]
A-2-20	[Light Green Swatch]
A-2-5	[Light Green Swatch]
A-D	[Light Green Swatch]
A-P	[Light Green Swatch]
A-P-10	[Light Green Swatch]
A-P-2 1/2	[Light Green Swatch]

Notes

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VAR01901 General Plan Map



Legend

Landuse

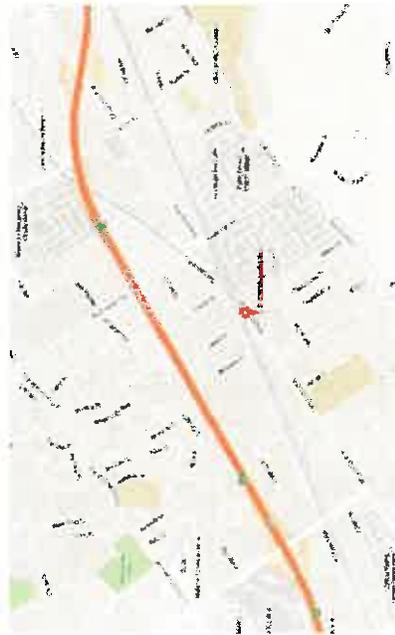
- Rural Community - Estate Density Residential
- Rural Community - Very Low Density Residential
- Rural Community - Low Density Residential
- Estate Density Residential
- Very Low Density Residential
- Low Density Residential
- Medium Density Residential
- Medium High Density Residential
- High Density 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
- Conservation Habitat

Notes

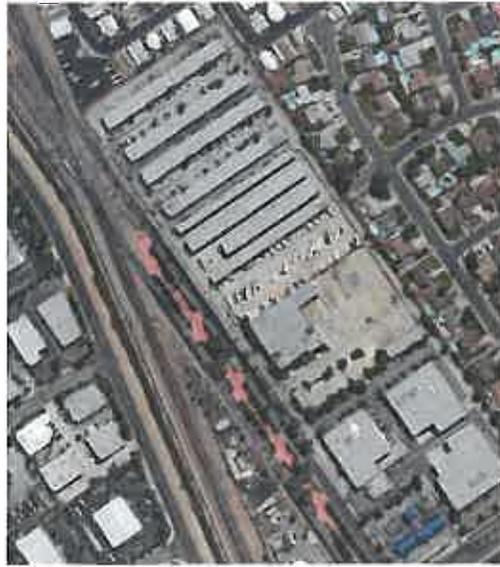
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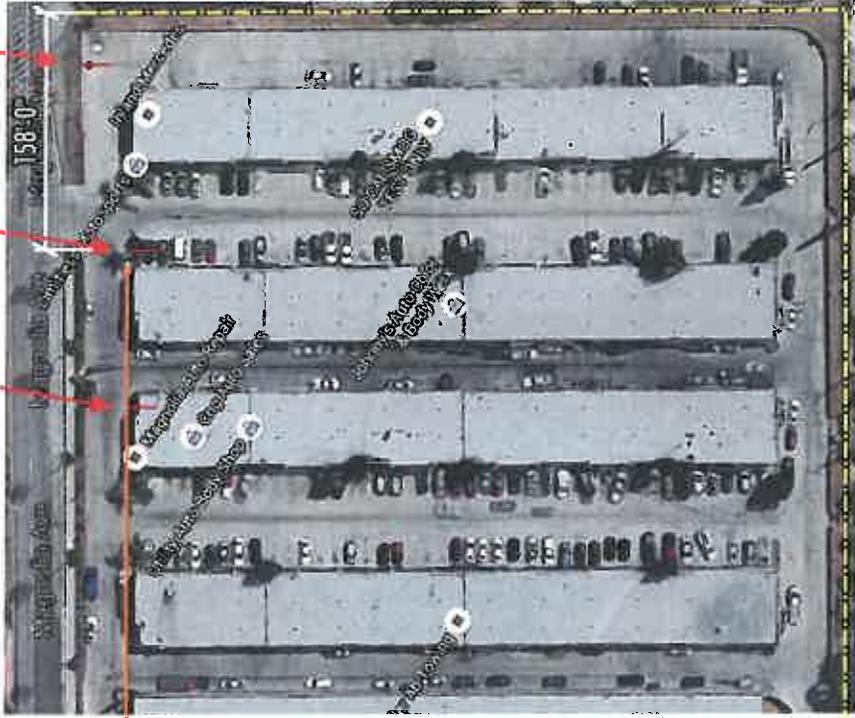
1 VICINITY MAP: 12490-12530 Magnolia Avenue, Riverside, CA
SCALE: NTS



2 VICINITY VIEW: 12490-12530 Magnolia Avenue, Riverside, CA
SCALE: NTS



Proposed Sign
see Sheet 2.0



Property Line

3 SITE VIEW: 12490-12530 Magnolia Avenue, Riverside, CA
SCALE: 1" = 100'-0"

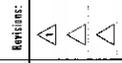
1160 Railroad St.
Corona, CA 92882
T 800.862.3202
F 951.278.0481
www.oai-a.com



- Signage + Fabrication
- Displays + Fixtures
- Lighting + Maintenance

Client:
MCA Realty
1600 Chicago Ave.
Suite R-1
Riverside, CA 92507

Project:
Magnolia Auto Park
12490-12530 Magnolia Ave.
Riverside, CA 92503



Permits:

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Project No: 41522-R01

Date: 03-03-17

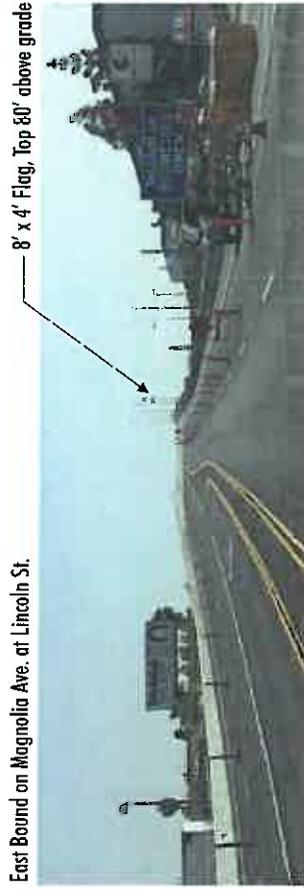
Sign Type: Vicinity Map, Site View

Sheet No: SP1.0

2 of 5

AD/S Flag Test Survey for Magnolia Auto Park: East Bound

East Bound on Magnolia Ave. at Lincoln St.



8' x 4' Flag, Top 80' above grade

AD/S Proposed Sign for Magnolia Auto Park: East Bound

East Bound on Magnolia Ave. at Lincoln St.



Sign, Top 80' above grade

AD/S Flag Test Survey for Magnolia Auto Park: West Bound

West Bound on Magnolia Ave. Approaching Buchanan St.



8' x 4' Flag, Top 80' above grade

AD/S Proposed Sign for Magnolia Auto Park: West Bound

West Bound on Magnolia Ave. Approaching Buchanan St.



Sign, Top 80' above grade

1160 Railroad St.
Corona, CA 92882
T 800.862.3202
F 951.278.0681
www.ad-s.com



■ Signage + Fabrication
■ Displays + Fixtures
■ Lighting + Maintenance

Client:
MCA Realty
1600 Chicago Ave.
Suite R-1
Riverside, CA 92507

Project:
Magnolia Auto Park
1249C-12559 Magnolia Ave.
Riverside, CA 92503

Revisions:
△
△
△

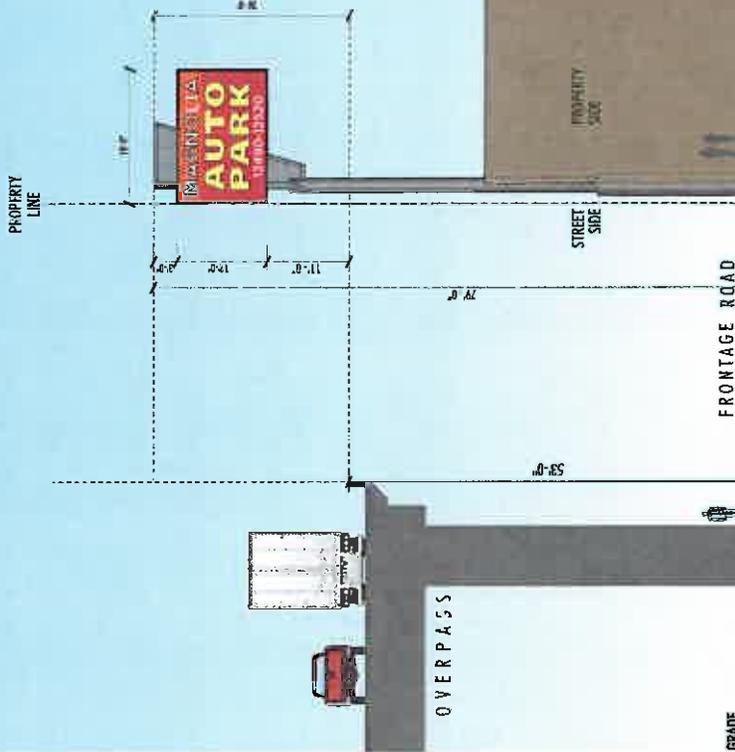
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Project No: 41522-R01
Date: 03-03-17
Sign Type: Flag Test Results
Sheet No: FT1.0

AD/S Proposed Sign for Magnolia Auto Park



PROPOSED LOCATION



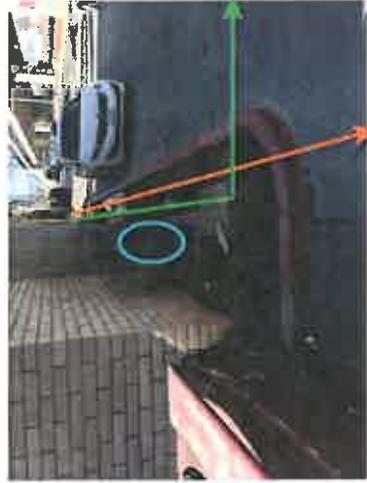
1 STREET LEVEL VIEW: 12490-12530 Magnolia Avenue, Riverside, CA
SCALE: 1/4" = 1'-0"

2 STREET LEVEL VIEW: 12490-12530 Magnolia Avenue, Riverside, CA
SCALE: NTS

<p>1160 Railroad St. Corona, CA 92882 T 800.862.3202 F 951.278.0681 www.ad-s.com</p>	<p>Client:</p> <p>MCA Realty 1600 Chicago Ave. Suite R-1 Riverside, CA 92507</p>	<p>Project:</p> <p>Magnolia Auto Park 12490-12530 Magnolia Ave. Riverside, CA 92503</p>	<p>Revisions:</p> <p>△ △ △</p>	<p>Project No: 41522-R01</p>	<p>This is an original unaltered drawing created by AD/S Inc. It is provided for your personal use only and is not to be reproduced, copied or distributed in any form without the written permission of AD/S Inc.</p>	<p>Revision:</p>	<p>Sheet No: ST1.0</p>
<p>Date: 03-03-17</p>		<p>Sign Type: Street View</p>		<p>Scale: 1/4" = 1'-0"</p>		<p>Scale: NTS</p>	
<p>AD/S COMPANIES</p>		<p>Signage + Fabrication Displays + Fixtures Lighting + Maintenance</p>		<p>Project: Magnolia Auto Park 12490-12530 Magnolia Ave. Riverside, CA 92503</p>		<p>Revision: ST1.0</p>	

County Preferred Location obstructions as shown

Not Doable



- Fire Hydrant Water Line
- Edison Electrical Line
- Water Line Back Flow Preventer

1160 Railroad St.
 Corvallis, CA 97330
 T 800.862.3202
 F 951.278.0681
 www.od-s.com



- Signage + Fabrication
- Displays + Fixtures
- Lighting + Maintenance

Client:
 MCA Realty
 1600 Chicago Ave.
 Suite R-1
 Riverside, CA 92507

Project:
 Magnolia Auto Park
 12490-12559 Magnolia Ave.
 Riverside, CA 92503

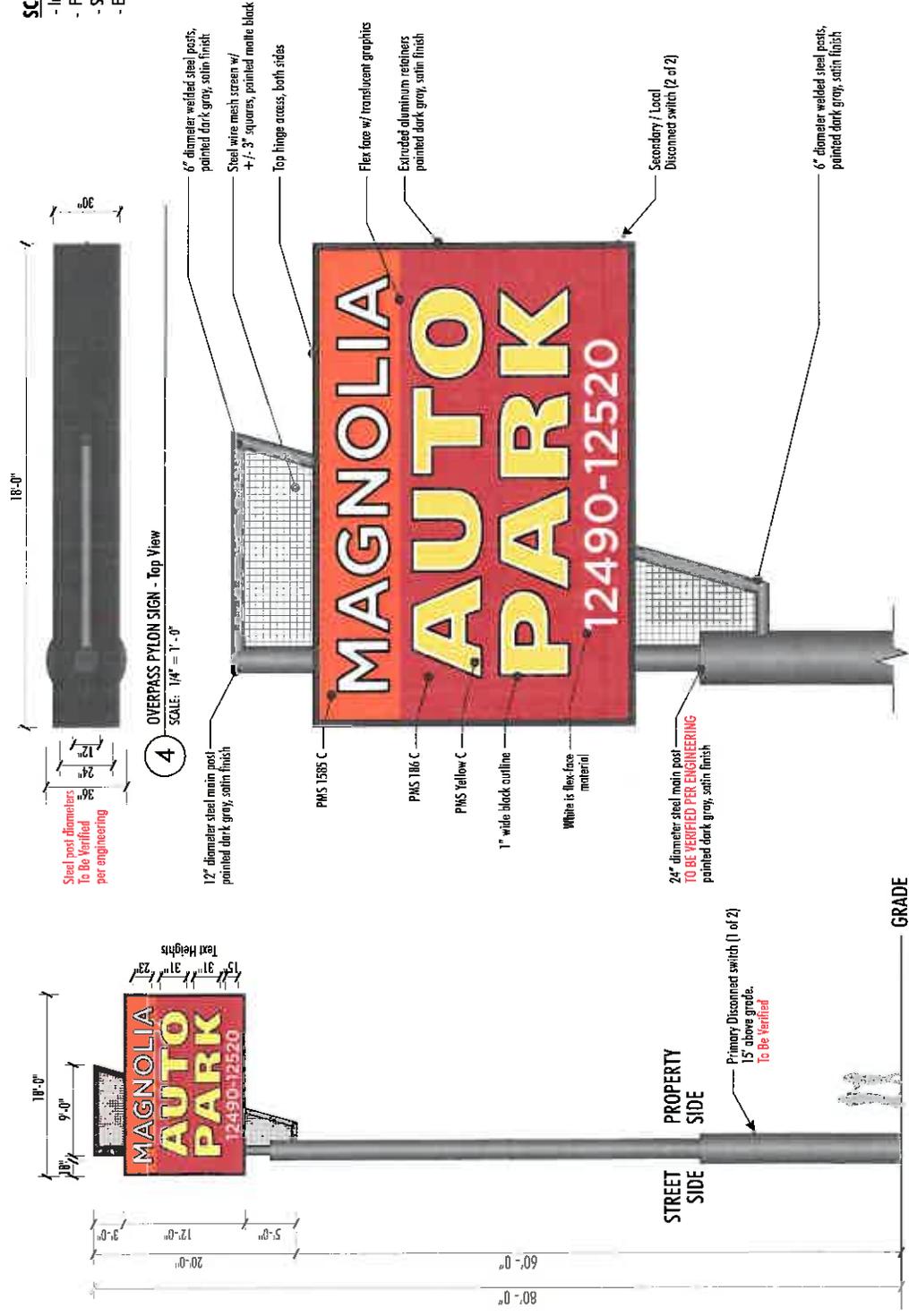
Revisions:
 △
 △
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Project No: 41522-R01
Date: 03-03-17
Sheet Page: Obstructions
Sheet No: 1.0
 5 of 5

SCOPE OF WORK:

- Install (1) New *diff.* LED illuminated sign
- Flex faces w/ translucent graphics, UV protection
- Steel Post & concrete footing per engineering
- Extruded exterior aluminum frame w/ saddle mount sub frame mechanically attached to steel post



4 OVERPASS PYLON SIGN - Top View
SCALE: 1/4" = 1'-0"

2 OVERPASS PYLON SIGN
SCALE: 1/4" = 1'-0"

3 OVERPASS PYLON SIGN - End Views
SCALE: 1/4" = 1'-0"

Steel post diameters
To Be Verified
per engineering

TO BE VERIFIED PER ENGINEERING

TO BE VERIFIED

TO BE VERIFIED

TO BE VERIFIED

TO BE VERIFIED

	<p>1160 Railroad St. Corona, CA 92882 T 800.862.3202 F 951.278.0681 www.ads.com</p>	<p>Client: MCA Realty 1600 Chicago Ave. Suite R-1 Riverside, CA 92507</p>	<p>Project: Magnolia Auto Park 12490-12520 Magnolia Ave. Riverside, CA 92503</p>	<p>Revised: </p>	<p>Project No.: 41522-R01</p>	<p>Date: 03-03-17</p>	<p>Sign type: A - 80' ht pylon sign</p>	<p>Sheet No.: 2.0</p>
<p>This is a digital unpublished drawing created by ADS Inc. It is not to be used for construction or other purposes without the written permission of ADS Inc. All rights reserved. No part of this drawing may be reproduced, stored in a retrieval system, or transmitted, in any form or by any means, electronic, mechanical, photocopying, recording, or by any information storage and retrieval system, without the prior written permission from ADS Inc.</p>					<p>REVISION</p>		<p>DATE</p>	



RIVERSIDE COUNTY PLANNING DEPARTMENT

Charissa Leach
Assistant TLMA Director

August 30, 2017

City of Riverside
Attn: Planning Dept.
3900 Main Street, 3rd Floor
Riverside, CA 92501

RE: VAR01901 (increase height for sign pole and increased square-footage size for sign for Magnolia Business Park)

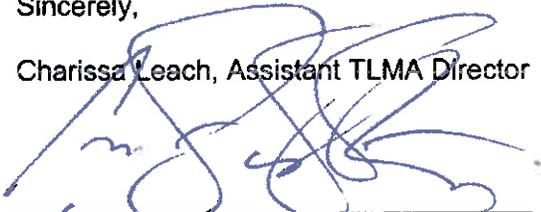
City Planning Personnel,

The County of Riverside wants to inform you of a pending variance for a signage project near your city's borders. You will be receiving notification in the next week of the project going to a Director's Hearing. The variance is to allow the Magnolia Business Park to erect a pole sign, larger in height and square-footage size, to allow it to be seen from the now existing Magnolia Avenue overpass/bridge. The sign pole will increase from a maximum of 45 feet to 79 feet tall. Additionally, the sign square-footage will increase from a maximum of 150 square-feet to 216 square-feet.

If you have any further questions, please feel free to contact the project planner Tim Wheeler at 951-955-6060 or email him at twheeler@rivco.org.

Sincerely,

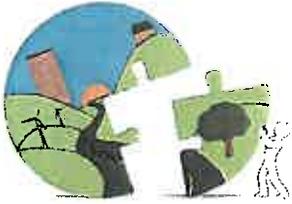
Charissa Leach, Assistant TLMA Director



Tim Wheeler, Urban Regional Planner III

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



RIVERSIDE COUNTY
PLANNING DEPARTMENT

Charissa Leach
Assistant TLMA Director

August 30, 2017

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

RE: VAR01901 (increase height for sign pole and increased square-footage size for sign for Magnolia Business Park)

City Planning Personnel,

The County of Riverside wants to inform you of a pending variance for a signage project near your city's borders. You will be receiving notification in the next week of the project going to a Director's Hearing. The variance is to allow the Magnolia Business Park to erect a pole sign, larger in height and square-footage size, to allow it to be seen from the now existing Magnolia Avenue overpass/bridge. The sign pole will increase from a maximum of 45 feet to 79 feet tall. Additionally, the sign square-footage will increase from a maximum of 150 square-feet to 216 square-feet.

If you have any further questions, please feel free to contact the project planner Tim Wheeler at 951-955-6060 or email him at twheeler@rivco.org.

Sincerely,

Charissa Leach, Assistant TLMA Director

Tim Wheeler, Urban Regional Planner III

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

This INDEMNIFICATION AGREEMENT (“Agreement”), made by and between the COUNTY OF RIVERSIDE, a political subdivision of the State of California (“COUNTY”), and VGT Properties, LLC, a California limited liability company, T.M. Stanford, LLC, a California limited liability company, MCA Magnolia, LLC, a California limited liability company, and T&C Development, Inc., a California corporation, (“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 APNs 135-170-020 and 135-170-031 (“PROPERTY”); and,

WHEREAS, on November 3, 2016, PROPERTY OWNER filed an application for Plot Plan 26133 (“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:
VGT Properties, LLC
T.M. Stanford, LLC
MCA Magnolia, LLC
T&C Development, Inc.
c/o MCA Realty, Inc. (Magnolia
Business Park, LLC)
Attn: Dalida Silverman
1600 Chicago Ave., Suite R-1
Riverside, CA 92507

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.

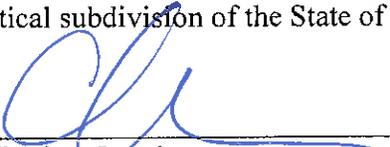
18. ***Joint and Several Liability.*** In the event there is more than one PROPERTY OWNER, the liability of PROPERTY OWNER shall be joint and several, and PROPERTY OWNER each of them shall be jointly and severally liable for performance of all of the obligations of PROPERTY OWNER under this Agreement.

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.

(Agreement and signatures continued on next page)

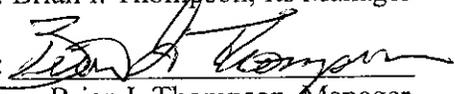
IN WITNESS WHEREOF, the parties hereto have duly caused this Agreement to be executed by their authorized representatives as of the date written.

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

By: 
Charissa Leach
Assistant TLMA Director -- Community Development

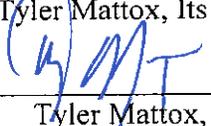
Dated: 10/12/17

PROPERTY OWNER:
VGT Properties, LLC, a California limited liability company
By: Brian I. Thompson, Its Manager

By: 
Brian I. Thompson, Manager

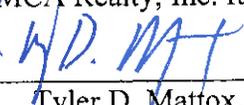
Dated: 9/28/17

T.M. Stanford, LLC, a California limited liability company
By: Tyler Mattox, Its Manager

By: 
Tyler Mattox, Manager

Dated: 10/2/17

MCA Magnolia, LLC, a California limited liability company
By: MCA Realty, Inc. Its Manager

By: 
Tyler D. Mattox, President/CEO

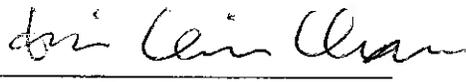
Dated: 10/3/17

By: 
Jared S. Gordon, Secretary/CFO

Dated: 10/12/17

FORM APPROVED COUNTY COUNSEL
BY: 
MICHELLE CLACK
DATE 10/11/17

T & C Development, Inc., a California corporation

By: 
Kai-Chin Chan, President/CEO

Dated: Oct. 4, '17

By: 
Pi-Lan T. Chan, Secretary/CFO

Dated: Oct. 4, '17

ALL-PURPOSE ACKNOWLEDGMENT

Title of Document: Indemnification Agreement

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~~ Arizona)
County of Maricopa)

On 9/28/2017 before me, the undersigned, Notary Public,
personally appeared Brian J. Thompson,

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~~ Arizona that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature [Handwritten Signature]

17-7-2019

FOR NOTARY STAMP



D. LEVY
Notary Public - Arizona
Maricopa County
Expires 07/07/2019

CALIFORNIA CERTIFICATE OF 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 Orange)

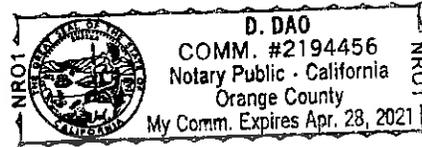
On 3rd of October 2017 before me, D Dao,
(here insert name and title of the officer)

personally appeared Tyler Mattox

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 D Dao

(Seal)

Optional Information

Although the information in this section is not required by law, it could prevent fraudulent removal and reattachment of this acknowledgment to an unauthorized document and may prove useful to persons relying on the attached document.

Description of Attached Document

The preceding Certificate of Acknowledgment is attached to a document titled/for the purpose of _____

containing _____ pages, and dated _____

The signer(s) capacity or authority is/are as:

- Individual(s)
- Attorney-in-Fact
- Corporate Officer(s) _____ Title(s)

- Guardian/Conservator
- Partner - Limited/General
- Trustee(s)
- Other: _____

representing: _____
Name(s) of Person(s) or Entity(ies) Signer is Representing

Additional Information

Method of Signer Identification

Proved to me on the basis of satisfactory evidence:
 form(s) of identification credible witness(es)

Notarial event is detailed in notary journal on:
 Page # _____ Entry # _____

Notary contact: _____

Other

Additional Signer(s) Signer(s) Thumbprints)

CALIFORNIA CERTIFICATE OF 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 Orange)

On 24th of October, 2017 before me, D Dao,
(here insert name and title of the officer)

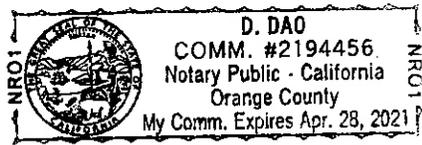
personally appeared Jared Seth Gordon

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 D Dao



(Seal)

Optional Information

Although the information in this section is not required by law, it could prevent fraudulent removal and reattachment of this acknowledgment to an unauthorized document and may prove useful to persons relying on the attached document.

Description of Attached Document

The preceding Certificate of Acknowledgment is attached to a document titled/for the purpose of _____

containing _____ pages, and dated _____

The signer(s) capacity or authority is/are as:

- Individual(s)
 Attorney-in-Fact
 Corporate Officer(s) _____
Title(s)

- Guardian/Conservator
 Partner - Limited/General
 Trustee(s)
 Other: _____

representing: _____
Name(s) of Person(s) or Entity(ies) Signer is Representing

Additional Information

Method of Signer Identification

Proved to me on the basis of satisfactory evidence:
 form(s) of identification credible witness(es)

Notarial event is detailed in notary journal on:
Page # _____ Entry # _____

Notary contact: _____

Other

Additional Signer(s) Signer(s) Thumbprint(s)

CALIFORNIA CERTIFICATE OF 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 Orange)

On October 4th, 2017 before me, D Dao
(here insert name and title of the officer)

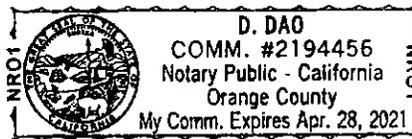
personally appeared Kaichin Chan
and Pi Lan Tsai

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 D Dao



(Seal)

Optional Information

Although the information in this section is not required by law, it could prevent fraudulent removal and reattachment of this acknowledgment to an unauthorized document and may prove useful to persons relying on the attached document.

Description of Attached Document

The preceding Certificate of Acknowledgment is attached to a document titled/for the purpose of _____

containing _____ pages, and dated _____

The signer(s) capacity or authority is/are as:

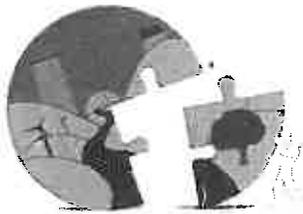
- Individual(s)
 Attorney-in-Fact
 Corporate Officer(s) _____ Title(s)

- Guardian/Conservator
 Partner - Limited/General
 Trustee(s)
 Other: _____

representing: _____
Name(s) of Person(s) or Entity(ies) Signer is Representing

Additional Information	
Method of Signer Identification	
Proved to me on the basis of satisfactory evidence: <input type="radio"/> form(s) of identification <input type="radio"/> credible witness(es)	
Notarial event is detailed in notary journal on: Page # _____ Entry # _____	
Notary contact: _____	
Other	
<input type="checkbox"/> Additional Signer(s)	<input type="checkbox"/> Signer(s) Thumbprint(s)
<input type="checkbox"/>	_____

11480 main 10243



RIVERSIDE COUNTY PLANNING DEPARTMENT

Steve Weiss, AICP
Planning Director

APPLICATION FOR LAND USE AND DEVELOPMENT

CHECK ONE AS APPROPRIATE:

- PLOT PLAN
 PUBLIC USE PERMIT
 VARIANCE
 CONDITIONAL USE PERMIT
 TEMPORARY USE PERMIT
 REVISED PERMIT Original Case No. PP 26133

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED.

APPLICATION INFORMATION

Applicant Name: AD/S Companies

Contact Person: Robin Bell E-Mail: Rbell@ad-s.com

Mailing Address: 1160 Railroad St.

<u>Corona</u>	<u>CA</u>	<u>92882</u>
<small>City</small>	<small>State</small>	<small>ZIP</small>

Daytime Phone No: (951) 278-0680 Fax No: () _____

Engineer/Representative Name: N/A

Contact Person: N/A E-Mail: N/A

Mailing Address: N/A

<u>N/A</u>	<u>N/A</u>	<u>N/A</u>
<small>City</small>	<small>State</small>	<small>ZIP</small>

Daytime Phone No: () N/A Fax No: () N/A

Property Owner Name: MCA Realty, Inc.

Contact Person: Dalida Silverman E-Mail: dsilverman@mca-realty.com

Mailing Address: 1600 Chicago Ave.

<u>Riverside</u>	<u>CA</u>	<u>92507</u>
<small>City</small>	<small>State</small>	<small>ZIP</small>

Daytime Phone No: (951) 682-6000 Fax No: (951) 682-6001

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.)

T&C Development INC, V&T Properties LLC
Tim Stanford LLC and MCA Magnolia LLC

PRINTED NAME OF PROPERTY OWNER(S)



SIGNATURE OF PROPERTY OWNER(S)

PRINTED NAME OF PROPERTY OWNER(S)

SIGNATURE OF PROPERTY OWNER(S)

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

AUTHORIZATION FOR CONCURRENT FEE TRANSFER

The applicant authorizes the Planning Department and TLMA to expedite the refund and billing process by transferring monies among concurrent applications to cover processing costs as necessary. Fees collected in excess of the actual cost of providing specific services will be refunded. If additional funds are needed to complete the processing of this application, the applicant will be billed, and processing of the application will cease until the outstanding balance is paid and sufficient funds are available to continue the processing of the application. The applicant understands the deposit fee process as described above, and that there will be **NO** refund of fees which have been expended as part of the application review or other related activities or services, even if the application is withdrawn or the application is ultimately denied.

PROPERTY INFORMATION:

Assessor's Parcel Number(s): ~~135170020-9~~ and (135170031-9)

Approximate Gross Acreage: 1.39 acres and 3.72 acres

General location (nearby or cross streets): North of Indiana, South of Mckinley, East of Lincoln, West of Buchanan.

APPLICATION FOR LAND USE AND DEVELOPMENT

PROJECT PROPOSAL:

Describe the proposed project.

Identify the applicable Ordinance No. 348 Section and Subsection reference(s) describing the proposed land use(s): _____

Number of existing lots: _____

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

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

APPLICATION FOR LAND USE AND DEVELOPMENT

6		
7		
8		
9		
10		

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

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

Related cases filed in conjunction with this application:

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: T&C Development, V&T Properties, TM Stanford and Magnolia

Address: 11600 Chicago Ave Suite R-1 Riverside CA 92507

Phone number: 951-682-6000

Address of site (street name and number if available, and ZIP Code): 12490, 12500, 12570 + 12590

Local Agency: County of Riverside Magnolia Ave

Assessor's Book Page, and Parcel Number: Parcel # 135170020-9 & 135170031-9

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

Regulatory Identification number: _____

Date of list: _____

Applicant: Julida Shreeman Date 7/28/14

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) Julida Shreeman Date 7/28/14

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

PROPERTY OWNERS CERTIFICATION FORM

I, VINNIE NGUYEN certify that on Aug 24., 2017,

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

APN (s) or case numbers VAR01901 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.

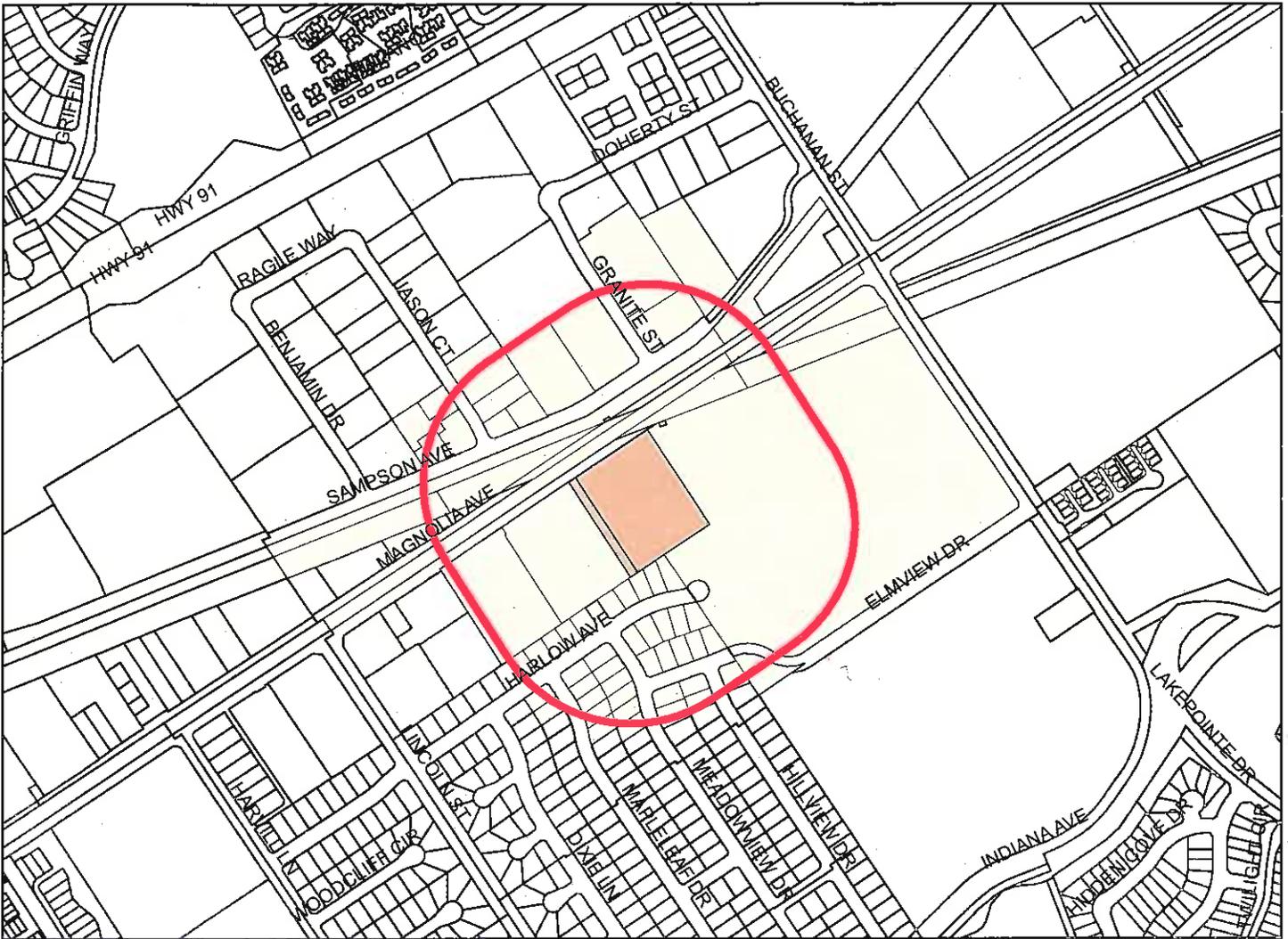
TITLE: GIS Analyst

ADDRESS: 4080 Lemon Street 9TH Floor

Riverside, Ca. 92502

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

VAR01901 (600 feet buffer)



Selected Parcels

135-183-008	135-183-007	135-182-002	135-170-008	135-170-014	172-390-042	172-390-046	172-390-047	172-390-013	172-390-038
135-182-001	135-170-029	172-390-017	172-390-018	135-170-009	172-390-015	172-390-016	135-183-009	135-182-003	135-182-010
135-184-009	135-182-009	135-181-016	135-182-005	135-184-010	172-390-040	135-181-015	135-181-012	135-182-008	172-390-025
135-185-009	172-390-054	135-181-013	135-184-008	172-390-039	172-381-007	135-181-010	135-184-005	135-183-001	135-184-014
135-182-006	135-181-014	135-185-008	135-181-017	135-184-004	135-184-011	135-182-007	135-184-006	172-390-037	172-390-014
135-181-008	135-184-012	135-184-013	135-182-004	135-170-030	135-170-024	172-390-048	172-390-053	135-181-011	135-170-013
135-170-040	135-170-006	135-184-007	172-390-026	135-170-020	135-170-031	135-181-009	135-183-006		



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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SOUTHERN PACIFIC TRANSPORTATION CO
1700 FARNAM ST 10TH FL S
OMAHA NE 68102

ASMT: 135181009, APN: 135181009
DENNIS ACOSTA, ETAL
12601 HARLOW AVE
RIVERSIDE, CA. 92503

ASMT: 135170009, APN: 135170009
CITY OF RIVERSIDE
C/O PROPERTY SERVICES
3900 MAIN ST
RIVERSIDE CA 92522

ASMT: 135181010, APN: 135181010
JAVIER MEJIA
12589 HARLOW AVE
RIVERSIDE, CA. 92503

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

ASMT: 135181011, APN: 135181011
ROGELIO MARTINEZ
12577 HARLOW 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: 135181012, APN: 135181012
GERARDO GUTIERREZ
12565 HARLOW AVE
RIVERSIDE, CA. 92503

ASMT: 135170031, APN: 135170031
18818 TELLER AVE STE 250
IRVINE CA 92612

ASMT: 135181013, APN: 135181013
BARBARA ZARICKI, ETAL
12545 HARLOW AVE
RIVERSIDE, CA. 92503

ASMT: 135170040, APN: 135170040
SAKIOKA FARMS
3183 A AIRWAY AVE STE 2
COSTA MESA CA 92626

ASMT: 135181014, APN: 135181014
DAVID BUSWELL, ETAL
12535 HARLOW AVE
RIVERSIDE, CA. 92503

ASMT: 135181008, APN: 135181008
EVAGELINE MONTANO, ETAL
23760 TRUDY ST
PERRIS CA 92570

ASMT: 135181015, APN: 135181015
GENEVIEVE EASTMAN
13381 MAGNOLIA AVE NO 79
CORONA CA 92879

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ESTELA ESQUIVEL
C/O MARIA C ESQUIVEL
12515 HARLOW AVE
RIVERSIDE, CA. 92503

ASMT: 135182006, APN: 135182006
DALENA PHAN, ETAL
1720 BLUE WING CT
REDLANDS CA 92374

ASMT: 135181017, APN: 135181017
MARILYN HAMMOND
12505 HARLOW AVE
RIVERSIDE, CA. 92503

ASMT: 135182007, APN: 135182007
NORMA VALENZUELA, ETAL
12535 ELMVIEW DR
RIVERSIDE, CA. 92503

ASMT: 135182001, APN: 135182001
BARBARA PFEIFFER
12504 HARLOW AVE
RIVERSIDE, CA. 92503

ASMT: 135182008, APN: 135182008
GRACE VANDERMOLLEN
3202 RAINFOREST DR
RIVERSIDE CA 92503

ASMT: 135182002, APN: 135182002
ANTHONY FAVA
12514 HARLOW AVE
RIVERSIDE, CA. 92503

ASMT: 135182009, APN: 135182009
RODOLFO FRANCO, ETAL
C/O EVELIA FRANCO
12515 ELMVIEW DR
RIVERSIDE, CA. 92503

ASMT: 135182003, APN: 135182003
DOUA YANG VANG
12524 HARLOW AVE
RIVERSIDE, CA. 92503

ASMT: 135182010, APN: 135182010
MARIA PANTOJA, ETAL
12505 ELMVIEW DR
RIVERSIDE, CA. 92503

ASMT: 135182004, APN: 135182004
RICHARD HARRISON
12534 HARLOW AVE
RIVERSIDE, CA. 92503

ASMT: 135183001, APN: 135183001
JOSE ORTEGA
3641 HILLVIEW DR
RIVERSIDE, CA. 92503

ASMT: 135182005, APN: 135182005
SANDRA CASEY, ETAL
12544 HARLOW AVE
RIVERSIDE, CA. 92503

ASMT: 135183006, APN: 135183006
SUSANNA BUCHKO, ETAL
3640 HILLVIEW DR
RIVERSIDE, CA. 92503



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ALEJANDRO LOPEZ
3650 HILLVIEW DR
RIVERSIDE, CA. 92503

ASMT: 135184008, APN: 135184008
ISRAEL RIOS
3686 MEADOWVIEW DR
RIVERSIDE, CA. 92503

ASMT: 135183008, APN: 135183008
ALEJANDRA MANZO
3651 MEADOWVIEW DR
RIVERSIDE, CA. 92503

ASMT: 135184009, APN: 135184009
EDGAR FLETES
3696 MEADOWVIEW DR
RIVERSIDE, CA. 92503

ASMT: 135183009, APN: 135183009
CONSUELO DELEON, ETAL
3641 MEADOWVIEW DR
RIVERSIDE, CA. 92503

ASMT: 135184010, APN: 135184010
ROSIE SILVA, ETAL
3695 MAPLELEAF DR
RIVERSIDE, CA. 92503

ASMT: 135184004, APN: 135184004
MICHELLE PALOMINO, ETAL
615 PASEO PLACE
FULLERTON CA 92835

ASMT: 135184011, APN: 135184011
JESSICA REVILLA, ETAL
3685 MAPLELEAF DR
RIVERSIDE, CA. 92503

ASMT: 135184005, APN: 135184005
THELMA MONTIEL, ETAL
3650 MEADOWVIEW DR
RIVERSIDE, CA. 92503

ASMT: 135184012, APN: 135184012
RAMOS FLORES
2062 RAINBOW RIDGE
CORONA CA 92882

ASMT: 135184006, APN: 135184006
MIGUEL GUEVARA, ETAL
3666 MEADOWVIEW DR
RIVERSIDE, CA. 92503

ASMT: 135184013, APN: 135184013
RAYMOND FULMER
3665 MAPLELEAF DR
RIVERSIDE, CA. 92503

ASMT: 135184007, APN: 135184007
ROCHELLE CHAMBERLIN, ETAL
3676 MEADOWVIEW DR
RIVERSIDE, CA. 92503

ASMT: 135184014, APN: 135184014
JUAN LOZANO
3655 MAPLELEAF DR
RIVERSIDE, CA. 92503



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ASMT: 135185008, APN: 135185008
LUZ GARCIA, ETAL
3686 MAPLELEAF DR
RIVERSIDE, CA. 92503

ASMT: 172390018, APN: 172390018
CFI PROP
C/O DONALD PROSSER
182 GRANITE ST
CORONA, CA. 92879

ASMT: 135185009, APN: 135185009
GURINDER KANG
14003 HIGHLANDER RD
LA MIRADA CA 90638

ASMT: 172390025, APN: 172390025
GRANITE HOLDINGS
C/O GRANITE INV
1493 E BENTLEY DR NO 102
CORONA CA 92879

ASMT: 172381007, APN: 172381007
J M HARDING 2, ETAL
12321 SAMPSON ST STE K
RIVERSIDE CA 92503

ASMT: 172390026, APN: 172390026
THREE JS LP
6291 ORANGETHORPE AVE
BUENA PARK CA 90620

ASMT: 172390014, APN: 172390014
APRIL FREILING, ETAL
201 JASON CT
CORONA, CA. 92879

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

ASMT: 172390015, APN: 172390015
COASTER PROP
1493 BENTLEY DR NO 102
CORONA CA 92879

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

ASMT: 172390016, APN: 172390016
COASTER PROP
C/O TMI PRODUCTS
1493 E BENTLEY DR
CORONA CA 92879

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

ASMT: 172390017, APN: 172390017
CFI PROP
182 N GRANITE ST
CORONA, CA. 92879

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



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SF RR, ETAL
ATTN ROADMASTER
740 E CARNEGIE DR
SAN BERNARDINO CA 92408

ASMT: 172390053, APN: 172390053
RIVERSIDE COUNTY FLOOD CONT
1995 MARKET ST
RIVERSIDE CA 92501

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



RIVERSIDE COUNTY PLANNING DEPARTMENT

Charissa Leach
Assistant TLMA Director

NOTICE OF EXEMPTION

TO: Office of Planning and Research (OPR) FROM: Riverside County Planning Department
 P.O. Box 3044 4080 Lemon Street, 12th Floor 38686 El Cerrito Road
 Sacramento, CA 95812-3044 P. O. Box 1409 Palm Desert, CA 92201
 County of Riverside County Clerk Riverside, CA 92502-1409

Project Title/Case No.: VAR01901

Project Location: In the unincorporated area of Riverside County, more specifically located 12490 Magnolia Avenue

Project Description: A variance to allow for the increased square-footage and height for a proposed on premise sign for the existing business park complex known as the Magnolia Auto Park. The on-site sign will be 216 square-feet in size on a proposed 79 foot tall signage pole.

Name of Public Agency Approving Project: Riverside County Planning Department

Project Applicant & Address: AD/S Companies 1160 Railroad St. Corona, CA 92882

Exempt Status: (Check one)

- Ministerial (Sec. 21080(b)(1); 15268)
- Declared Emergency (Sec. 21080(b)(3); 15269(a))
- Emergency Project (Sec. 21080(b)(4); 15269 (b)(c))
- Categorical Exemption (Section 15303-New Construction and Conversion of Small Structures and Section 15311-Accessory Structure)
- Statutory Exemption (_____)
- Other: _____

Reasons why project is exempt: Variance No. 1901's associated plot plan is a ministerial action that will be processed separately from Variance No. 1901. If granted, Variance No. 1901 will allow for a 79 foot tall sign and pole with a 216 square foot sign. The proposed project has been determined to be categorically exempt from CEQA, as set forth per Section 15303 (New Construction and Conversion of Small Structures) of the State CEQA Guidelines. Section 15303 exempts the construction and location of limited numbers of new, small facilities, or structures. Accessory (appurtenant) structures including garages, carports, and patios are examples of accessory structures. A pole sign to an existing commercial or business park complex is also an accessory structure. The proposed project variance is exempt under Section 15303 because it is for the placement of a sign on the premises of an existing commercial or business park complex and would be an accessory structure to that existing business use. The variance is to allow for a sign that will be larger in total square-footage and taller by height due to the newly constructed bridge/overpass on Magnolia Avenue that is near this complex. This will allow for visibility and advertising of the existing business complex to motorists along Magnolia Avenue and the bridge. Variance No. 1901's associated plot plan is a ministerial action that will be processed separately from Variance No. 1901. If granted, Variance No. 1901 will allow for a 79 foot tall sign and pole with a 216 square foot sign. The proposed project has been determined to be categorically exempt from CEQA, as set forth per Section 15311 (Accessory Structures) of the State CEQA Guidelines. Section 15311 exempts the construction, or replacement of minor structures accessory to (appurtenant to) existing commercial, industrial, or institutional facilities, including but not limited to (a) on premise signs. The proposed project variance is exempt under Section 15311 because it is for the placement of a sign on the premises of an existing commercial or business park complex. The variance is to allow for a sign that will be larger in total square-footage and taller by height due to the newly constructed bridge/overpass on Magnolia Avenue that is near this complex. This will allow for visibility and advertising of the existing business complex to motorists along Magnolia Avenue and the bridge.

Tim Wheeler 951-955-6060 _____
 County Contact Person Phone Number

 Signature Title Date
Urban Regional Planner III August 21, 2017

Date Received for Filing and Posting at OPR: _____

Please charge deposit fee case#: ZEA n/a ZCFG No. 06338 - ****SELECT****

FOR COUNTY CLERK'S USE ONLY

COUNTY OF RIVERSIDE
SPECIALIZED DEPARTMENT RECEIPT
Permit Assistance Center

O* REPRINTED * R1613414

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

39493 Los Alamos Road
Suite A
Murrieta, CA 92563
(951) 694-5242

38686 El Cerrito Rd
Indio, CA 92211
(760) 863-8271

Received from: AD/S COMPANIES \$50.00
paid by: CK 3020
EA42967
paid towards: CFG06338 CALIF FISH & GAME: DOC FEE
at parcel: 12490 MAGNOLIA AVE RIV
appl type: CFG3

By _____ Nov 03, 2016 16:41
MGARDNER posting date Nov 03, 2016

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

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

Agenda Item No.:
Area Plan: Temescal Canyon
Zoning District: East Corona
Supervisory District: Second
Project Planner: Tim Wheeler
Directors Hearing: October 16, 2017
Continued from: September 11, 2017

Variance No. 1902
CEQA Exempt
Applicant: AD/S Companies
Engineer/Representative: AD/S Companies c/o
Robin Bell


Charissa Leach P.E.
Assistant TLMA Director

**COUNTY OF RIVERSIDE PLANNING DEPARTMENT
STAFF REPORT**

PROJECT DESCRIPTION:

Variance No. 1902 ("Project") is a request to increase the height of a proposed sign from the maximum height of 45 feet to 80 feet tall. Additionally, the request is also to increase the square-footage of the sign from the maximum of 150 square-feet to 211 square-feet.

Variance No. 1902 is associated with Plot Plan No. 26135, which will be considered ministerially by the Assistant TLMA Director if Variance No. 1902 is granted. Plot Plan No. 26135 will allow the construction of an on-premises monument/pole sign for the self-storage facility.

PROJECT LOCATION:

Plot Plan No. 26135, associated with Variance No. 1902, is located south of Magnolia Avenue, east of Lincoln Street, west of Buchanan Street, and north of Harlow Avenue at 12530 Magnolia Avenue.

PROJECT BACKGROUND:

The basis of this request is the loss of visibility of the business due to the Magnolia Avenue bridge/overpass project. The Magnolia Avenue bridge/overpass project began in May of 2014. Since then and its completion, the business has been impacted by the loss of visibility and signage advertising due to this road improvement project. Based on the application's crane test, it was determined that the proposed request of an 80 foot tall, 211 square-foot sign would present the best visibility for vehicles approaching and crossing the Magnolia Avenue bridge/overpass.

SUMMARY OF FINDINGS:

- | | |
|---------------------------------------|--|
| 1. Existing General Plan Land Use: | Community Development: Light Industrial (CD: LI) |
| 2. Surrounding General Plan Land Use: | Community Development: Light Industrial (CD: LI) and Community Development: Medium Density Residential (CD: MDR). Near the Cities of Corona and Riverside. |
| 3. Existing Zoning: | Manufacturing – Service Commercial (M-SC) |

- | | |
|----------------------------|---|
| 4. Surrounding Zoning: | Manufacturing – Service Commercial (M-SC) and One-Family Dwelling (R-1). Near the Cities of Corona and Riverside. |
| 5. Existing Land Use: | Existing self-storage facility. |
| 6. Surrounding Land Use: | Existing business park complexes and a residential development. |
| 7. Project Data: | Total Net Acreage: 3.59 acres
Variance no. 1902 will allow for a sign with a Total Square-Footage of 211 sq. ft. |
| 8. Environmental Concerns: | CEQA Exemption per Section 15303 (New Construction and Conversion of Small Structures) and 15311 (Accessory Structures) |

RECOMMENDATIONS:

FIND VARIANCE NO. 1902 EXEMPT from the California Environmental Quality Act (CEQA) pursuant to State CEQA Guidelines Section 15303 (New Construction and Conversion of Small Structures) and 15311 (Accessory Structures), based on the findings incorporated in the staff report and the conclusion that the project will not have a significant effect on the environment; and,

APPROVE VARIANCE NO. 1902, 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.

1. Pursuant to Ordinance No. 348, a Variance may be granted when, because of special circumstances applicable to a parcel of property, including size, shape, topography, location or surroundings, the strict application the development standards provided in Ordinance No. 348 deprives such property of privileges enjoyed by other property in the vicinity that is under the same zoning classification.
2. Variance No. 1902 is necessary because of the special circumstances of the parcel's location, topography and surroundings, which deprive it of privileges enjoyed by other properties in the vicinity under the same zoning classification. The property used to directly front Magnolia Avenue; however, the construction of Magnolia Avenue Overpass has blocked views of the subject property, reducing the onsite business's visibility. A frontage road now accesses the property where the property previously fronted on Magnolia Avenue. Drivers on Magnolia Avenue Overpass cannot see the subject property at all as they traverse the overpass due to the overpass's height and speed limit. On-site signage allowed with a Plot Plan pursuant to Ordinance No. 348, limited to 45 feet in height and a maximum display face of 150 square feet, will not be adequate to overcome the height of the overpass, or the speeds involved on the overpass, and therefore will not be seen by drivers traveling on Magnolia Avenue. The display face of the sign would need to be increased from 150 square feet to 211 square feet to be readable.

Further, other properties with the same zoning classification are not impacted by the overpass, as their businesses and signage are not blocked from view by the highest peak of the overpass. Therefore the subject property is deprived of privileges enjoyed by other properties in the vicinity that are under the same zoning classification. By allowing the height of the sign to be increased

from 45 to 80 feet, drivers will be able to see the sign as they drive either direction on the Magnolia Avenue Overpass, and the subject property will be afforded the same privileges as surrounding properties with the same zoning classification.

3. The project's associated proposed sign and pole is not located within a Criteria Cell of the Multi-Species Habitat Conservation Plan.
4. The project's associated proposed sign and pole is within the City Sphere of Influence of the City of Corona. It is also within approx. 480 feet of the City of Riverside. As such, both the City of Corona and the City of Riverside will be notified with the public noticing regarding this variance for signage.
5. The project's associated proposed sign and pole is not located within a CAL FIRE state responsibility area or a very high fire hazard severity zone.
6. The project's associated proposed sign and pole is within the Stephens Kangaroo Rat Fee Area (SKR). This variance project site is currently a developed site for a self-storage business. The SKR fee is already paid for the project site and covers the location of the proposed on-site sign.
7. The project's associated proposed sign and pole is within a high liquefaction area. The proposed on-site sign and pole will be constructed to current California Building Code (CBC) requirements so as to address potential liquefaction concerns.

Variance No. 1902's associated plot plan is a ministerial action that will be processed separately from Variance No. 1902. If granted, Variance No. 1902 will allow for an 80 foot tall sign and pole with a 211 square foot sign. The proposed project has been determined to be categorically exempt from CEQA, as set forth per Section 15311 (Accessory Structures) of the State CEQA Guidelines. Section 15311 exempts the construction, or replacement of minor structures accessory to (appurtenant to) existing commercial, industrial, or institutional facilities, including but not limited to (a) on premise signs. The proposed project is exempt under Section 15311 because it is for the placement of a sign on the premises of an existing commercial or business park complex.

In addition, the proposed project has been determined to be categorically exempt per Section 15303 (New Construction and Conversion of Small Structures) of the State CEQA Guidelines. Section 15303 exempts the construction and location of limited numbers of new, small facilities, or structures, including accessory (appurtenant) structures such as garages, carports, patios and fences. Like a fence, the structure here, a pole sign for an existing commercial or business park complex is a small structure appurtenant to the existing main structure. Therefore, the proposed project is categorically exempt from CEQA.

Finally, the proposed project is qualified for exemption due to its location. The project is insignificant in its environmental impact in comparison to the greater impact caused by the recently completed Magnolia Avenue overpass/bridge; as the proposed project is the addition of a pole sign with minimal environmental or ground disturbance.

CONCLUSIONS:

1. Special circumstances exist due to the location and surroundings of the property; therefore, the granting of this variance is appropriate.

2. The public's health, safety, and general welfare are protected through this variance.
3. The proposed variance is compatible with the present and future logical development of the area.
4. The proposed variance will not have a significant effect on the environment.
5. The proposed variance 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 variance project site **is not** located within:
 - a. A 100-year flood plain, an area drainage plan, or dam inundation area; or,
 - b. A High Fire Area or Fire Responsibility Area; or,
 - c. A County Service Area (CSA)
3. The variance project site **is** located within:
 - a. The cities of Corona & Riverside sphere of influence; and,
 - b. The Stephens Kangaroo Rat Fee Area or Core Reserve Area; and
 - c. A high liquefaction area
4. The subject site is currently designated as Assessor's Parcel Nos. 135-170-030.



RIVERSIDE COUNTY
PLANNING DEPARTMENT

Charissa Leach
Assistant TLMA Director

Memorandum

3.2

Date: September 6, 2017

To: Hearing Officer for Director's Hearing dated September 11, 2017

From: Tim Wheeler, Project Planner

RE: VAR01902 (variance for increased height and size for signage for StorQuest self-storage)

To whom it may concern and the Director's Hearing Officer,

This memo is to inform you of the need to continue Items 3.2 from today's hearing agenda. Planning requests that VAR01902 be continued to a date certain date of October 16, 2017.

Sincerely,

Tim Wheeler, Project Planner

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:

VARIANCE NO. 1902 – Exempt from the California Environmental Quality Act (CEQA) section 15303 (New Construction and Conversion of Small Structures) and 15311 (Accessory Structures) – Applicant: AD/S Companies – Engineer/Representative: AD/S Companies c/o Robin Bell – Second Supervisorial District – East Corona Zoning District – Temescal Canyon Area Plan: Community Development: Light Industrial (CD-LI) – Location: Southerly of Magnolia Avenue, easterly of Lincoln Street, westerly of Buchanan Street, and northerly of Harlow Avenue – 3.59 acres - Zoning: Manufacturing: Service Commercial (M-SC) – **REQUEST:** A variance to allow for the increased square-footage and height for a proposed on premise sign for the existing commercial business known as StorQuest.

TIME OF HEARING: 1:30 pm or as soon as possible thereafter
DATE OF HEARING: **SEPTEMBER 11, 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: Tim Wheeler at (951) 955-6060 or email at 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-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.

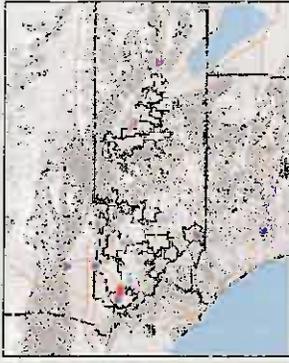
The case file for the proposed project may be viewed Monday through Friday, from 8:00 A.M. to 5:00 P.M. at the Planning Department office, located at 4080 Lemon St. 12th Floor, Riverside, CA 92501.

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: Tim Wheeler
P.O. Box 1409, Riverside, CA 92502-1409

VAR01902 Vicinity Map



Legend

- City Boundaries
- Cities
- roads
- highways
- HWY
- INTERCHANGE
- INTERSTATE
- OFFRAMP
- ONRAMP
- USHWY
- counties
- cities
- hydrography/lines
- waterbodies
- Lakes
- Rivers
- 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.

0 982

1,963 Feet



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VAR01902

Land Use Map



- Legend**
- City Boundaries
 - Cities
 - roads
 - highways
 - HWY
 - INTERCHANGE
 - INTERSTATE
 - OFFRAMP
 - ONRAMP
 - USHWY
 - counties
 - cities
 - hydrographylines
 - waterbodies
 - Lakes
 - Rivers

Notes

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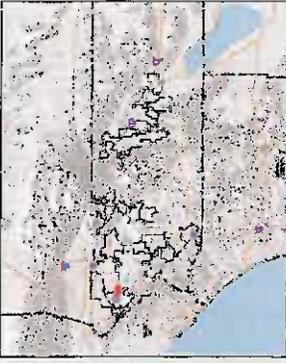
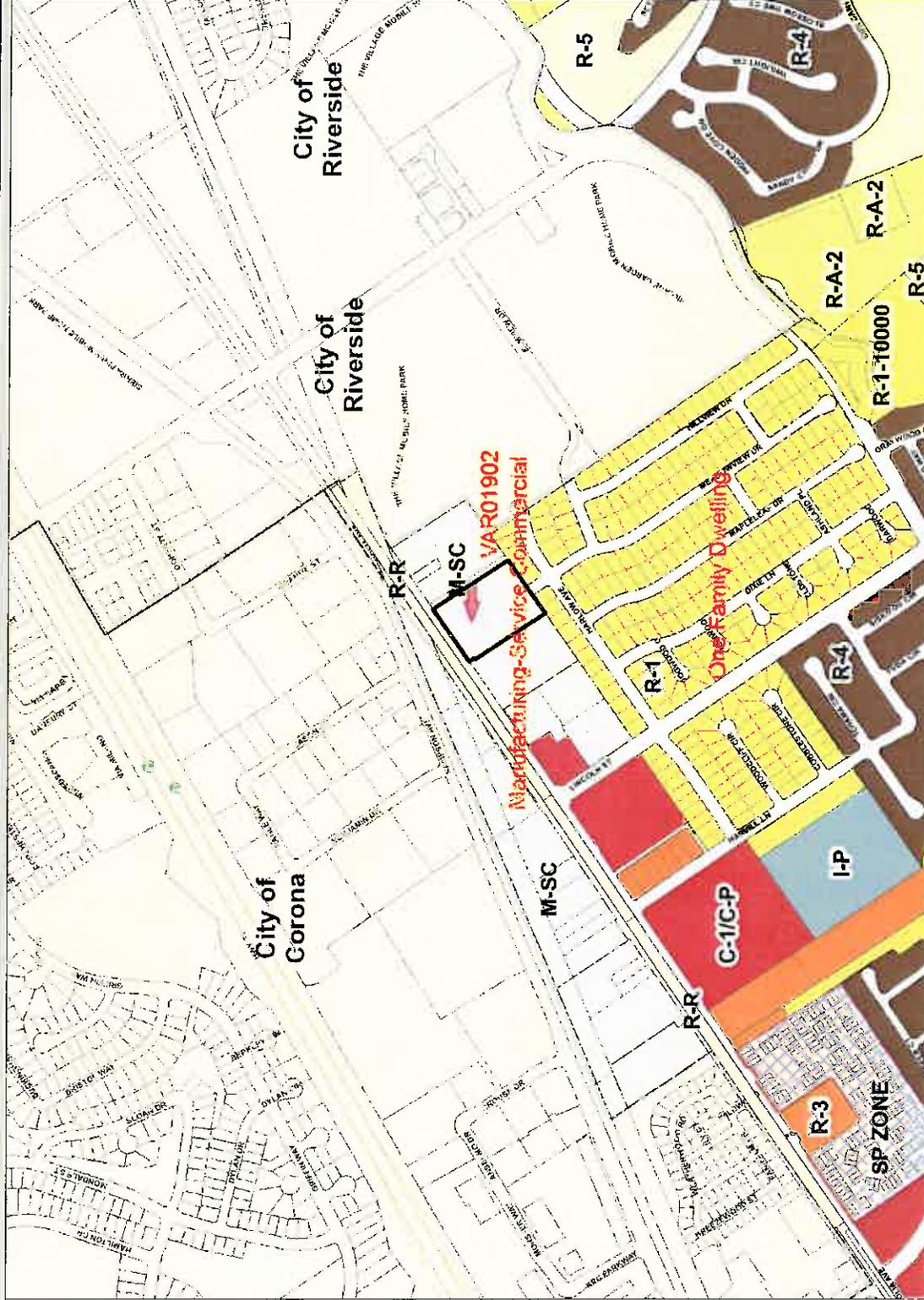
1,963 Feet



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VAR01902 Zoning Map



Legend

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
- A-P-2 1/2

Notes

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1,963 Feet



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VAR01902 General Plan Map



Legend

Landuse

- Rural Community - Estate Density I
- Rural Community - Very Low Densi
- Rural Community - Low Density Re
- 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
- Conservation Habitat

Notes

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



0 982

1,963 Feet



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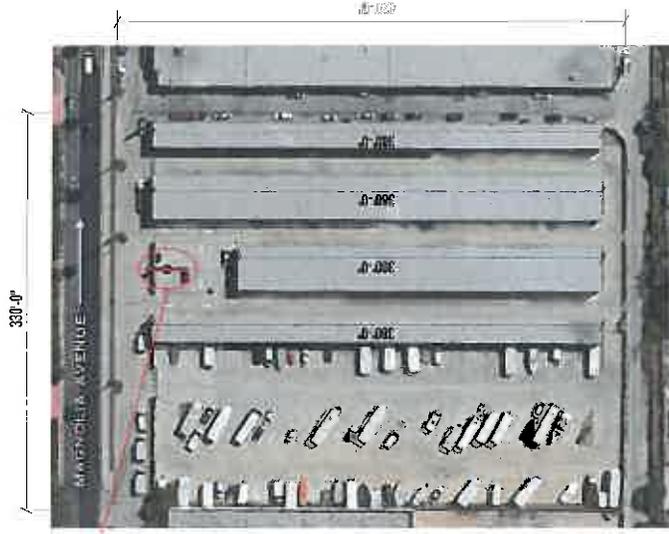
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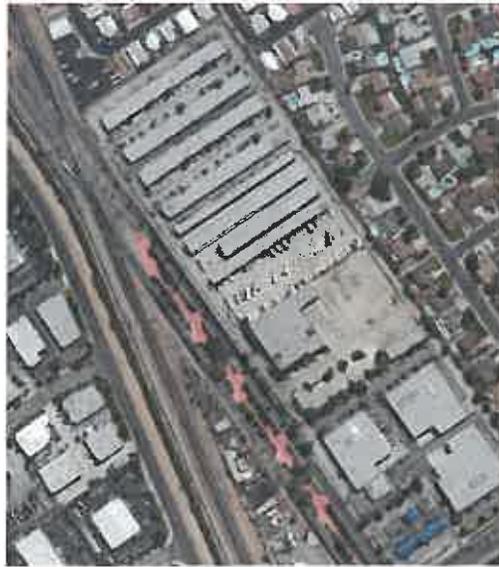
1 VICINITY MAP - 12530 Magnolia Avenue, Riverside, CA
SCALE: NTS



SIGN LOCATION



3 SITE VIEW - 12530 Magnolia Avenue, Riverside, CA
SCALE: 1" = 100'-0"



2 VICINITY VIEW - 12530 Magnolia Avenue, Riverside, CA
SCALE: NTS

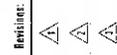
1160 Railroad St.
Corona, CA 92882
T 800.862.3202
F 951.278.0681
www.ad-s.com



- Signage + Fabrication
- Displays + Fixtures
- Lighting + Maintenance

Client:
William Warren Group
940 South Coast Drive
Suite 205
Costa Mesa, CA 92626

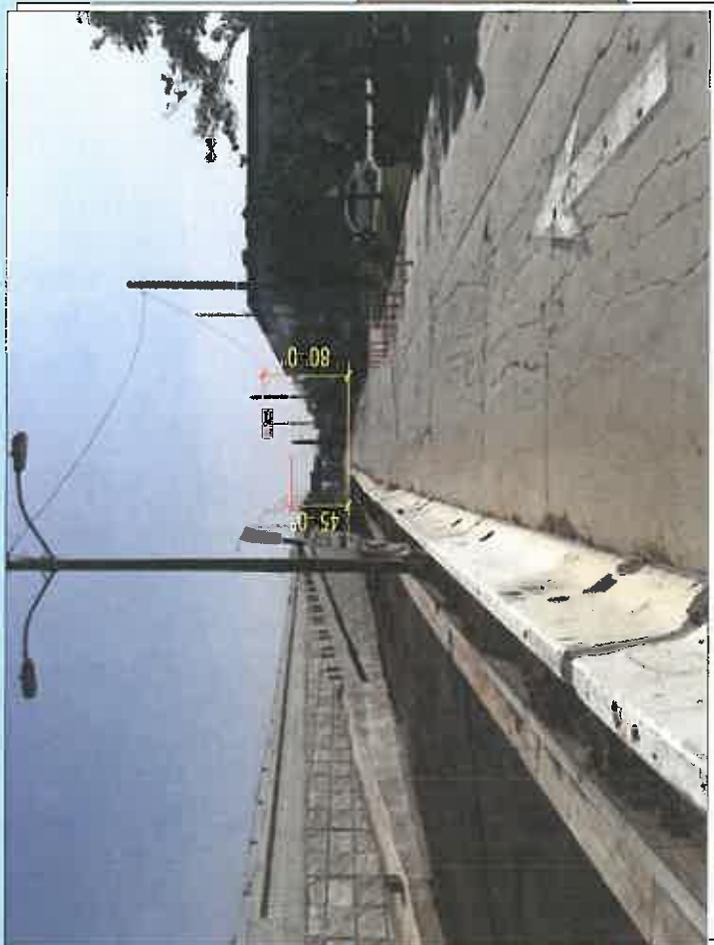
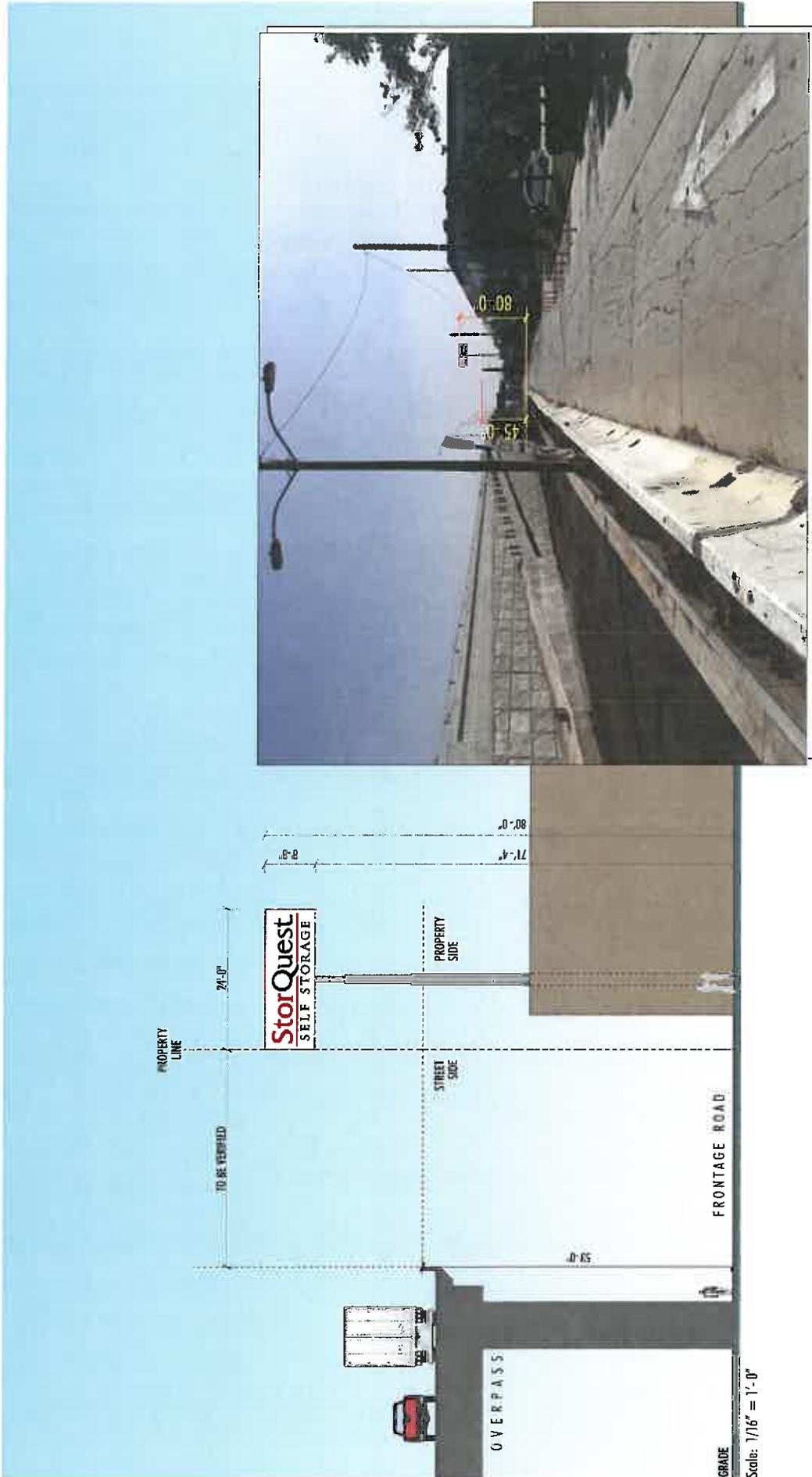
Project:
StorQuest - Riverside
12530 Magnolia Avenue
Riverside, CA 92503



Revisions:

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Project No:	40911-R02
Date:	06-21-16
Sign Type:	Vicinity Map, Site View
Sheet No.:	SPT.0



<p>1160 Railroad St. Corona, CA 92882 T 800.862.3202 F 951.278.0681 www.ad-s.com</p>	<p>Signage + Fabrication Displays + Fixtures Lighting + Maintenance</p>	<p>Client: William Warren Group 940 South Coast Drive Suite 705 Costa Mesa, CA 92626</p>	<p>Project: StorQuest - Riverside 12530 Magnolia Avenue Riverside, CA 92503</p>	<p>Revisions:</p> <p>△ △ △</p>	<p>Project No.: 40911-R02 Date: 06-21-16 Sign Type: A - 80' ht pylon sign Sheet No.: 1.0</p>
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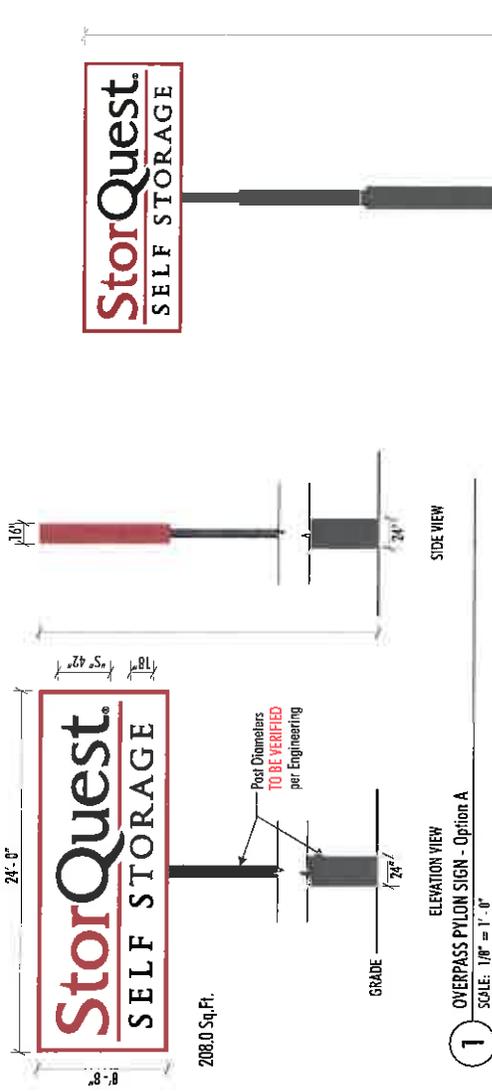
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OPTION A

SCOPE OF WORK:

- Remove Existing sign & post
- Install (1) New d/f, Internally LED Illuminated Flex-Face Sign w/ Translucent Vinyl Graphics.
- Steel Posts per engineering
- Safety Posts (4)
- Colors To Be Verified

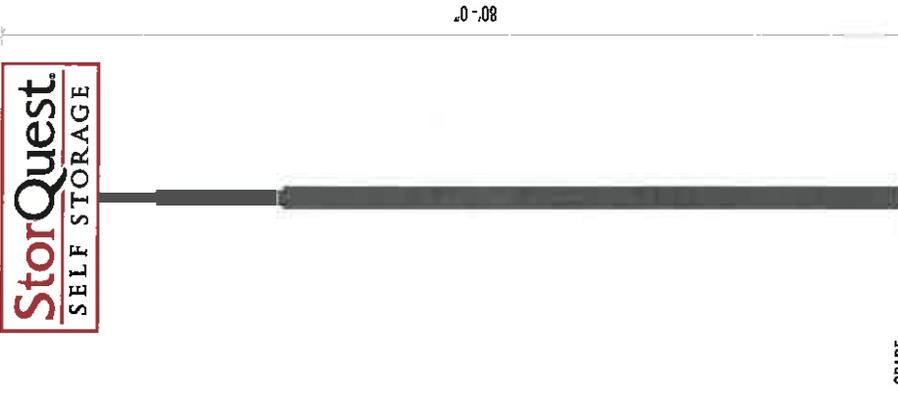
1	PTM PMS 187C
2	3M Digital Print TM Z532c
3	3M Digital Print TM Z536c
4	3M Black vinyl
5	3M Red Vinyl TM 187c



2 Existing - East Face, looking Westward
SCALE: 1/8" = 1'-0"



3 PROPOSED - East Face, looking Westward
SCALE: 1/8" = 1'-0"



4 OVERPASS PYLON SIGN - Option A
SCALE: 3/32" = 1'-0"

	1160 Railroad St. Corona, CA 92882 T800.862.3202 F951.278.0481 www.ads-c.com	Client: William Warren Group 940 South Coast Drive Suite 205 Costa Mesa, CA 92626	Project: StorQuest - Riverside 12550 Magnolia Avenue Riverside, CA 92508	Revisions: A B C	Project No: 40911-R02 Date: 06-21-16 Sign type: A - 80' ht pylon sign, Option A Sheet No: 1.1	Revision 1 of 5
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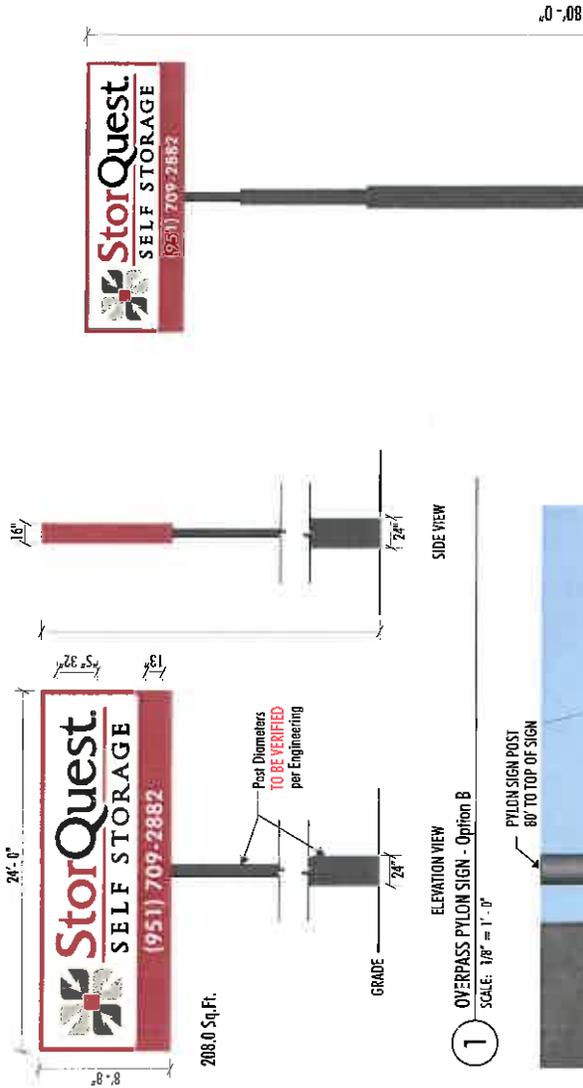
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OPTION B

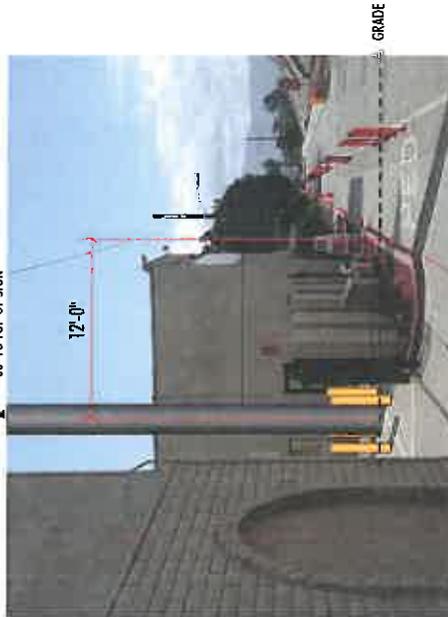
SCOPE OF WORK:

- Remove Existing sign & post
- Install (1) New d/f, Internally LED Illuminated Flex-Face Sign w/ Translucent Vinyl Graphics.
- Steel Posts per engineering
- Safety Posts (4)
- Colors To Be Verified

041	PTM PMS 187c
M1	3M Digital Print TM 7532c
V21	3M Digital Print TM 7535c
V63	3M Black Vinyl
044	3M Road Vinyl TM 187c



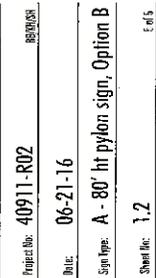
2 Existing - East Face, looking Westward
SCALE: 1/8" = 1'-0"



3 PROPOSED - East Face, looking Westward
SCALE: 1/8" = 1'-0"



4 OVERPASS PYLON SIGN - Option B
SCALE: 3/32" = 1'-0"

	<p>1160 Railroad St. Corona, CA 92682 T 800.862.3202 F 951.278.0681 www.ads.com</p>	<p>Client: William Warren Group 940 South Coast Drive Suite 705 Costa Mesa, CA 92626</p>	<p>Project: StorQuest - Riverside 12530 Magnolia Avenue Riverside, CA 92503</p>	<p>Revisions:  A  B  C</p>	<p>Project No: 40911-R02 Date: 06-21-16 Sign type: A - 80' ht pylon sign, Option B Sheet No: 1.2 E.d.s.</p>
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SCOPE OF WORK:

- Remove Existing Acrylic Letters
- Install (1) New Internally LED Illuminated Acrylic Faced Sign w/ Translucent Vinyl Graphics; Colors To Be Verified

PTM, PMS, 187c
V1 3M Digital Print TM 7532c
V2 3M Digital Print TM 7535c
V3 3M Black Vinyl
V4 3M Red Vinyl TM 187c

OPTION A



1A EXTERIOR WALL SIGN - Option A

44 SF

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



2A EXTERIOR WALL SIGN RENDERING - OPTION A

SCALE: 1/16" = 1'-0"

OPTION B



1B EXTERIOR WALL SIGN - Option B

44 SF

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



2B EXTERIOR WALL SIGN RENDERING - OPTION B

SCALE: 1/16" = 1'-0"



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- Signage + Fabrication
- Displays + Fixtures
- Lighting + Maintenance

Client:
William Warren Group
 940 South Coast Drive
 Suite 205
 Costa Mesa, CA 92626

Project:
StorQuest - Riverside
 12530 Magnolia Avenue
 Riverside, CA 92503

Revisions:
 △
 △
 △

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Project No: 40911-R02
 Date: 06-21-16
 Sign Type: B - Ext. Wall Sign
 Sheet No: 2.0

INDEMNIFICATION AGREEMENT

This INDEMNIFICATION AGREEMENT (“Agreement”), made by and between the COUNTY OF RIVERSIDE, a political subdivision of the State of California (“COUNTY”), and Riordan Corona SP, LLC, a Delaware Limited Liability Company and Milner Corona SP, LLC, a Delaware Limited Liability Company (“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 APN 135-170-030 (“PROPERTY”); and,

WHEREAS, on November 3, 2016, PROPERTY OWNER filed an application for Plot Plan No. 26135 (“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:
Milner Corona SP, LLC and
Riordan Corona SP, LLC
Attn: James Yang
959 South Coast Dr., Ste. 200
Costa Mesa, CA 92626

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.

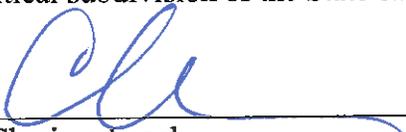
17. ***Counterparts; Facsimile & Electronic Execution.*** This Agreement may be executed in one or more counterparts, each of which shall be deemed an original, but all of which together shall constitute one and the same document. To facilitate execution of this Agreement, the parties may execute and 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: 10/12/17

PROPERTY OWNER:

Riordan Corona SP, LLC, a Delaware Limited Liability Company

By: Richard J. Riordan, as Trustee of The Richard J. Riordan Trust
dated August 30, 1996 as amended November 7, 2014
Its Managing Member

By: 
Richard J. Riordan
Trustee

Dated: 10/04/17

[Signatures continued on following page]

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

CIVIL CODE § 1189

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 Los Angeles)

On Oct. 4, 2017 before me, Maryam B. Haile, Notary Public,
Date Here Insert Name and Title of the Officer

personally appeared Richard Riordan
Name(s) of Signer(s)

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 Maryam B. Haile
Signature of Notary Public

Place Notary Seal Above

OPTIONAL

Though this section is optional, completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

Description of Attached Document

Title or Type of Document: Indemnification Agreement Document Date: 10/4/17

Number of Pages: 6 Signer(s) Other Than Named Above: Reese Millner, Helen Millner, John Millner

Capacity(ies) Claimed by Signer(s)

Signer's Name: Richard Riordan

Corporate Officer — Title(s): _____

Partner — Limited General

Individual Attorney in Fact

Trustee Guardian or Conservator

Other: _____

Signer Is Representing: _____

Signer's Name: _____

Corporate Officer — Title(s): _____

Partner — Limited General

Individual Attorney in Fact

Trustee Guardian or Conservator

Other: _____

Signer Is Representing: _____

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

By: 
Charissa Leach
Assistant TLMA Director – Community Development

Dated: 10/12/17

PROPERTY OWNER:

Riordan Corona SP, LLC, a Delaware Limited Liability Company

By: Richard J. Riordan, as Trustee of The Richard J. Riordan Trust
dated August 30, 1996 as amended November 7, 2014
Its Managing Member

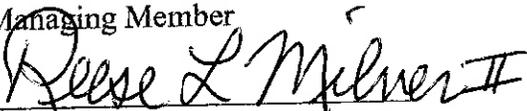
By: _____
Richard J. Riordan
Trustee

Dated: _____

[Signatures continued on following page]

Milner Corona SP, LLC, a Delaware Limited Liability Company

By: Trust C of The Milner Trust dated May 12, 1982
Its Managing Member

By: 
Reese L. Milner II
Co-Trustee of Trust C of The Milner Trust dated May 12, 1982

Dated: 10/6/17

By: _____

STATE OF FLORIDA

COUNTY OF Sarasota

Sworn (or affirmed) and subscribed before me this 6th day of October, 2017, is

(Robert L. Melner Jr.)

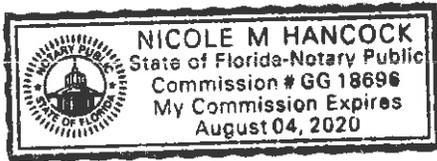
(THE NOTARY SEAL)

(Nicole M. Hancock)

Personally Known OR Produced Identification

The type of Identification

Produced _____



Milner Corona SP, LLC, a Delaware Limited Liability Company

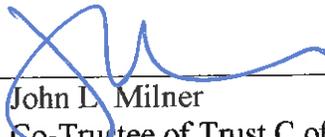
By: Trust C of The Milner Trust dated May 12, 1982
Its Managing Member

By: _____
Reese L. Milner II
Co-Trustee of Trust C of The Milner Trust dated May 12, 1982

Dated: _____

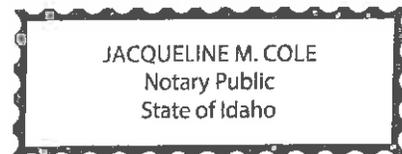
By: _____
Helen V. Milner
Co-Trustee of Trust C of The Milner Trust dated May 12, 1982

Dated: _____

By:  _____
John L. Milner
Co-Trustee of Trust C of The Milner Trust dated May 12, 1982

Dated: 10/3/17

Notary attached, Jacqueline M Cole



INDIVIDUAL ACKNOWLEDGMENT

STATE OF IDAHO

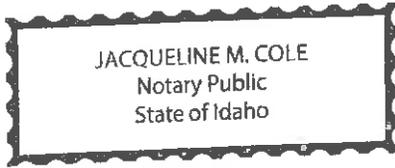
COUNTY OF BLAINE

On this 3rd day of October, in the year 2017, before me Jacqueline M Cole, a notary public in and for the State of Idaho, personally appeared John L. Milner, known to me, and/or identified to me on the basis of satisfactory evidence, to be the person(s) whose name is/are subscribed to the within instrument and acknowledged to me that he executed the same

Jacqueline M Cole
Notary Public for Idaho

Residing at Ketchum, Idaho

My commission expires Aug 8th, 2023





RIVERSIDE COUNTY PLANNING DEPARTMENT

Charissa Leach
Assistant TLMA Director

August 30, 2017

City of Riverside
Attn: Planning Dept.
3900 Main Street, 3rd Floor
Riverside, CA 92501

RE: VAR01902 (increase height for sign pole and increased square-footage size for sign for StorQuest self-storage facility)

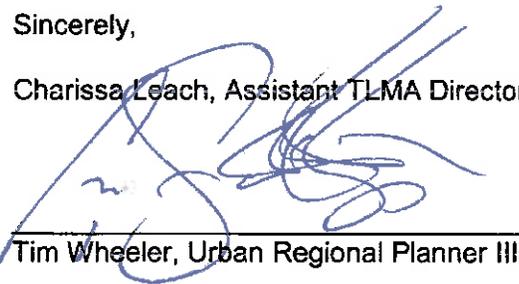
City Planning Personnel,

The County of Riverside wants to inform you of a pending variance for a signage project near your city's borders. You will be receiving notification in the next week of the project going to a Director's Hearing. The variance is to allow the StorQuest self-storage facility to erect a pole sign, larger in height and square-footage size, to allow it to be seen from the now existing Magnolia Avenue overpass/bridge. The sign pole will increase from a maximum of 45 feet to 80 feet tall. Additionally, the sign square-footage will increase from a maximum of 150 square-feet to 211 square-feet.

If you have any further questions, please feel free to contact the project planner Tim Wheeler at 951-955-6060 or email him at twheeler@rivco.org.

Sincerely,

Charissa Leach, Assistant TLMA Director



Tim Wheeler, Urban Regional Planner III

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



RIVERSIDE COUNTY PLANNING DEPARTMENT

Charissa Leach
Assistant TLMA Director

August 30, 2017

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

RE: VAR01902 (increase height for sign pole and increased square-footage size for sign for StorQuest self-storage facility)

City Planning Personnel,

The County of Riverside wants to inform you of a pending variance for a signage project near your city's borders. You will be receiving notification in the next week of the project going to a Director's Hearing. The variance is to allow the StorQuest self-storage facility to erect a pole sign, larger in height and square-footage size, to allow it to be seen from the now existing Magnolia Avenue overpass/bridge. The sign pole will increase from a maximum of 45 feet to 80 feet tall. Additionally, the sign square-footage will increase from a maximum of 150 square-feet to 211 square-feet.

If you have any further questions, please feel free to contact the project planner Tim Wheeler at 951-955-6060 or email him at twheeler@rivco.org.

Sincerely,

Charissa Leach, Assistant TLMA Director

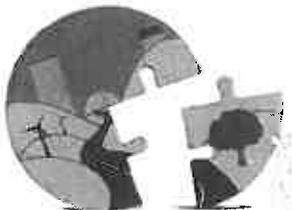


Tim Wheeler, Urban Regional Planner III

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

Wet Signature



RIVERSIDE COUNTY PLANNING DEPARTMENT

Steve Weiss, AICP
Planning Director

APPLICATION FOR LAND USE AND DEVELOPMENT

CHECK ONE AS APPROPRIATE:

- ZONING PLAN
- ADDITIONAL USE PERMIT
- PUBLIC USE PERMIT
- TEMPORARY USE PERMIT
- VARIANCE
- REVISED PERMIT Original Case No. PP 26135

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED.

APPLICATION INFORMATION

Applicant Name: AD/S Companies

Contact Person: Robin Bell E-Mail: Rbell@ad-s.com

Mailing Address: 1160 Railroad St.
Corona Street CA 92882
City State ZIP

Daytime Phone No: (951) 278-0680 Fax No: ()

Engineer/Representative Name: N/A

Contact Person: N/A E-Mail: N/A

Mailing Address: N/A
N/A Street N/A N/A
City State ZIP

Daytime Phone No: () N/A Fax No: () N/A

Property Owner Name: William Warren Group

Contact Person: Thomas L. Krendl E-Mail: tkrendl@williamwarren.com

Mailing Address: 940 South Coast Dr. Suite 205
Costa Mesa Street CA 92626
City State ZIP

Daytime Phone No: (520) 306-0746 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.

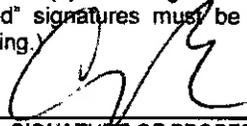
AUTHORITY FOR THIS APPLICATION IS HEREBY GIVEN:

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.)

William Warren Group - Clark Porter

PRINTED NAME OF PROPERTY OWNER(S) President



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): 135-170-030

Approximate Gross Acreage: 3.59

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

APPLICATION FOR LAND USE AND DEVELOPMENT

PROJECT PROPOSAL:

Describe the proposed project.

Identify the applicable Ordinance No. 348 Section and Subsection reference(s) describing the proposed land use(s): _____

Number of existing lots: _____

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

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

APPLICATION FOR LAND USE AND DEVELOPMENT

6		
7		
8		
9		
10		

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

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

Related cases filed in conjunction with this application:

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

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

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

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

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

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

Is this an application for a development permit? Yes No

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

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

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

Santa Ana River/San Jacinto Valley

Santa Margarita River

Whitewater River

APPLICATION FOR LAND USE AND DEVELOPMENT

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

HAZARDOUS WASTE AND SUBSTANCES STATEMENT

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

Name of Applicant: _____

Address: _____

Phone number: _____

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

Local Agency: County of Riverside

Assessor's Book Page, and Parcel Number: _____

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

Regulatory Identification number: _____

Date of list: _____

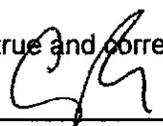
Applicant: _____ Date _____

HAZARDOUS MATERIALS DISCLOSURE STATEMENT

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

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

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

Owner/Authorized Agent (1)  Date 7 28 14

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

PROPERTY OWNERS CERTIFICATION FORM

I, VINNIE NGUYEN certify that on Aug 24., 2017,

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

APN (s) or case numbers VAR01902 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.

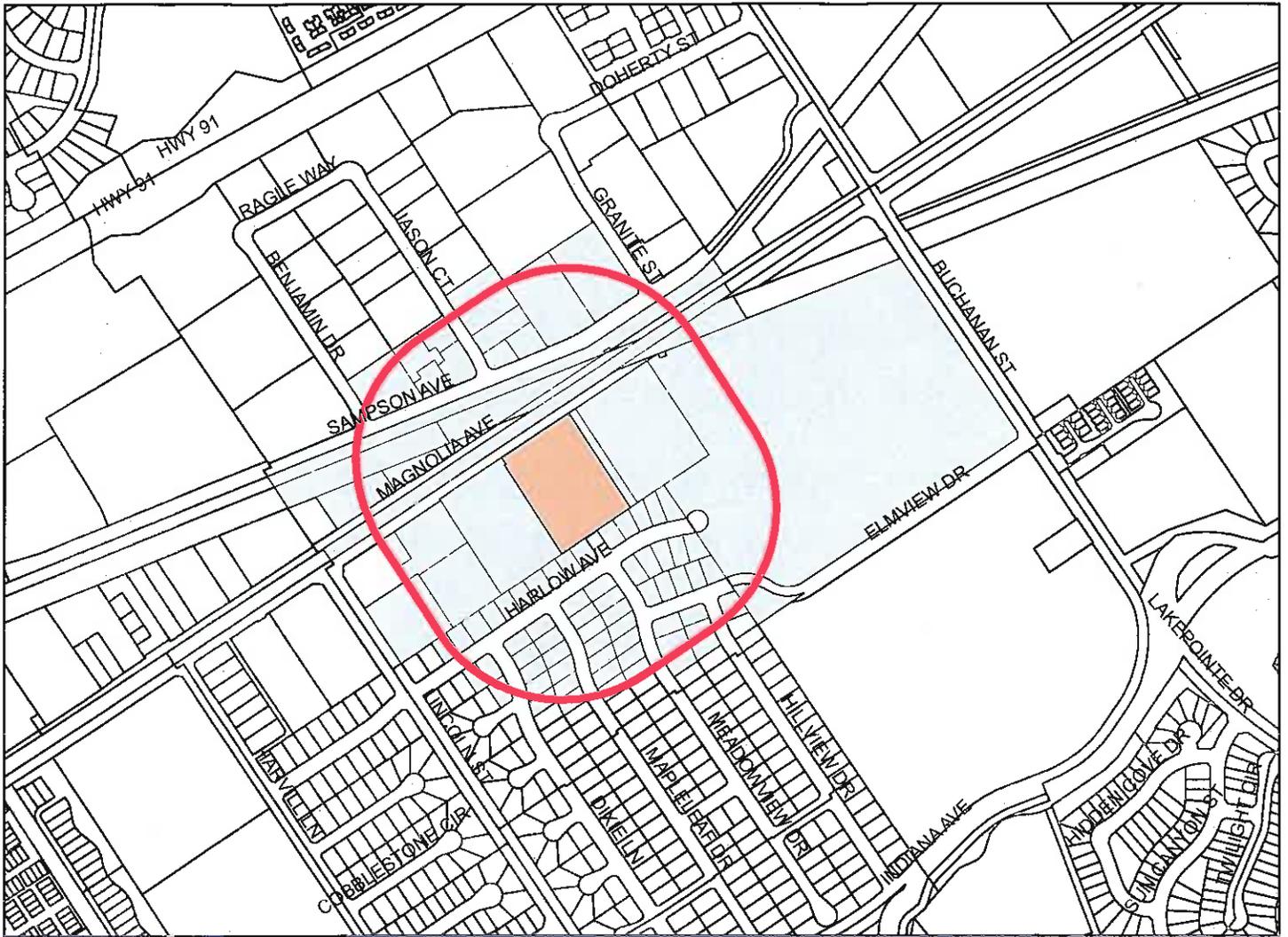
TITLE: GIS Analyst

ADDRESS: 4080 Lemon Street 9TH Floor

Riverside, Ca. 92502

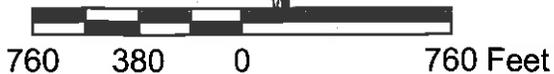
TELEPHONE NUMBER (8 a.m. -- 5 p.m.): (951) 955-8158

VAR01902 (600 feet buffer)



Selected Parcels

135-183-008	135-183-007	135-185-006	135-181-004	135-182-002	135-181-003	135-170-008	172-390-042	172-390-046	172-390-047
172-390-013	172-390-038	135-182-001	135-170-041	135-185-010	135-170-029	172-390-017	172-390-018	172-390-015	172-390-016
172-390-052	135-183-009	135-185-004	135-182-003	135-182-010	135-184-009	135-186-015	135-185-012	135-182-009	135-181-016
135-182-005	135-184-010	135-183-005	172-390-040	135-181-015	135-181-012	135-182-008	135-185-007	135-185-009	135-184-016
172-390-054	135-181-013	135-184-008	172-390-039	135-181-010	135-185-011	135-184-005	135-183-001	135-183-010	135-184-014
135-182-006	135-186-016	135-184-015	135-181-014	135-185-008	135-185-013	135-181-017	135-181-005	135-184-004	135-186-017
135-170-036	135-184-011	135-170-037	135-181-007	135-182-007	135-184-006	172-390-037	172-390-014	135-185-014	135-170-038
135-181-006	135-181-008	135-184-012	135-185-005	135-184-013	135-182-004	135-170-030	172-390-053	135-181-011	135-184-003
135-170-013	135-170-040	135-170-006	135-184-007	172-390-036	135-170-020	135-170-031	135-181-009	135-183-006	



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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Use Avery Template 5962 |

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SOUTHERN PACIFIC TRANSPORTATION CO
1700 FARNAM ST 10TH FL S
OMAHA NE 68102

ASMT: 135170040, APN: 135170040
SAKIOKA FARMS
3183 A AIRWAY AVE STE 2
COSTA MESA CA 92626

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

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

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

ASMT: 135181003, APN: 135181003
ARACELY SILVA
12667 HARLOW AVE
RIVERSIDE, CA. 92503

ASMT: 135170031, APN: 135170031
18818 TELLER AVE STE 250
IRVINE CA 92612

ASMT: 135181004, APN: 135181004
ISABEL RIOS, ETAL
12655 HARLOW AVE
RIVERSIDE, CA. 92503

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

ASMT: 135181005, APN: 135181005
MARGARITA GARCIA, ETAL
12643 HARLOW AVE
RIVERSIDE, CA. 92503

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

ASMT: 135181006, APN: 135181006
GRACIELA COVARRUBIAS, ETAL
12631 HARLOW AVE
RIVERSIDE, CA. 92503

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

ASMT: 135181007, APN: 135181007
OSCAR ULLOA
12621 HARLOW AVE
RIVERSIDE, CA. 92503



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EVAGELINE MONTANO, ETAL
23760 TRUDY ST
PERRIS CA 92570

ASMT: 135181015, APN: 135181015
GENEVIEVE EASTMAN
13381 MAGNOLIA AVE NO 79
CORONA CA 92879

ASMT: 135181009, APN: 135181009
DENNIS ACOSTA, ETAL
12601 HARLOW AVE
RIVERSIDE, CA. 92503

ASMT: 135181016, APN: 135181016
ESTELA ESQUIVEL
C/O MARIA C ESQUIVEL
12515 HARLOW AVE
RIVERSIDE, CA. 92503

ASMT: 135181010, APN: 135181010
JAVIER MEJIA
12589 HARLOW AVE
RIVERSIDE, CA. 92503

ASMT: 135181017, APN: 135181017
MARILYN HAMMOND
12505 HARLOW AVE
RIVERSIDE, CA. 92503

ASMT: 135181011, APN: 135181011
ROGELIO MARTINEZ
12577 HARLOW AVE
RIVERSIDE, CA. 92503

ASMT: 135182001, APN: 135182001
BARBARA PFEIFFER
12504 HARLOW AVE
RIVERSIDE, CA. 92503

ASMT: 135181012, APN: 135181012
GERARDO GUTIERREZ
12565 HARLOW AVE
RIVERSIDE, CA. 92503

ASMT: 135182002, APN: 135182002
ANTHONY FAVA
12514 HARLOW AVE
RIVERSIDE, CA. 92503

ASMT: 135181013, APN: 135181013
BARBARA ZARICKI, ETAL
12545 HARLOW AVE
RIVERSIDE, CA. 92503

ASMT: 135182003, APN: 135182003
DOUA YANG VANG
12524 HARLOW AVE
RIVERSIDE, CA. 92503

ASMT: 135181014, APN: 135181014
DAVID BUSWELL, ETAL
12535 HARLOW AVE
RIVERSIDE, CA. 92503

ASMT: 135182004, APN: 135182004
RICHARD HARRISON
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MARIA EDWARDS, ETAL
3630 HILLVIEW DR
RIVERSIDE, CA. 92503

ASMT: 135182006, APN: 135182006
DALENA PHAN, ETAL
1720 BLUE WING CT
REDLANDS CA 92374

ASMT: 135183006, APN: 135183006
SUSANNA BUCHKO, ETAL
3640 HILLVIEW DR
RIVERSIDE, CA. 92503

ASMT: 135182007, APN: 135182007
NORMA VALENZUELA, ETAL
12535 ELMVIEW DR
RIVERSIDE, CA. 92503

ASMT: 135183007, APN: 135183007
ALEJANDRO LOPEZ
3650 HILLVIEW DR
RIVERSIDE, CA. 92503

ASMT: 135182008, APN: 135182008
GRACE VANDERMOLEN
3202 RAINFOREST DR
RIVERSIDE CA 92503

ASMT: 135183008, APN: 135183008
ALEJANDRA MANZO
3651 MEADOWVIEW DR
RIVERSIDE, CA. 92503

ASMT: 135182009, APN: 135182009
RODOLFO FRANCO, ETAL
C/O EVELIA FRANCO
12515 ELMVIEW DR
RIVERSIDE, CA. 92503

ASMT: 135183009, APN: 135183009
CONSUELO DELEON, ETAL
3641 MEADOWVIEW DR
RIVERSIDE, CA. 92503

ASMT: 135182010, APN: 135182010
MARIA PANTOJA, ETAL
12505 ELMVIEW DR
RIVERSIDE, CA. 92503

ASMT: 135183010, APN: 135183010
JUAN LOZANO
563 S DEVON RD
ORANGE CA 92686

ASMT: 135183001, APN: 135183001
JOSE ORTEGA
3641 HILLVIEW DR
RIVERSIDE, CA. 92503

ASMT: 135184003, APN: 135184003
BETTY LACY, ETAL
3630 MEADOWVIEW DR
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ASMT: 135184005, APN: 135184005
THELMA MONTIEL, ETAL
3650 MEADOWVIEW DR
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ASMT: 135184012, APN: 135184012
RAMOS FLORES
2062 RAINBOW RIDGE
CORONA CA 92882

ASMT: 135184006, APN: 135184006
MIGUEL GUEVARA, ETAL
3666 MEADOWVIEW DR
RIVERSIDE, CA. 92503

ASMT: 135184013, APN: 135184013
RAYMOND FULMER
3665 MAPLELEAF DR
RIVERSIDE, CA. 92503

ASMT: 135184007, APN: 135184007
ROCHELLE CHAMBERLIN, ETAL
3676 MEADOWVIEW DR
RIVERSIDE, CA. 92503

ASMT: 135184014, APN: 135184014
JUAN LOZANO
3655 MAPLELEAF DR
RIVERSIDE, CA. 92503

ASMT: 135184008, APN: 135184008
ISRAEL RIOS
3686 MEADOWVIEW DR
RIVERSIDE, CA. 92503

ASMT: 135184015, APN: 135184015
LISA PROCTOR
3645 MAPLELEAF DR
RIVERSIDE, CA. 92503

ASMT: 135184009, APN: 135184009
EDGAR FLETES
3696 MEADOWVIEW DR
RIVERSIDE, CA. 92503

ASMT: 135184016, APN: 135184016
HELEN DAVIS
3635 MAPLELEAF DR
RIVERSIDE, CA. 92503

ASMT: 135184010, APN: 135184010
ROSIE SILVA, ETAL
3695 MAPLELEAF DR
RIVERSIDE, CA. 92503

ASMT: 135185004, APN: 135185004
JEANETTE WALKER, ETAL
3646 MAPLELEAF DR
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BEATRIZ SANTAMARIA, ETAL
3675 DIXIE LN
RIVERSIDE, CA. 92503

ASMT: 135185006, APN: 135185006
ALEX GOODYEAR
3666 MAPLELEAF DR
RIVERSIDE, CA. 92503

ASMT: 135185013, APN: 135185013
MARCO SOSA
3665 DIXIE LN
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ASMT: 135185007, APN: 135185007
CYNTHIA LEONTI, ETAL
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ASMT: 135185014, APN: 135185014
PAULA WARMEE, ETAL
3655 DIXIE LN
RIVERSIDE, CA. 92503

ASMT: 135185008, APN: 135185008
LUZ GARCIA, ETAL
3686 MAPLELEAF DR
RIVERSIDE, CA. 92503

ASMT: 135186015, APN: 135186015
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12645 DOGWOOD CIR
RIVERSIDE, CA. 92503

ASMT: 135185009, APN: 135185009
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ASMT: 135186016, APN: 135186016
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RIVERSIDE, CA. 92503

ASMT: 172390014, APN: 172390014
APRIL FREILING, ETAL
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CORONA, CA. 92879



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

ASMT: 172390016, APN: 172390016
COASTER PROP
C/O TMI PRODUCTS
1493 E BENTLEY DR
CORONA CA 92879

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

ASMT: 172390017, APN: 172390017
CFI PROP
182 N GRANITE ST
CORONA, CA. 92879

ASMT: 172390047, APN: 172390047
SF RR, ETAL
ATTN ROADMASTER
740 E CARNEGIE DR
SAN BERNARDINO CA 92408

ASMT: 172390018, APN: 172390018
CFI PROP
C/O DONALD PROSSER
182 GRANITE ST
CORONA, CA. 92879

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: 172390053, APN: 172390053
RIVERSIDE COUNTY FLOOD CONT
1995 MARKET ST
RIVERSIDE CA 92501

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

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

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

AD/S Companies
1160 Railroad Street
Corona, CA 92882
Attn: Robin Bell

William Warren Group
940 South Coast Drive, Suite 205
Costa Mesa, CA 92626
Attn: Thomas L Krendl



RIVERSIDE COUNTY PLANNING DEPARTMENT

Charissa Leach
Assistant TLMA Director

NOTICE OF EXEMPTION

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, CA 92201

Project Title/Case No.: VAR01902

Project Location: In the unincorporated area of Riverside County, more specifically located 12530 Magnolia Avenue

Project Description: A variance to allow for the increased square-footage and height for a proposed on premise sign for the existing self-storage business known as StorQuest. The on-site sign will be 211 square-feet in size on a proposed 80 foot tall signage pole.

Name of Public Agency Approving Project: Riverside County Planning Department

Project Applicant & Address: AD/S Companies 1160 Railroad St. Corona, CA 92882

Exempt Status: (Check one)

- Ministerial (Sec. 21080(b)(1); 15268)
- Declared Emergency (Sec. 21080(b)(3); 15269(a))
- Emergency Project (Sec. 21080(b)(4); 15269 (b)(c))
- Categorical Exemption (Section 15303-New Construction and Conversion of Small Structures and Section 15311-Accessory Structure)
- Statutory Exemption (_____)
- Other: _____

Reasons why project is exempt: Variance No. 1902's associated plot plan is a ministerial action that will be processed separately from Variance No. 1902. If granted, Variance No. 1902 will allow for an 80 foot tall sign and pole with a 211 square foot sign. The proposed project has been determined to be categorically exempt from CEQA, as set forth per Section 15303 (New Construction and Conversion of Small Structures) of the State CEQA Guidelines. Section 15303 exempts the construction and location of limited numbers of new, small facilities, or structures. Accessory (appurtenant) structures including garages, carports, and patios are examples of accessory structures. A pole sign to an existing commercial or business (self-storage) facility is also an accessory structure. The proposed project variance is exempt under Section 15303 because it is for the placement of a sign on the premises of an existing commercial or business and would be an accessory structure to that existing business use. The variance is to allow for a sign that will be larger in total square-footage and taller by height due to the newly constructed bridge/overpass on Magnolia Avenue that is near this facility. This will allow for visibility and advertising of the existing self-storage business to motorists along Magnolia Avenue and the bridge. Variance No. 1902's associated plot plan is a ministerial action that will be processed separately from Variance No. 1902. If granted, Variance No. 1902 will allow for an 80 foot tall sign and pole with a 211 square foot sign. The proposed project has been determined to be categorically exempt from CEQA, as set forth per Section 15311 (Accessory Structures) of the State CEQA Guidelines. Section 15311 exempts the construction, or replacement of minor structures accessory to (appurtenant to) existing commercial, industrial, or institutional facilities, including but not limited to (a) on premise signs. The proposed project variance is exempt under Section 15311 because it is for the placement of a sign on the premises of an existing commercial or business (self-storage) facility. The variance is to allow for a sign that will be larger in total square-footage and taller by height due to the newly constructed bridge/overpass on Magnolia Avenue that is near this facility. This will allow for visibility and advertising of the existing self-storage business to motorists along Magnolia Avenue and the bridge.

Tim Wheeler County Contact Person 951-955-6060 Phone Number

Signature Urban Regional Planner III Title August 21, 2017 Date

Date Received for Filing and Posting at OPR: _____

NOTICE OF EXEMPTION

Page 2

Please charge deposit fee case#: ZEA n/a ZCFG No. 06339 - **SELECT**

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38686 El Cerrito Road
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(760) 863-8277

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paid towards: CFG06339 CALIF FISH & GAME: DOC FEE
EA42968
at parcel #: 12530 MAGNOLIA AVE COR
appl type: CFG3

By _____ Nov 03, 2016 16:46
MGARDNER posting date Nov 03, 2016

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

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Additional info at www.rctlma.org



**COUNTY OF RIVERSIDE
PLANNING DEPARTMENT
STAFF REPORT**

Agenda Item No.:

3.1

Director's Hearing: October 16, 2017

PROPOSED PROJECT

Case Number(s): PP23327
 CEQA Exempt Section 15303
 Area Plan: Mead Valley
 Zoning Area/District: Good Hope Area
 Supervisorial District: First District
 Project Planner: John Earle Hildebrand III
 Project APN(s): 326-240-022 and 326-240-077
 Continued From: N/A

Applicant(s): Maria Brambila

Representative(s): Ventura
Engineering, LLC


 Charissa Leach, P.E.
 Assistant TLMA Director

PROJECT DESCRIPTION AND LOCATION

Plot Plan No. 23327 is a request to entitle an existing feed and hay sales facility, in conjunction with an existing residence. The project site is generally located north of Dockery Lane, south of 7th Street, east of Clayton Street, west of State Highway 74, and is located within the Mead Valley Area Plan.

PROJECT RECOMMENDATION

STAFF RECOMMENDATIONS:

FIND PLOT PLAN NO. 23327 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. 23327, subject to the attached conditions of approval, and based upon the findings and conclusions incorporated in the staff report.

PROJECT DATA

Land Use and Zoning:

Specific Plan:	N/A
Specific Plan Land Use:	N/A
Existing General Plan Foundation Component:	Community Development (CD)
Proposed General Plan Foundation Component:	N/A
Existing General Plan Land Use Designation:	Medium Density Residential (MDR) & Mixed Use Area (MUA)

Proposed General Plan Land Use Designation:	N/A
Policy / Overlay Area:	Highway 74 Perris Policy Area
Surrounding General Plan Land Uses	
North:	Medium Density Residential (MDR)
East:	Mixed Use Area (MUA)
South:	Mixed Use Area (MUA)
West:	Medium Density Residential (MDR)
Existing Zoning Classification:	Rural Residential (R-R) & Mixed Use (MU)
Proposed Zoning Classification:	N/A
Surrounding Zoning Classifications	
North:	Rural Residential (R-R)
East:	Mixed Use (MU)
South:	Mixed Use (MU)
West:	Rural Residential (R-R)
Existing Use:	Feed and Hay Sales / Residential
Surrounding Uses	
North:	Residential
South:	Residential
East:	Residential
West:	Residential

Project Site Details:

<i>Item</i>	<i>Value</i>	<i>Min./Max. Development Standard</i>
Project Site:	2-Parcels, 3.6-acres, 156,816-sqft	N/A - No subdivision
Existing Building Area:	Mobile Home = 721-sqft Garage = 864-sqft Hay Shed = 1,620-sqft Feed Silos Area = 300-sqft Total = 3,505-sqft	Rural Residential Zone = None stated Mixed Use Zone = None stated
Proposed Building Area:	None	No new construction
Structure Setbacks:	No new structures proposed Existing interior structures located 20-feet and 67 feet from interior yards.	Within 15-feet of front street No interior yard setbacks required
Floor Area Ratio:	0.02	Medium Density Residential Land Use Designation = None stated

<i>Item</i>	<i>Value</i>	<i>Min./Max. Development Standard</i>
		Mixed-Use Area Land Use Designation = None
Building Height:	Mobile Home = 20-feet Garage = 22-feet Hay Shed = 32-feet Feed Silos = 30-feet	R-R Zone = Max 50-feet Mixed Use Zone = Max 75-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>
Feed & Hay Sales	1,920	General Retail: 1 space / 1,000 sqft of net leasable area	2	5
Mobile Home	1,585	2 Spaces per mobile home	2	2
TOTAL:				

Located Within:

City's Sphere of Influence:	Within the City of Perris Sphere of Influence
Community Service Area ("CSA"):	Not within a CSA
Special Flood Hazard Zone:	Not within a Special Flood Hazard Zone
Area Drainage Plan:	Not within an Area Drainage Plan
Dam Inundation Area:	Not within a Dam Inundation Area
Agricultural Preserve	Not within an Agricultural Preserve
Liquefaction Area:	Not within a High Liquefaction Area
Subsidence Area:	Not within a High Subsidence Area
Fault Zone:	Not within ½ mile of a Fault Line or Fault Zone
High Fire Zone:	Not within a High Fire Zone
Mount Palomar Observatory Lighting Zone:	Within Zone "B"
WRCMSHCP Criteria Cell:	Not within a WSCMSHCP Criteria Cell
CVMSHCP Conservation Boundary:	Not within a CVMSHP Boundary
Stephens Kangaroo Rat ("SKR") Fee Area:	Not within a SKR Fee Area
Airport Influence Area ("AIA"):	Within the Perris Valley and March Air Reserve Base Airport Influence Boundary Areas

PROJECT LOCATION MAP



Figure 1: Project Location Map

PROJECT BACKGROUND AND ANALYSIS

Background:

The project scope includes the entitlement of an existing feed and hay business, which has been in operation for approximately 15 years. The site includes two separate parcels, whereby the parcel to the north has a Rural Residential (R-R) Zoning Classification and the parcel to the south has a Mixed Use (MU) Zoning Classification. Residential uses are permitted in both the R-R and MU Zones. Feed and hay sales uses are permitted in the R-R Zone and pet supply stores are permitted in the MU Zone, provided Plot Plan approval is obtained. A feed and hay sales use is substantially the same in character and intensity as the specifically listed use of a pet supply store and may be permitted with an approved plot plan, pursuant to the findings listed below in the OTHER FINDINGS section of this report.

The business includes limited structures, and consists of a hay shed, which is open on three sides and has a solid roof cover, and there are also two feed silos. There are no other structures associated with the business, nor does this Plot Plan propose any additional new structures. Given the limited number of on-site structures and low intensity business, the use meets all development standards pertaining to both the Rural Residential and Mixed Use Zones. The business is in operation Monday - Saturday, 7am to 5pm, includes one employee, and is estimated to serve approximately 25 customers per day.

Good Hope Community

Approximately 2.55-acres of the project site is within Neighborhood 1 of the Good Hope Community of the Mead Valley Area Plan. This community and the policies that guide its development was created specifically to accommodate a portion of the County's forecasted 5th Cycle Housing Element Regional

Housing Needs Assessment (RHNA) allocation. Thus, at buildout approximately 30% of this Neighborhood shall accommodate Highest Density Residential (HHDR) Development. While the remaining 70% may include other housing types and neighborhood servicing commercial uses. Neighborhood 1 of approximately 99 net acres is entirely designated as MUA. The project encompasses approximately 3% of the MUA leaving a large portion of Neighborhood 1 to accommodate HHDR development and other commercial uses. The proposed use is consistent with MVAP 5.23 in that it provides a "supportive retail commercial use" for the surrounding rural neighborhood.

Highway 74 Perris Policy Area

The project is consistent with the Highway 74 Perris Policy Area. The single provision under the policy area provides for the re-establishment of businesses along the Highway 74 corridor, which may be affected by the highway's widening. This project site has not been affected nor is the business required to relocate. As a result, this policy does not specifically apply.

Sphere of Influence

The project site is located within the City of Perris sphere of influence area and was submitted to the City for review. Currently, the City has no plans for annexation of the project site, nor its immediate surroundings. County staff received no comments from the City of Perris regarding this project.

Airport Influence Area ("AIA")

The project site is located within the March Air Reserve Base and Perris Valley Airport Influence Area boundaries. As a result, this project is required to be reviewed by the Airport Land Use Commission ("ALUC"). File No. ZAP1013PV17 was submitted to the ALUC for review in August 2017. The project site is specifically located within Airport Compatibility Zone "E" of both the March Air Reserve Base and Perris Valley Airport Influence Areas. ALUC made a determination that based upon the criteria for Zone "E", and the project site's relative distance to the airport, that the proposed use is consistent with both airport plans. Furthermore, ALUC did not recommend any restrictions upon the site or the site's exiting use as both residential and a feed and hay sales facility.

ENVIRONMENTAL REVIEW FINDINGS

This proposed project is exempt from the California Environmental Quality Act (CEQA) review pursuant to State CEQA Guidelines Article 19 – Categorical Exemptions, Section 15303 (New Construction or Conversion of Small Structures). 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. This project includes the entitlement of an existing feed and hay sales business within an existing improved lot in an areas zoned for the proposed use. There is no new construction associated with this project, other than some minor frontage improvements, which includes the

installation of new landscaping and the repair and widening of the front access point. The site contains four existing buildings, totaling approximately 3,505 square-feet, is located within an urbanized area as it's adjacent to the City of Perris, and there is no use of significant amounts of hazardous materials. Furthermore, the area is served by all necessary public utilities and there are no significant environmental constraints on the property, which would preclude the use from being established. Because of the low intensity use and small amount of structures, this proposed use meets each of the exemption criteria pursuant to Section 15303 (New Construction or Conversion of Small Structures).

- 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.

OTHER FINDINGS

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

Plot Plan Findings

1. The proposed use conforms to all the requirements of the General Plan and with all applicable requirements of State law and the ordinances of Riverside County. The project which includes the entitlement of an existing feed and hay sales business is consistent the County of Riverside's General Plan, as well as all applicable County ordinances. Specifically, the use meets the requirements of Ordinance No. 348 (Land Use Ordinance), pursuant to the provisions within the Rural Residential (R-R) and Mixed Use (MU) Zoning Classifications. The MU Zone contains multiple development standards, which are intended to be applied to a large-scale mixed use development project. Due to the small-scale nature of this existing use, many of the standards do not apply and are addressed here:
 - a. Buildings over 30,000 square-feet shall include a public amenity, such as a park or plaza. The project site includes approximately 1,920 square-feet of building area associated with the business, which includes the hay storage structure and feed silos, along with 1,585 square-feet of building area for the residence and garage, totaling 3,505 square-feet. As a result, this standard does not apply.
 - b. No more than 50% of the ground floor mixed use buildings may be residential dwellings. The mixed use zoned portion of the project site contains structures associated with the feed and hay sales business. No residential units are located in these buildings and as a result, this standard has been met.
 - c. The retail portion of any commercial building that has a street facing wall with customer access shall have at least fifty percent (50%) of the total wall area transparent with clear windows. There is no building that specifically faces the street, as part of this project design. As a result, this standard does not apply.

- d. Commercial and mixed use buildings shall be oriented so functional pedestrian entrances face the street, and parking areas are located mostly underground or to the rear or side of the building. This project does not include any new structures, so this standard does not apply. However, the existing structures are oriented such that the functional entrance to the facility faces the street. Onsite parking is available in multiple locations, including towards the sides and back. As a result, this standard has been met.
- e. Buildings shall have an entrance door facing the public sidewalk. There is no public sidewalk near the proposed project. As a result, this standard does not apply.
- f. Pedestrian paths shall be provided to connect commercial building entries with adjacent streets, uses and parcels. There is no public sidewalk near the proposed project. However, pedestrian access within the site, between each of the existing structures is available. As a result, this standard does not apply.
- g. Building facades shall be varied and articulated to provide visual interest and include architectural projections. This project proposes no new structures. However the existing hay storage structure includes a pitched roof which projects beyond the exterior face of the sides, which meets this standard.
- h. The street system shall be in a grid pattern or modified grid pattern emphasizing interconnected streets and the ability to reach local destinations without crossing major streets or primary arterials. The small-scale nature of the project site and existing use, does not include any road networks nor is there a need to construct any new circulation system. As a result, this standard does not apply.
- i. All roof mounted equipment shall be screened from public review. There is no roof mounted equipment installed on top of the existing structures and therefore no visual impact from the ground elevation to the minimum sight distance of 660 feet. As a result, this standard does not apply.
- j. The trash collection area is located towards the back of the property, and is therefore not readily visible to the general public nor visible from a public street. As, a result, this standard has been met.
- k. No yard encroachment shall be permitted in the front, side or rear yard. The project site includes two small structures for the purpose of storing and dispensing feed and hay material. As a result, there are no yard encroachments into the front, side, or rear, and this standard has been met.
- l. All lighting fixtures, including spot lights, electrical reflectors and other means of illumination for signs, buildings, landscaping, parking, loading, unloading and similar areas, shall be focused, directed and arranged to prevent glare or direct illumination on residential uses. No new lighting is proposed in conjunction with this project. All existing lighting associated with the mobile home and the feed and hay sales use meet this requirement and do not create a glare or direct illumination, that spills onto adjacent properties.

2. The overall development of the land shall be designed for the protection of the public health, safety, and general welfare. The design of the site and access to the property will not negatively impact the public health or safety. Furthermore, the use of the property, which includes an existing residence and a feed and hay sales facility are both low impact uses and no additional new structures are associated with this project. Improvements to the site include the addition of landscaping along property frontage and repair of the front access point. Vehicles can easily enter and exit the site and all operations are conducted onsite, a sufficient distance from State Highway 74, preventing any offsite vehicle stacking.
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 property. The project site spans two parcels, whereby the southern parcel is currently being used as a feed and hay sales facility and the northern parcel is being used as residential. This mixture of uses is consistent with the other types of uses in the area, which is primarily residential, but also includes other low impact, small businesses. The business has been in continuous operation for approximately 15-years and is compatible with the surrounding area as it provides a support service for animal keeping properties in the area.
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's impacts to the surrounding circulation system were considered during the project review phase. Although there is no new construction associated with this project, right of way dedication is required and frontage improvements along State Highway 74 will be implemented. These improvements, which include the installation of new landscaping, along with the repair and widening of the primary access point, will result in reducing potential congestion into the site.

Similar in use and intensity Finding

5. Feed and hay sales is not a specifically listed use allowed within the Mixed Use Zone. However a pet supply store is permitted within the Mixed Use zone, subject to Plot Plan Approval. Pursuant to Section 9.86.D, SAME CHARACTER AND INTENSITY of Ordinance No. 348, "Any use that is not specifically listed in subsections B. or C. may be considered a permitted or conditionally permitted use provided that the Planning Director finds that the proposed use is substantially the same in character and intensity as those listed in the designated subsections. Such a use is subject to the permit process which governs the category in which it falls." A feed and hay sales use is similar to a pet supply store for the following reasons:
 - a. Both uses allow for direct sales and customer pickup. The proposed use is limited to just the sale of feed and hay, while a pet supply store can include a wide range of pet supply products, as well as feed and hay. A pet supply store offering a full range of products, would generally be a more intensive use, having more daily vehicle trips than the proposed use, which offers just two products.
 - b. Both uses generally serve a nearby community's needs for sustaining pets and farm animals. The area surrounding the project site is a mixture of small and large lot residential properties, whereby animal keeping is permitted. A feed and hay sales facility provides a needed product, much in the same way a pet supply store would also provide.

- c. Accordingly, for these reasons, the Assistant TLMA Director has determined that a feed and hay sales use is the same in character and intensity as a pet supply store and is a permitted use within the Mixed Use zone, subject to the Plot Plan approval.

Other Findings

6. The project site located within Neighborhood 1 of the Good Hope Community of the Mead Valley Area Plan. Pursuant to the Housing Element requirements, approximately 30% of this Neighborhood 1 area shall accommodate Highest Density Residential (HHDR) Development. This project includes a 2.55-acre parcel within the Neighborhood 1 area, representing just 3% of the total land area available. As such, there is a sufficiently large portion of the Neighborhood 1 Mixed Use Area designation still available to accommodate HHDR development and other commercial uses. Furthermore, the proposed use is consistent with MVAP 5.23 in that it provides a "supportive retail commercial use" for the surrounding rural neighborhood."
7. The project site is located within Mount Palomar Observatory Lighting Zone "B". As such, all lighting is required to conform to the lighting standards as set forth in Ordinance No. 655 (Regulating Light Pollution). No new lighting is proposed under this project. Existing lighting is utilized in conjunction with the mobile home and certain activities associated with the feed and hay sales operations. Generally, operations of the business cease at 5:00pm and therefore, any lighting associated with the business would not create an impact.
8. The project site is located within the City of Perris Sphere of Influence. This project was transmitted to the City of Perris for their review, and as of the date of this staff report, County staff has received no comments from the City of Perris regarding this project.
9. The project site is located within the March Air Reserve Base and Perris Valley Airport Influence Area boundaries. The project was submitted to the Riverside County Airport Land Use Commission ("ALUC") in August 2017 (File No. ZAP1013PV17) for analysis. ALUC determined that the proposed use is in conformance with both airport plans.

PUBLIC HEARING NOTIFICATION AND OUTREACH

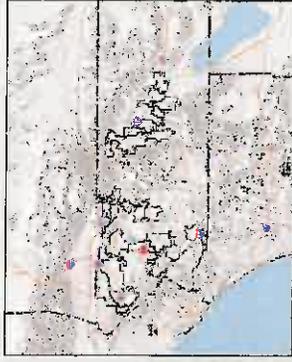
Public hearing notices were mailed to all property owners located within 600 feet of the proposed project site. As of the writing of this report, Planning Staff have received no written or verbal communication from the general public either in support or opposition of the proposed project.

APPEAL INFORMATION

Actions taken at the Director's Hearing may be appealed to the Planning Commission and are required to be submitted within 10 calendar days after the Notice of Decision has been made available.

Plot Plan No. 23327

Aerial Map



Legend

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

Notes

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0 759 1,518 Feet

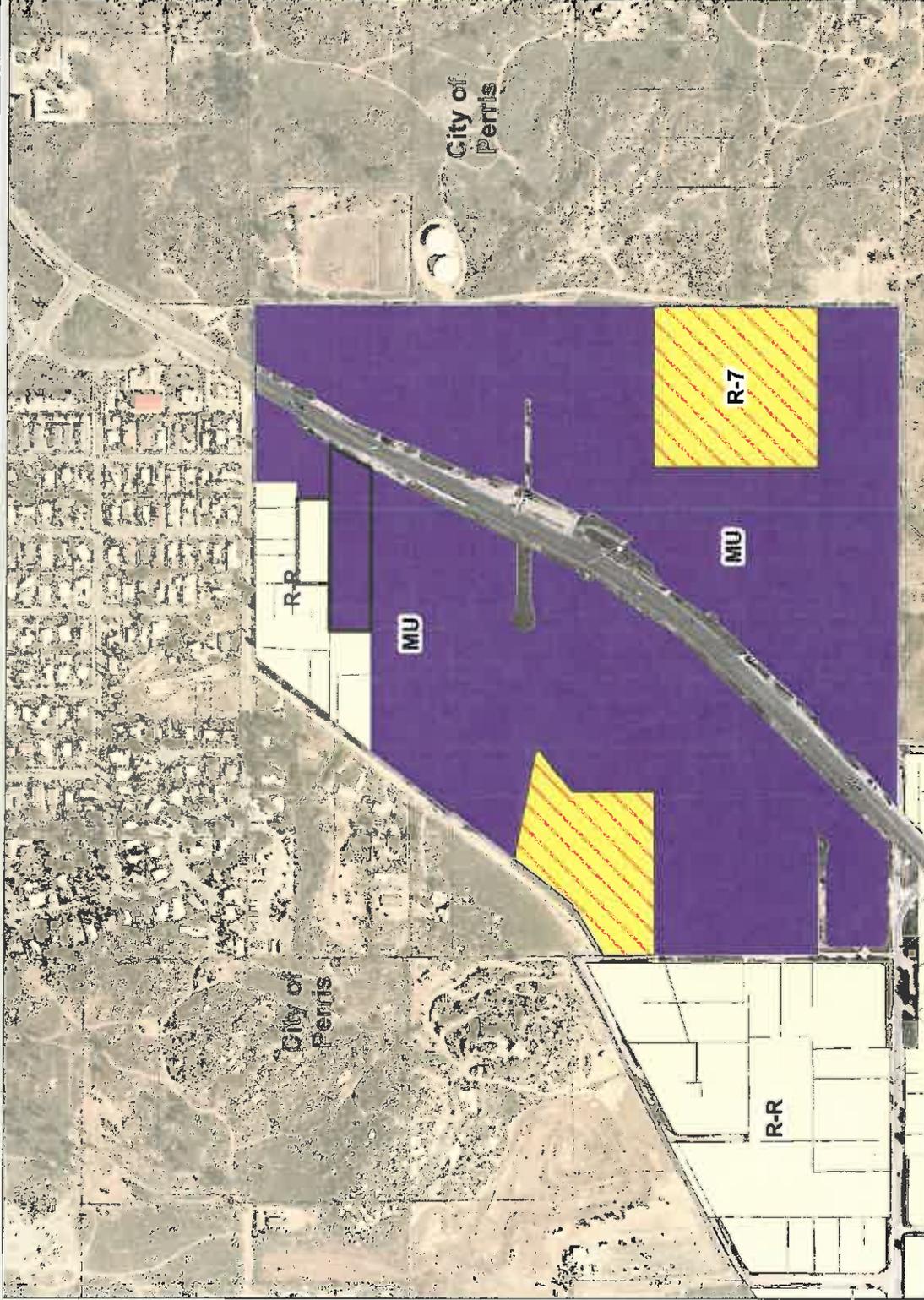


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Plot Plan No. 23327

Zoning Map



Legend

- Display Parcels
- Airports
- Intake Boundaries
- <all other values>
- NO
- UNKNOWN
- YES
- Historic Preservation Districts
- 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

Notes

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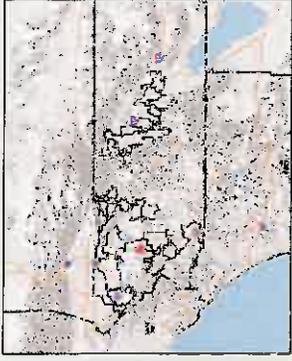
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Plot Plan No. 23327

General Plan Map



Legend

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- Airports

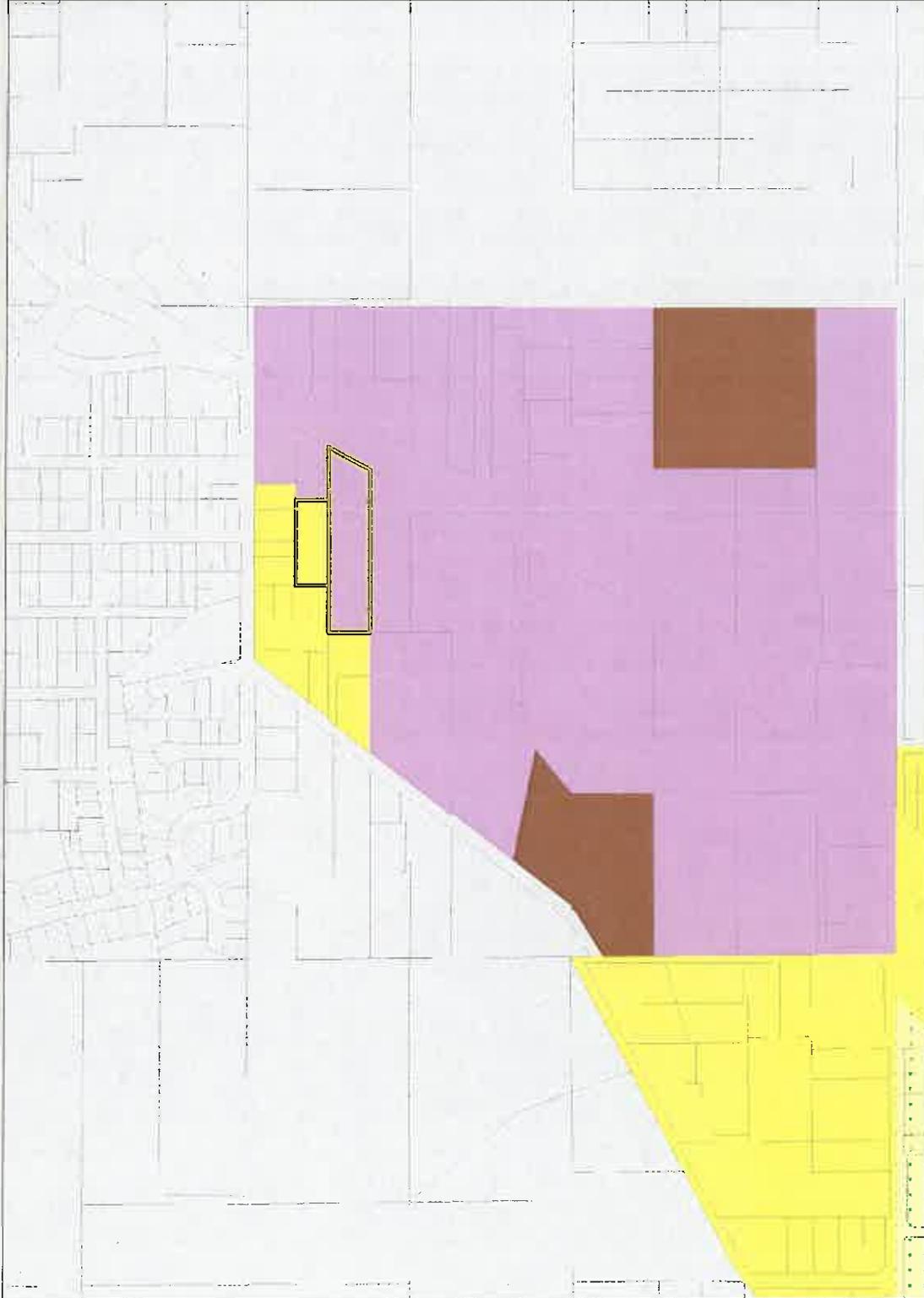
- Intake Boundaries
- <all other values>

- NO
- UNKNOWN
- YES

Historic Preservation Districts

Landuse

- Rural Community - Estate Density f
- Rural Community - Very Low Densi
- Rural Community - Low Density Re
- 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



Notes

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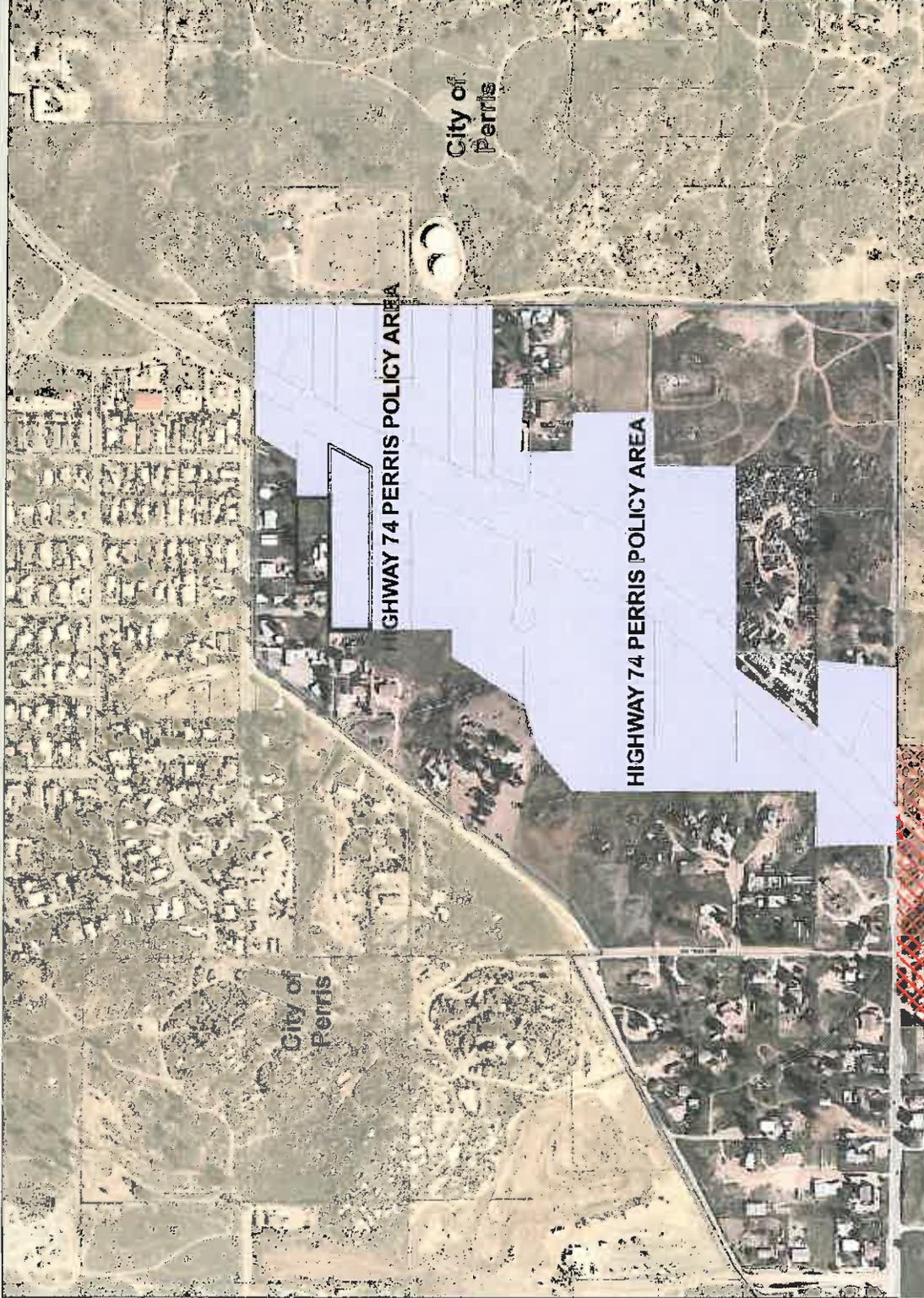
1,518 Feet

759



Plot Plan No. 23327

Policy Areas Map



Legend

- Display Parcels
- Airports
- Intake Boundaries**
- <all other values>
- NO
- UNKNOWN
- YES
- Historic Preservation Districts**
- Policy Areas
- OTHER POLICY AREA
- 2-4 DU/ACRE POLICY AREA
- ANZA VALLEY POLICY AREA
- ARCHIBALD-CLOVERDALE POLK
- BANNING BENCH POLICY AREA
- BUSINESS PARK POLICY AREA
- CABAZON POLICY AREA
- CAHUILLA HILLS POLICY AREA
- CAJALCO WOOD POLICY AREA
- CHERRY VALLEY GATEWAY POL
- CHERRY VALLEY POLICY AREA
- CLOSED LANDFILL POLICY AREA/
- COLORADO RIVER POLICY AREA/
- DESERT CENTER POLICY AREA
- DESIGN THEME POLICY AREA
- DIAMOND VALLEY LAKE POLICY
- EAGLE MOUNTAIN POLICY AREA/
- EAST TEMESCAL HILLSIDE POLI-

Notes

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0 759 1,518 Feet



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APPROVED EXHIBIT A, June 24, 2016

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 EXIST - 18" WATER MAIN
 EXIST - 12" GAS MAIN
 EXIST - 6" WATER MAIN
 EXIST - 4" WATER MAIN
 EXIST - 2" WATER MAIN
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PLOT PLAN:TRANSMITTED Case #: PP23327

Parcel: 326-240-077

10. GENERAL CONDITIONS

BS GRADE DEPARTMENT

10.BS GRADE. 1 USE - GENERAL INTRODUCTION RECOMMND

Improvements such as grading, filling, over excavation and recompaction, and base or paving which require a grading permit are subject to the included Building and Safety Department Grading Division conditions of approval.

10.BS GRADE. 3 USE - OBEY ALL GDG REGS RECOMMND

All grading shall conform to the California Building Code, Ordinance 457, and all other relevant laws, rules, and regulations governing grading in Riverside County and prior to commencing any grading which includes 50 or more cubic yards, the applicant shall obtain a grading permit from the Building and Safety Department.

10.BS GRADE. 4 USE - DISTURBS NEED G/PMT RECOMMND

Ordinance 457 requires a grading permit prior to clearing, grubbing, or any top soil disturbances related to construction grading.

10.BS GRADE. 6 USE - NPDES INSPECTIONS RECOMMND

Construction activities including clearing, stockpiling, grading or excavation of land which disturbs less than 1 acre and requires a grading permit or construction Building permit shall provide for effective control of erosion, sediment and all other pollutants year-round. The permit holder shall be responsible for the installation and monitoring of effective erosion and sediment controls. Such controls will be evaluated by the Department of Building and Safety periodically and prior to permit Final to verify compliance with industry recognized erosion control measures.

Construction activities including but not limited to clearing, stockpiling, grading or excavation of land, which disturbs 1 acre or more or on-sites which are part of a larger common plan of development which disturbs less than 1 acre are required to obtain coverage under the construction general permit with the State Water Resources Control Board. You are required to provide proof of WDID# and keep a current copy of the storm water pollution prevention plan (SWPPP) on the construction site and shall be made available to the Department of Building and Safety

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Riverside County LMS
CONDITIONS OF APPROVAL

Page: 2

PLOT PLAN: TRANSMITTED Case #: PP23327

Parcel: 326-240-077

10. GENERAL CONDITIONS

10.BS GRADE. 6 USE - NPDES INSPECTIONS (cont.)

RECOMMND

upon request:

Year-round, Best Management Practices (BMP's) shall be maintained and be in place for all areas that have been graded or disturbed and for all material, equipment and/or operations that need protection. Stabilized Construction Entrances and project perimeter linear barriers are required year round. Removal BMP's (those BMP's which must be temporarily removed during construction activities) shall be in place at the end of each working day.

Monitoring for erosion and sediment control is required and shall be performed by the QSD or QSP as required by the Construction General Permit. Stormwater samples are required for all discharge locations and projects may not exceed limits set forth by the Construction General Permit Numeric Action Levels and/or Numeric Effluent Levels. A Rain Event Action Plan is required when there is a 50% or greater forecast of rain within the 48 hours, by the National Weather Service or whenever rain is imminent. The QSD or QSP must print and save records of the precipitation forecast for the project location area from (<http://www.srh.noaa.gov/forecast>) and must accompany monitoring reports and sampling test data. A Rain gauge is required on site. The Department of Building and Safety will conduct periodic NPDES inspections of the site throughout the recognized storm season to verify compliance with the Construction General Permit and Stormwater ordinances and regulations.

10.BS GRADE. 7 USE - EROSION CNTRL PROTECT

RECOMMND

Graded but undeveloped land shall provide, in addition to erosion control planting, any drainage facility deemed necessary to control or prevent erosion. Additional erosion protection may be required during the rainy season from October 1, to May 31.

10.BS GRADE. 8 USE - DUST CONTROL

RECOMMND

All necessary measures to control dust shall be implemented by the developer during grading. A PM10 plan may be required at the time a grading permit is issued.

PLOT PLAN:TRANSMITTED Case #: PP23327

Parcel: 326-240-077

10. GENERAL CONDITIONS

10.BS GRADE. 11 USE - MINIMUM DRNAGE GRADE RECOMMND

Minimum drainage grade shall be 1% except on portland cement concrete where .35% shall be the minimum.

10.BS GRADE. 18 USE - OFFST. PAVED PKG RECOMMND

All offstreet parking areas which are conditioned to be paved shall conform to Ordinance 457 base and paving design and inspection requirements.

10.BS GRADE. 24 USE - FINISH GRADE RECOMMND

Finish grade shall be sloped to provide proper drainage away from all exterior foundation walls in accordance with the California Building Code and Ordinance 457.

BS PLNCK DEPARTMENT

10.BS PLNCK. 1 USE - BLDG DEPT PERMITS RECOMMND

PERMIT ISSUANCE:

Per section 105.1 (2013 California Building Code, CBC): Where any owner or authorized agent intends to construct, enlarge, alter, repair, move, demolish or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert, or replace any electrical, gas, mechanical, or plumbing system, the regulation of which is governed by this code, or to cause any such work to be done, shall first make application to the building official and obtain the required permit. The applicant shall obtain the required building permit(s) from the building department prior to any construction or placement of any building, structure or equipment on the property.

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

At no time shall the approval of the planning case exhibit allow for the construction or use of any building, structure, or equipment. In residential applications, each separate structure will require a separate building permit.

PLOT PLAN:TRANSMITTED Case #: PP23327

Parcel: 326-240-077

10. GENERAL CONDITIONS

EVERY DEPARTMENT

10.EVERY. 1 USE - PROJECT DESCRIPTION

DRAFT

The use hereby permitted under Plot Plan No. PP23327 is for a feed and hay sales facility in conjunction with an existing residence. This is an existing use and approval of this Plot Plan will result in entitling an unpermitted business.

10.EVERY. 2 USE - HOLD HARMLESS

DRAFT

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.

PLOT PLAN:TRANSMITTED Case #: PP23327

Parcel: 326-240-077

10. GENERAL CONDITIONS

10.EVERY. 3 USE - DEFINITIONS DRAFT

The words identified in the following list that appear in all capitals in the attached conditions of Plot Plan No. 23327 shall be henceforth defined as follows:

APPROVED EXHIBIT A = Exhibit A, dated June 24, 2016

10.EVERY. 4 USE - PARCEL MERGER DRAFT

The existing use of a feed and hay sales facility operates across two separate parcels and it appears that some structures may be located on or very near a parcel line. As such, a parcel merger of the two subject site properties is required to be completed.

10.EVERY. 5 USE - 90 DAYS TO PROTEST DRAFT

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

FIRE DEPARTMENT

10.FIRE. 1 USE-#50-BLUE DOT REFLECTOR RECOMMND

Blue retroreflective pavement markers shall be mounted on private street, public streets and driveways to indicate location of fire hydrants. Prior to installation, placement of markers must be approved by the Riverside County Fire Department.

10.FIRE. 2 USE-#23-MIN REQ FIRE FLOW RECOMMND

Minimum required fire flow shall be 1500 GPM for a 2 hour duration at 20 PSI residual operating pressure.

10.FIRE. 4 USE-#84-TANK PERMITS RECOMMND

Applicant or Developer shall be responsible for obtaining under/aboveground fuel, chemical and mixed liquid storage tank permits, from the Riverside County Fire Department and Environmental Health Departments. Plans must be submitted for approval prior to installation. Aboveground fuel/mixed liquid tanks(s) shall meet the following standard: Tank

PLOT PLAN:TRANSMITTED Case #: PP23327

Parcel: 326-240-077

10. GENERAL CONDITIONS

10.FIRE. 4 USE-#84-TANK PERMITS (cont.) RECOMMND

must be tested and labeled to UL2085 Protected Tank Standard or SwRI 93-01. The test must include the Projectile Penetration Test and the Heavy Vehicle Impact Test. A sample copy of the tank's label from an independent test laboratory must be included with your plans.

10.FIRE. 5 USE-#25-GATE ENTRANCES RECOMMND

Any gate providing access from a road to a driveway shall be located at least 35 feet from the roadway and shall open to allow a vehicle to stop without obstructing traffic on the road. Where a one-way road with a single traffic lane provides access to a gate entrance, a 38 foot turning radius shall be used.

10.FIRE. 6 USE-#88A-AUTO/MAN GATES RECOMMND

Gate(s) shall be

automatic operated, minimum 20 feet in width, with a setback of 35 feet from face of curb/flow line. Gate access shall be equipped with a rapid entry system. Plans shall be submitted to the Fire Department for approval prior to installation. Automatic/manual gate pins shall be rated with shear pin force, not to exceed 30 foot pounds. Automatic gates shall be equipped with emergency backup power. Gates activated by the rapid entry system shall remain open until closed by the rapid entry system.

PLANNING DEPARTMENT

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

If human remains are encountered, State Health and Safety Code Section 7050.5 states that no further disturbance shall occur until the Riverside County Coroner has made the necessary findings as to origin. Further, pursuant to Public Resource Code Section 5097.98(b) remains shall be left in place and free from disturbance until a final decision as to the treatment and disposition has been made. If the Riverside County Coroner determines the remains to be Native American, the Native American Heritage Commission shall be contacted within a reasonable timeframe. Subsequently, the Native American Heritage Commission shall identify the "most likely descendant." The most likely descendant shall then

PLOT PLAN:TRANSMITTED Case #: PP23327

Parcel: 326-240-077

10. GENERAL CONDITIONS

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

make recommendations and engage in consultation concerning the treatment of the remains as provided in Public Resources Code Section 5097.98.

10.PLANNING. 2 MAP - INADVERTENT ARCHAEO FIND RECOMMND

If during ground disturbance activities, unique cultural resources are discovered that were not assessed by the archaeological report(s) and/or environmental assessment conducted prior to project approval, the following procedures shall be followed. Unique cultural resources are defined, for this condition, as being multiple 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 its sacred or cultural importance.

1. All ground disturbance activities within 100 feet of the discovered cultural resources shall be halted until a meeting is convened between the developer, the archaeologist, the Native American tribal representative and the Planning Director to discuss the significance of the find.

2. At the meeting, the significance of the discoveries shall be discussed and after consultation with the Native American tribal representative and the archaeologist, a decision shall be made, with the concurrence of the Planning Director, as to the appropriate mitigation (documentation, recovery, avoidance, etc.) for the cultural resources.

3. Grading of further ground disturbance shall not resume within the area of the discovery until an agreement has been reached by all parties as to the appropriate mitigation.

10.PLANNING. 3 USE - LOW PALEO RECOMMND

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

PLOT PLAN:TRANSMITTED Case #: PP23327

Parcel: 326-240-077

10. GENERAL CONDITIONS

10.PLANNING. 3 USE - LOW PALEO (cont.)

RECOMMND

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 applicant shall retain a qualified paleontologist approved by the County of Riverside.

3.The paleontologist shall determine the significance of the encountered fossil remains.

4.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.

5.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.

6.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

PLOT PLAN:TRANSMITTED Case #: PP23327

Parcel: 326-240-077

10. GENERAL CONDITIONS

10.PLANNING. 3 USE - LOW PALEO (cont.) (cont.) RECOMMND

scientific investigators. * The County of Riverside must be consulted on the repository/museum to receive the fossil material prior to being curated.

10.PLANNING. 4 USE - COMPLY WITH ORD./CODES DRAFT

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 byt these conditions of approval.

10.PLANNING. 5 USE - NOISE DRAFT

All operations associated with PP23327 shall be subject to Noise Ordinance No. 847 and shall not exceed any standards as set forth by the Ordiance.

10.PLANNING. 6 USE - CAUSES FOR REVOCATION DRAFT

In the event the use is hereby permitted under this permit,

a) is found to be in violation of the terms 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. 7 USE.- CEASED OPERATIONS DRAFT

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

10.PLANNING.999 USE - HOURS OF OPERATION DRAFT

The feed and hay sales business hours of operation shall be restricted to Monday - Saturday, 7am - 5pm.

PLOT PLAN:TRANSMITTED Case #: PP23327

Parcel: 326-240-077

10. GENERAL CONDITIONS

10.PLANNING.999 USE - PARKING SPACES

DRAFT

Parking spaces shall be maintained at a ratio of 1 space per 1,000 square-feet of net leasable area, pursuant to Ordinance No. 348 General Retail parking standars. The feed and hay sales use includes 1,920 square-feet of building space, which requires a minimum of 2 parkings spaces to be maintained.

TRANS DEPARTMENT

10.TRANS. 1 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.

60. PRIOR TO GRADING PRMT ISSUANCE

BS GRADE DEPARTMENT

60.BS GRADE. 1 USE - NPDES/SWPPP

RECOMMND

Prior to issuance of any grading or construction permits - whichever comes first - the applicant shall provide the Building and Safety Department evidence of compliance with the following: "Effective March 10, 2003 owner operators of grading or construction projects are required to comply with the N.P.D.E.S. (National Pollutant Discharge Elimination System) requirement to obtain a construction permit from the State Water Resource Control Board (SWRCB). The permit requirement applies to grading and construction sites of "ONE" acre or larger. The owner operator can comply by submitting a "Notice of Intent" (NOI), develop and implement a STORM WATER POLLUTION PREVENTION PLAN (SWPPP) and a monitoring program and reporting plan for the construction site. For additional information and to obtain a copy of the NPDES State Construction Permit contact the SWRCB at www.swrcb.ca.gov.

Additionally, at the time the county adopts, as part of any ordinance, regulations specific to the N.P.D.E.S., this project (or subdivision) shall comply with them.

PLOT PLAN:TRANSMITTED Case #: PP23327

Parcel: 326-240-077

60. PRIOR TO GRADING PRMT ISSUANCE

60.BS GRADE. 2 USE - GRADING SECURITY RECOMMND

Grading in excess of 199 cubic yards will require a performance security to be posted with the Building and Safety Department.

60.BS GRADE. 3 USE - IMPORT / EXPORT RECOMMND

In instances where a grading plan involves import or export, prior to obtaining a grading permit, the applicant shall have obtained approval for the import/export location from the Building and Safety Department.

A separate stockpile permit is required for the import site. It shall be authorized in conjunction with an approved construction project and shall comply with the requirements of Ordinance 457.

If an Environmental Assessment, prior to issuing a grading permit, did not previously approve either location, a Grading Environmental Assessment shall be submitted to the Planning Director for review and comment and to the Building and Safety Department Director for approval.

Additionally, if the movement of import / export occurs using county roads, review and approval of the haul routes by the Transportation Department may be required.

60.BS GRADE. 4 USE - GEOTECH/SOILS RPTS RECOMMND

Geotechnical soils reports, required in order to obtain a grading permit, shall be submitted to the Building and Safety Department for review and approval prior to issuance of a grading permit. All grading shall be in conformance with the recommendations of the geotechnical/soils reports as approved by Riverside County.* *The geotechnical/soils, compaction and inspection reports will be reviewed in accordance with the RIVERSIDE COUNTY GEOTECHNICAL GUIDELINES FOR REVIEW OF GEOTECHNICAL AND GEOLOGIC REPORTS.

60.BS GRADE. 6 USE - DRAINAGE DESIGN Q100 RECOMMND

All drainage facilities shall be designed in accordance with the Riverside County Flood Control & Water District's or Coachella Valley Water District's conditions of approval regarding this application. If not specifically addressed in their conditions, drainage shall be designed to accommodate 100 year storm flows.

PLOT PLAN:TRANSMITTED Case #: PP23327

Parcel: 326-240-077

60. PRIOR TO GRADING PRMT ISSUANCE

60.BS GRADE. 11 USE - APPROVED WQMP RECOMMND

Prior to the issuance of a grading permit, the owner / applicant shall submit to the Building & Safety Department Engineering Division evidence that the project - specific Water Quality Management Plan (WQMP) has been approved by the Riverside County Flood Control District or Riverside County Transportation Department and that all approved water quality treatment control BMPs have been included on the grading plan.

60.BS GRADE. 12 USE - PRE-CONSTRUCTION MTG RECOMMND

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

60.BS GRADE. 13 USE- BMP CONST NPDES PERMIT RECOMMND

Prior to the issuance of a grading permit, the owner / applicant shall obtain a BMP (Best Management Practices) Permit for the monitoring of the erosion and sediment control BMPs for the site. The Department of Building and Safety will conduct NPDES (National Pollutant Discharge Elimination System) inspections of the site based on Risk Level to verify compliance with the Construction General Permit, Stormwater ordinances and regulations until completion of the construction activities, permanent stabilization of the site and permit final.

60.BS GRADE. 14 USE - SWPPP REVIEW RECOMMND

Grading and construction sites of "ONE" acre or larger required to develop a STORM WATER POLLUTION PREVENTION PLAN (SWPPP) - the owner/applicant shall submit the SWPPP to the Building and Safety Department Environmental Compliance Division for review and approval prior to issuance of a grading permit.

80. PRIOR TO BLDG PRMT ISSUANCE

BS GRADE DEPARTMENT

80.BS GRADE. 1 USE - NO B/PMT W/O G/PMT RECOMMND

Prior to the issuance of any building permit, the property owner shall obtain a grading permit and/or approval to

PLOT PLAN:TRANSMITTED Case #: PP23327

Parcel: 326-240-077

80. PRIOR TO BLDG PRMT ISSUANCE

80.BS GRADE. 1 USE - NO B/PMT W/O G/PMT (cont.) RECOMMND
construct from the Building and Safety Department.

80.BS GRADE. 2 USE - ROUGH GRADE APPROVAL RECOMMND

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 Soils Compaction Report containing substantiating data from the Soils Engineer (registered geologist or certified geologist, civil engineer or geotechnical engineer as appropriate) for his/her certification of the project.

2.Submitting a "Wet Signed" copy of the Rough Grade certification from a Registered Civil Engineer certifying that the grading was completed in conformance with the approved grading plan.

3.Requesting a Rough Grade Inspection and obtaining rough grade approval from a Riverside County inspector.

4.Rough Grade Only Permits: In addition to obtaining all required inspections and approval of all final reports, all sites permitted for rough grade only shall provide 100 percent vegetative coverage to stabilize the site prior to receiving a rough grade permit final.

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

90. PRIOR TO BLDG FINAL INSPECTION

BS GRADE DEPARTMENT

90.BS GRADE. 1 USE - WQMP BMP INSPECTION RECOMMND

Prior to final building inspection, the applicant shall obtain inspection of all treatment control BMPs and/or clearance from the Building and Safety Department. All structural BMPs described in the project - specific WQMP

PLOT PLAN:TRANSMITTED Case #: PP23327

Parcel: 326-240-077

90. PRIOR TO BLDG FINAL INSPECTION

90.BS GRADE. 1 USE - WQMP BMP INSPECTION (cont.) RECOMMND

As indicated on the approved grading plan shall be constructed and installed in conformance with the approved plans and specifications. The Building and Safety Department must inspect and approve the completed WQMP treatment control BMPs for your project before a building final can be obtained.

90.BS GRADE. 2 USE - WQMP BMP CERT REQ'D RECOMMND

Prior to final building inspection, the applicant/owner shall submit a "Wet Signed" copy of the Water Quality Management Plan (WQMP) Certification from a Registered Civil Engineer certifying that the project - specific WQMP treatment control BMPs have been installed in accordance with the approved WQMP.

90.BS GRADE. 3 USE - BMP GPS COORDINATES RECOMMND

Prior to final building inspection, the applicant/owner shall provide the Department of Building Safety with GPS coordinates for the location of the project - specific WQMP treatment control BMPs.

90.BS GRADE. 4 USE - BMP REGISTRATION RECOMMND

Prior to final building inspection, the applicant/owner shall register the project - specific WQMP treatment control BMPs 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.

90.BS GRADE. 5 USE - WQMP ANNUAL INSP FEE RECOMMND

Prior to final building inspection, the applicant shall make payment to the Building and Safety Department for the Water Quality Management Plan (WQMP) Annual Inspection.

90.BS GRADE. 6 USE - REQ'D GRADING INSP'S RECOMMND

The developer / applicant shall be responsible for obtaining the following inspections required by Ordinance 457.

1.Sub-grade inspection prior to base placement.

PLOT PLAN:TRANSMITTED Case #: PP23327

Parcel: 326-240-077

90. PRIOR TO BLDG FINAL INSPECTION

90.BS GRADE. 6 USE - REQ'D GRADING INSP'S (cont.) RECOMMND

2.Base inspection prior to paving.

3.Precise grade inspection of entire permit area.

a.Inspection of Final Paving

b.Precise Grade Inspection

c.Inspection of completed onsite storm drain facilities

d.Inspection of the WQMP treatment control BMPs

90.BS GRADE. 7 USE - PRECISE GRDG APPROVAL RECOMMND

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

1.Requesting and obtaining approval of all required grading inspections.

2.Submitting a "Wet Signed" copy of the Soils Compaction Report from the Soils Engineer (registered geologist or certified geologist, civil engineer or geotechnical engineer as appropriate) for the sub-grade and base of all paved areas.

3.Submitting a "Wet Signed" copy of the Sub-grade (rough) Certification from a Registered Civil Engineer certifying that the sub-grade was completed in conformance with the approved grading plan.

4.Submitting a "Wet Signed" copy of the Precise (Final) Grade Certification for the entire site from a Registered Civil Engineer certifying that the precise grading was completed in conformance with the approved grading plan.

5.Submitting a "Wet Signed" copy of the Certification certifying the installation of any onsite storm drain systems not inspected by Riverside County Flood Control District or the Riverside County Transportation Department.

6.Submitting a "Wet Signed" copy of the Water Quality Management Plan (WQMP) Certification from a Registered Civil Engineer certifying that the Water Quality Management

10/13/17
09:42

Riverside County LMS
CONDITIONS OF APPROVAL

Page: 16

PLOT PLAN:TRANSMITTED Case #: PP23327

Parcel: 326-240-077

90. PRIOR TO BLDG FINAL INSPECTION

90.BS GRADE. 7 USE - PRECISE GRDG APPROVAL (cont.)

RECOMMND

Plan treatment control BMPs have been installed in accordance with the approved WQMP.

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

FIRE DEPARTMENT

90.FIRE. 1 USE-#45-FIRE LANES

RECOMMND

The applicant shall prepare and submit to the Fire Department for approval, a site plan designating required fire lanes with appropriate lane painting and/or signs.

90.FIRE. 2 USE-#27-EXTINGUISHERS

RECOMMND

Install portable fire extinguishers with a minimum rating of 2A-10BC and signage. Fire Extinguishers located in public areas shall be in recessed cabinets mounted 48" (inches) to center above floor level with maximum 4" projection from the wall. Contact Fire Department for proper placement of equipment prior to installation.

AIRPORT LAND USE COMMISSION RIVERSIDE COUNTY

August 10, 2017

Mr. John Hildebrand, Principal Planner
County of Riverside Planning Department
4080 Lemon Street, 12th Floor
Riverside, CA 92522
(VIA HAND DELIVERY)

CHAIR
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Riverside

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John Guerin
Paul Rull
Barbara Santos

County Administrative Center
4080 Lemon St., 14th Floor.
Riverside, CA 92501
(951) 956-5132

www.rcaluc.org

RE: AIRPORT LAND USE COMMISSION (ALUC) DEVELOPMENT REVIEW – DIRECTOR'S DETERMINATION

File No.: ZAP1013PV17
Related File No.: PP23327 (Plot Plan)
APNs: 326-240-077, 326-240-022

Dear Mr. Hildebrand:

Under the delegation of the Riverside County Airport Land Use Commission (ALUC) pursuant to Policy 1.5.2(d) of the Countywide Policies of the 2004 Riverside County Airport Land Use Compatibility Plan, staff reviewed County of Riverside Case No. PP23327 (Plot Plan), a proposal to legalize the use of a 3.65-acre site located on the westerly side of State Highway Route 74, southerly of its intersection with 7th Street in the unincorporated community of Good Hope, for the sale of feed and grain (an existing use established without past plot plan approval). The existing structures and features of the site include a 1,028 square foot mobile home, an 864 square foot garage, a 30-foot-high grain feed silo, two hay sheds, a feeder, and a sales kiosk.

The site is located within Airport Compatibility Zone E of the Perris Valley Airport Influence Area and also within the March Air Reserve Base/Inland Port Airport Influence Area. Within Compatibility Zone E of these Airport Influence Areas (AIAs), neither residential density nor nonresidential intensity is restricted.

The nearest runway to the site is Runway 15-33 at Perris Valley Airport. The northerly terminus of this runway is located approximately 7,940 feet southeasterly of the project site. At this distance, given the runway elevation of 1,417 feet above mean sea level (AMSL), Federal Aviation Administration (FAA) review would be required for any new structures with top of roof exceeding 1,496 feet AMSL. The site has an existing maximum elevation of approximately 1,611 feet above mean sea level, and has an existing maximum structure height of 30 feet for the grain feed silo, which results in a top point elevation of 1,641 feet AMSL. This would normally require Federal Aviation Administration (FAA) obstruction evaluation review for new height/elevation reasons; however, since the buildings and structures are already existing, FAA review is not required, unless a new building or structure is proposed.

As ALUC Director, I hereby find the above-referenced project **CONSISTENT** with the 2014 March Air Reserve Base/Inland Port Airport Land Use Compatibility Plan and the 2010/2011 Perris Valley Airport Land Use Compatibility Plan, provided that the County of Riverside applies the following recommended conditions:

AIRPORT LAND USE COMMISSION

CONDITIONS:

1. Any new outdoor lighting that is installed shall be hooded or shielded so as to prevent either the spillage of lumens or reflection into the sky. Outdoor lighting shall be downward facing.
2. The review of this Plot Plan is based on existing uses and activities noted in the project description. The following uses/activities are not included in the proposed project and shall be prohibited at this site, in accordance with Note 1 on Table 4 of the Mead Valley Area Plan:
 - (a) Any use which would direct a steady light or flashing light of red, white, green, or amber colors associated with airport operations toward an aircraft engaged in an initial straight climb following takeoff or toward an aircraft engaged in a straight final approach toward a landing at an airport, other than an FAA-approved navigational signal light or visual approach slope indicator.
 - (b) Any use which would cause sunlight to be reflected towards an aircraft engaged in an initial straight climb following takeoff or towards an aircraft engaged in a straight final approach towards a landing at an airport.
 - (c) Any use which would generate smoke or water vapor or which would attract large concentrations of birds, or which may otherwise affect safe air navigation within the area.
 - (d) Any use which would generate electrical interference that may be detrimental to the operation of aircraft and/or aircraft instrumentation.
3. The following uses/activities are specifically prohibited: wastewater management facilities; trash transfer stations that are open on one or more sides; recycling centers containing putrescible wastes; incinerators.
4. The attached notice shall be provided to all potential purchasers of the property and to tenants (if any) of the home thereon.
4. No detention basins are depicted on the site plan. Any new aboveground detention or water quality basins on the site shall be designed so as to provide for a maximum 48-hour detention period following the conclusion of the storm event for the design storm (may be less, but not more), and to remain totally dry between rainfalls. Vegetation in and around the detention/water quality basin(s) that would provide food or cover for bird species that would be incompatible with airport operations shall not be utilized in project landscaping.
5. Prior to issuance of building permits for any new structure exceeding twelve (12) feet in height, the permittee shall provide to the Riverside County Department of Building and Safety a "Determination of No Hazard to Air Navigation" letter from the Federal Aviation Administration Obstruction Evaluation Service.

AIRPORT LAND USE COMMISSION

If you have any questions, please contact Paul Rull, ALUC Urban Regional Planner IV, at (951) 955-6893 or John Guerin, ALUC Principal Planner, at (951) 955-0982.

Sincerely,

RIVERSIDE COUNTY AIRPORT LAND USE COMMISSION



Simon A. Housman, ALUC Director

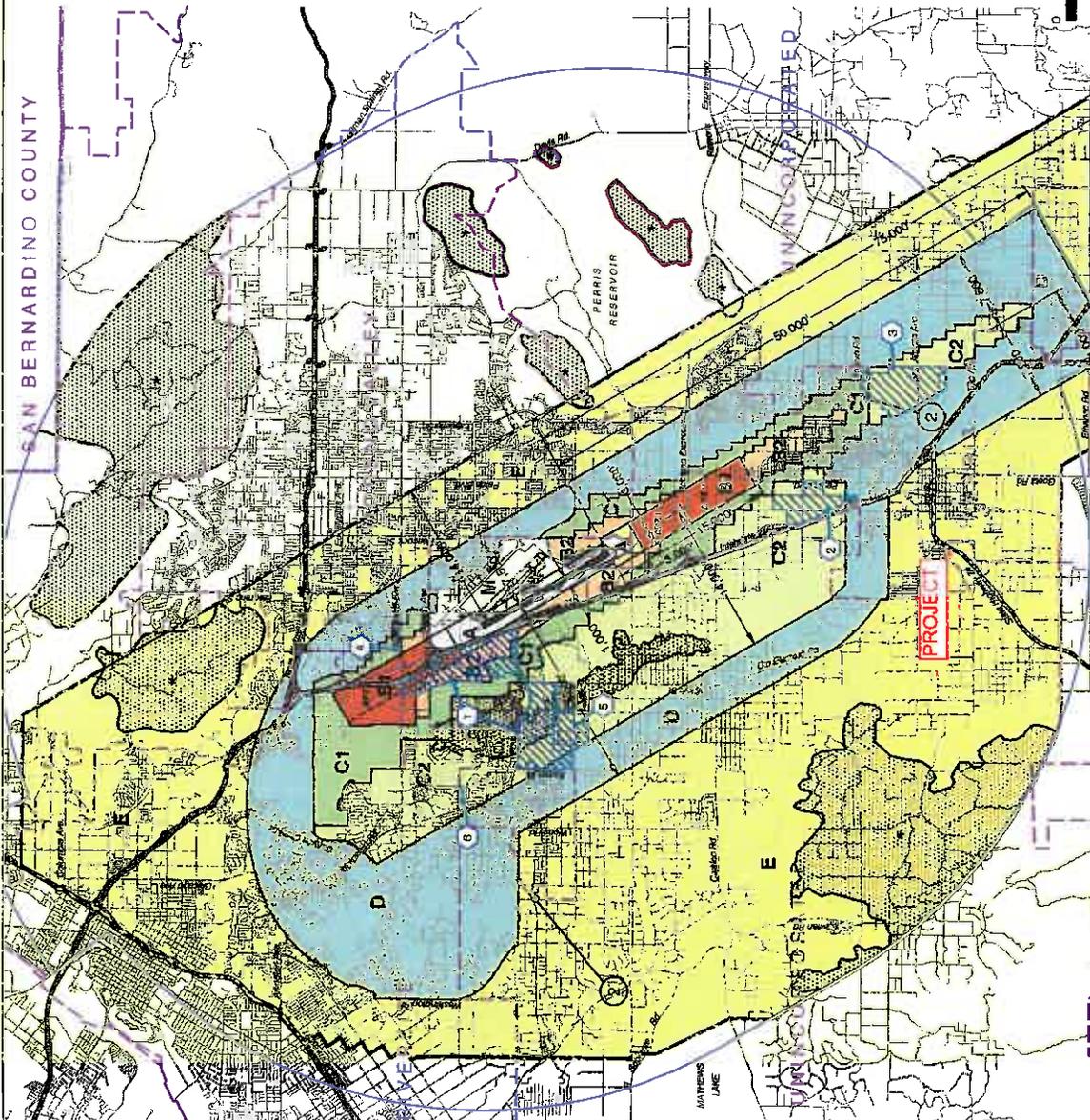
Attachments: Notice of Airport in Vicinity

cc: Maria Brambila (applicant/property owner)
Gary Gosliga, Airport Manager, March Inland Port Airport Authority
Denise Hauser or Daniel Rockholt, March Air Reserve Base
Pat Conatser, Airport Manager, Perris Valley Airport
ALUC Case File

Y:\AIRPORT CASE FILES\Perris Valley\ZAP1013PV17\ZAP1013PV17.LTR.doc

NOTICE OF AIRPORT IN VICINITY

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



LEGEND

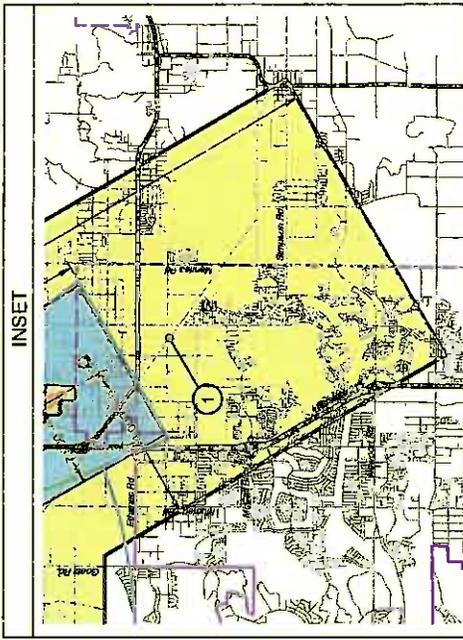
- Compatibility Zones**
- Airport Influence Area Boundary
 - Zone A
 - Zone B1
 - Zone B2
 - Zone C1
 - Zone C2
 - Zone D
 - Zone E
 - Zone M
- High Terrain Zone
 FAR Part 77 Military Outer Horizontal Surface Limits
 FAR Part 77 Notification Area

Boundary Lines

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

- 1 Point at which aircraft on Runway 36 ILS approach descend below 3,000 feet above runway end. Airport Elevation is 1,532 feet MSL.
- 2 Point at which departing aircraft typically reach 3,000 feet above runway end.

- March JPA, March Business Center/Meridian
- Perris: Harvest Landing
- Perris: Park West
- Moreno Valley: Affordable Housing
- March JPA, Ben Clark Training Center
- Riverside: Ridge Crest Subdivision



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



Base map source: County of Riverside 2013

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

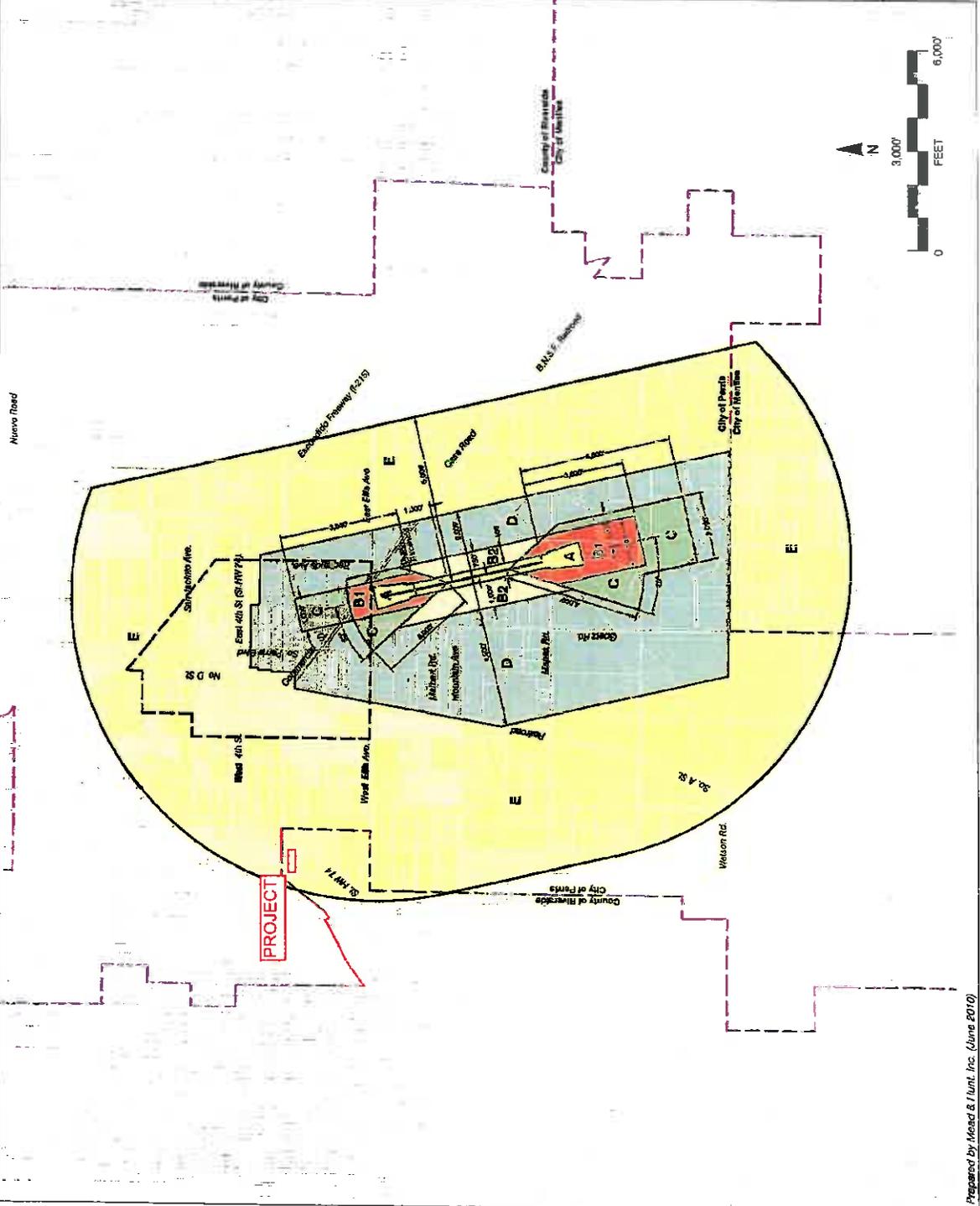
Map MA-1
Compatibility Map
 March Air Reserve Base / Inland Port Airport

SEE INSET AT RIGHT

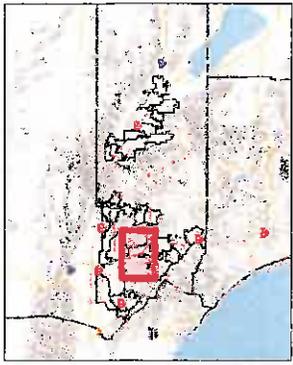
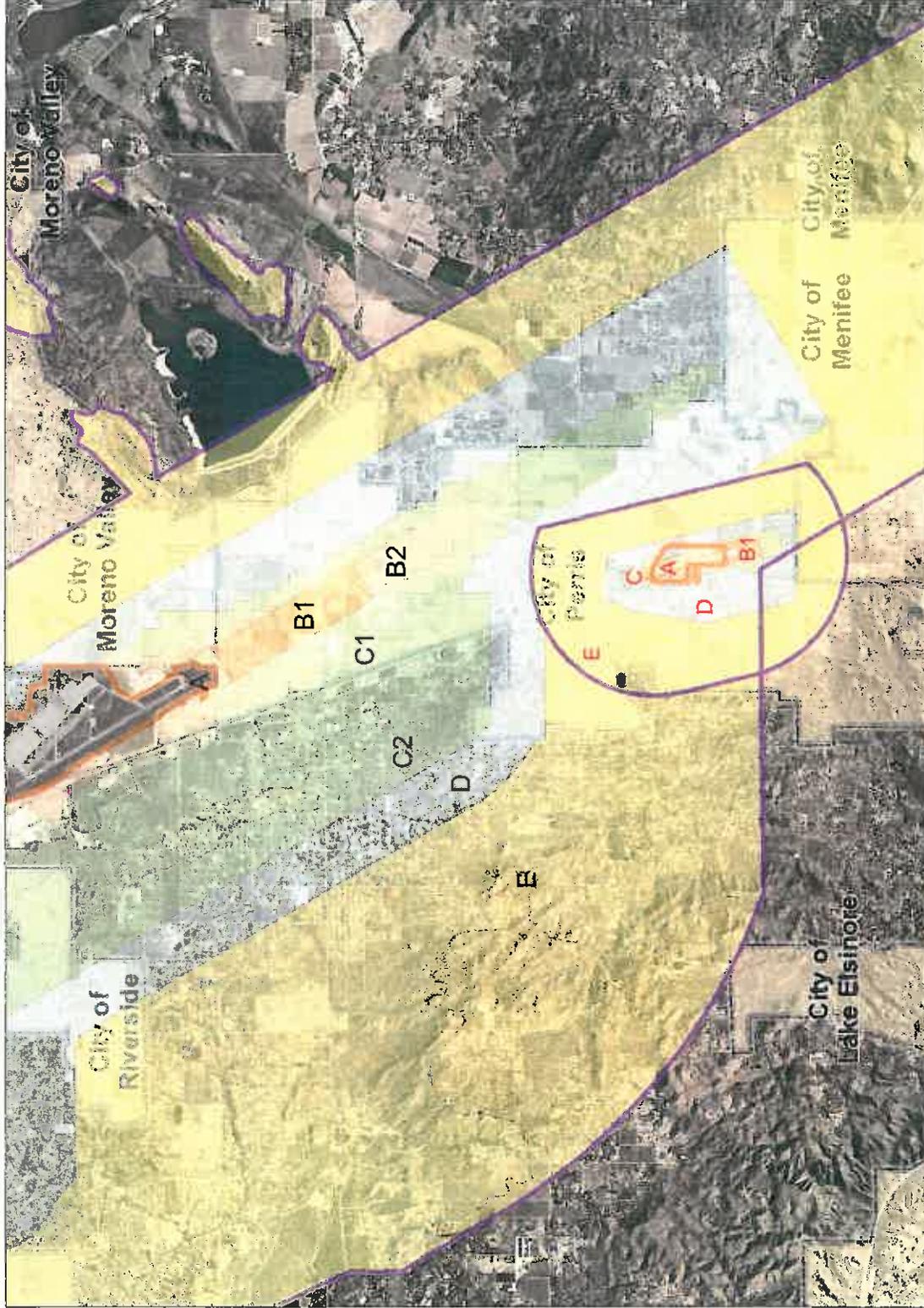
- Legend**
- Compatibility Zones
 - Airport Influence Area Boundary
 - Zone A
 - Zone B1
 - Zone B2
 - Zone C
 - Zone D
 - Zone E
 - Boundary Lines
 - Airport Property Line
 - City Limits
 - Downtown Specific Plan

Riverside County
 Airport Land Use Commission
 Riverside County
 Airport Land Use Compatibility Plan
 Policy Document
 (July 2010 Draft)

Map PV-1
Compatibility Map
 Pertis Valley Airport



My Map



Legend

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

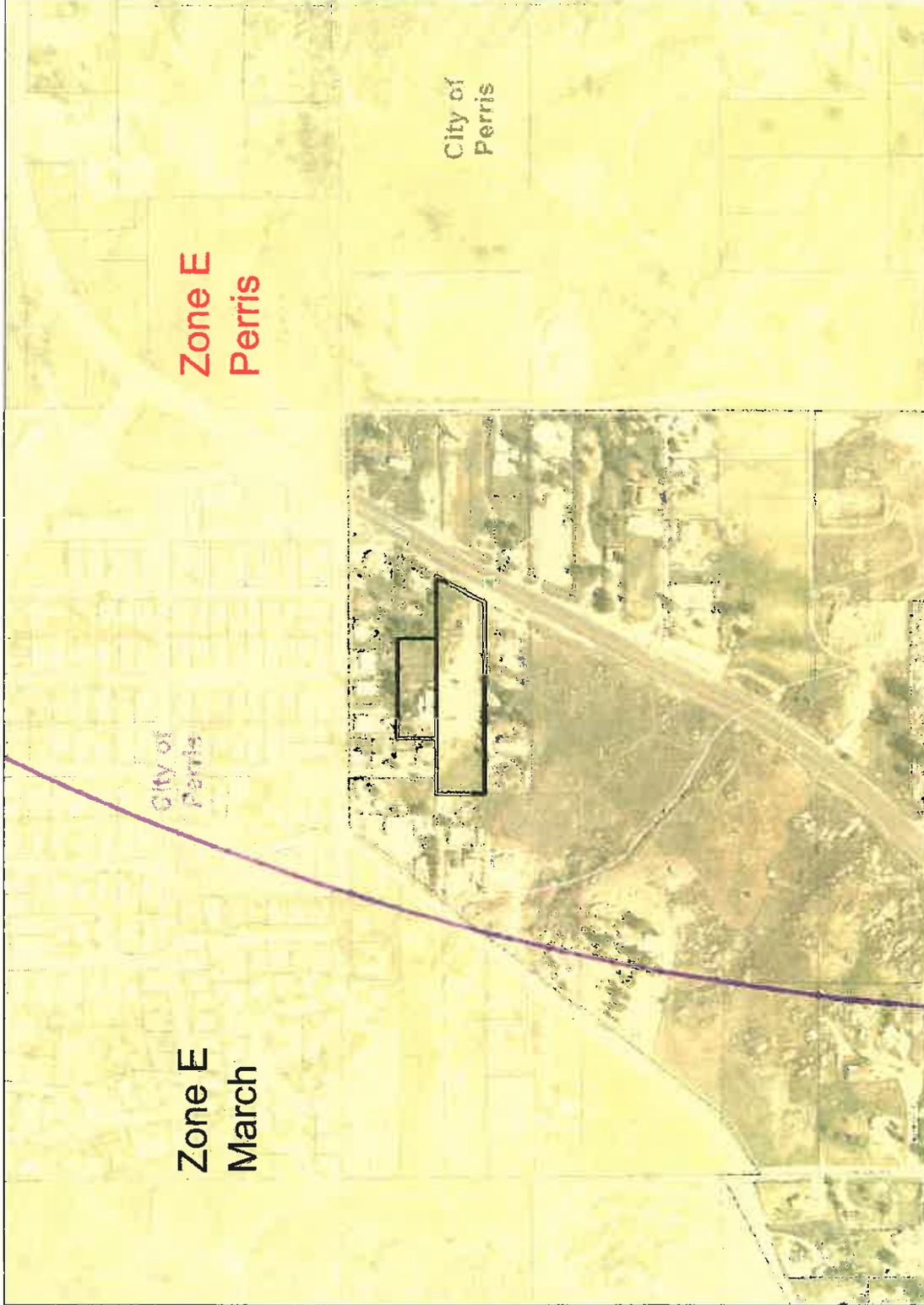
Notes

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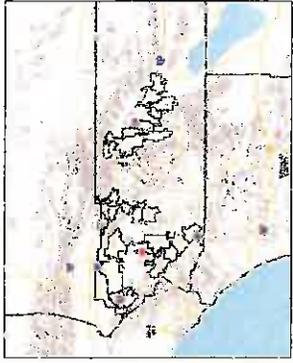
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My Map



Legend

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



Notes

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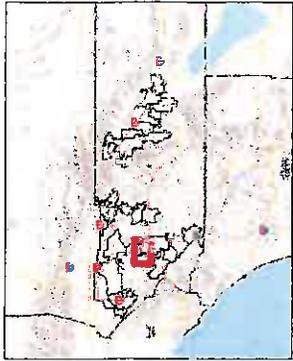
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0 649 1,298 Feet



My Map



Legend

- City Boundaries
- Cities
- highways_large
- HWY
- INTERCHANGE
- INTERSTATE
- USHWY
- majorroads
- counties
- cities

Notes

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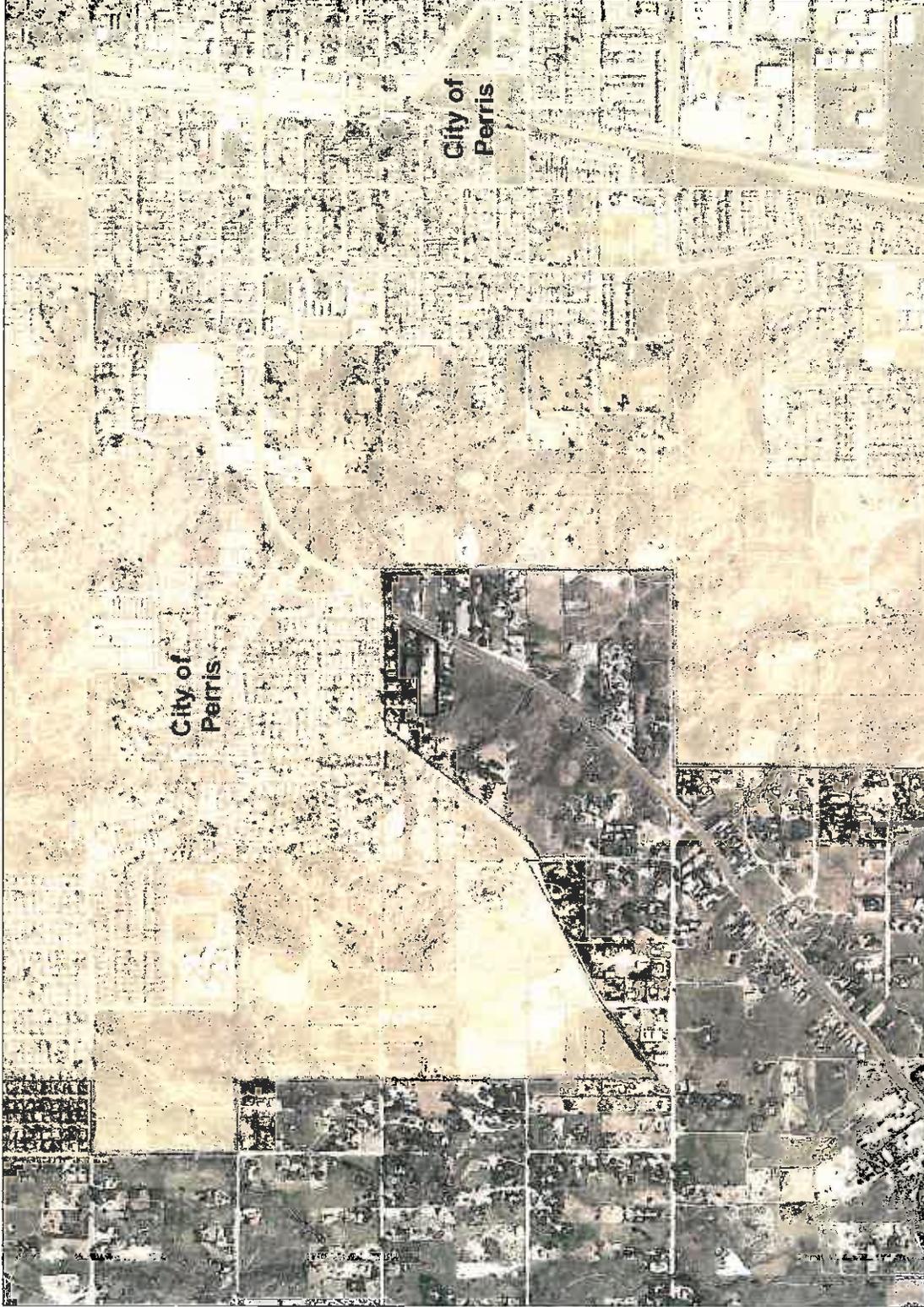
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My Map



Legend

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

Notes

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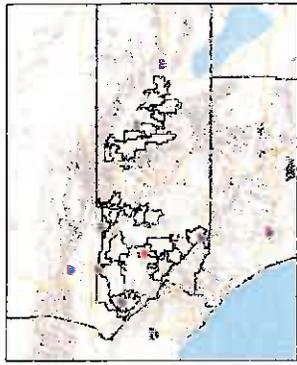
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My Map



Legend

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



Notes

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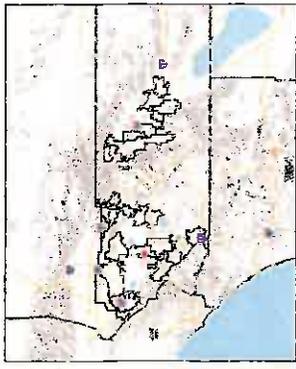
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0 649 1,298 Feet



My Map



Legend

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

Notes

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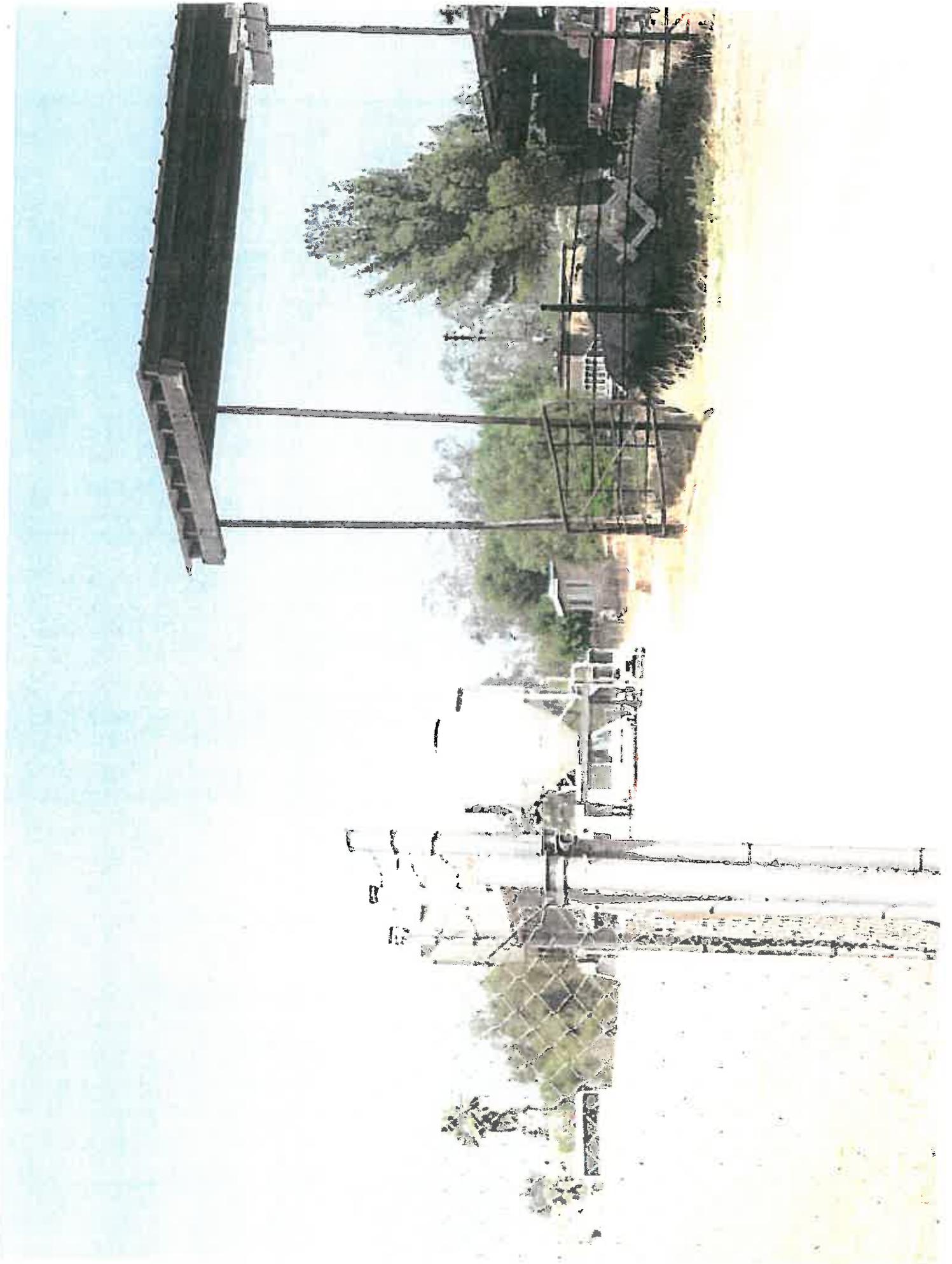
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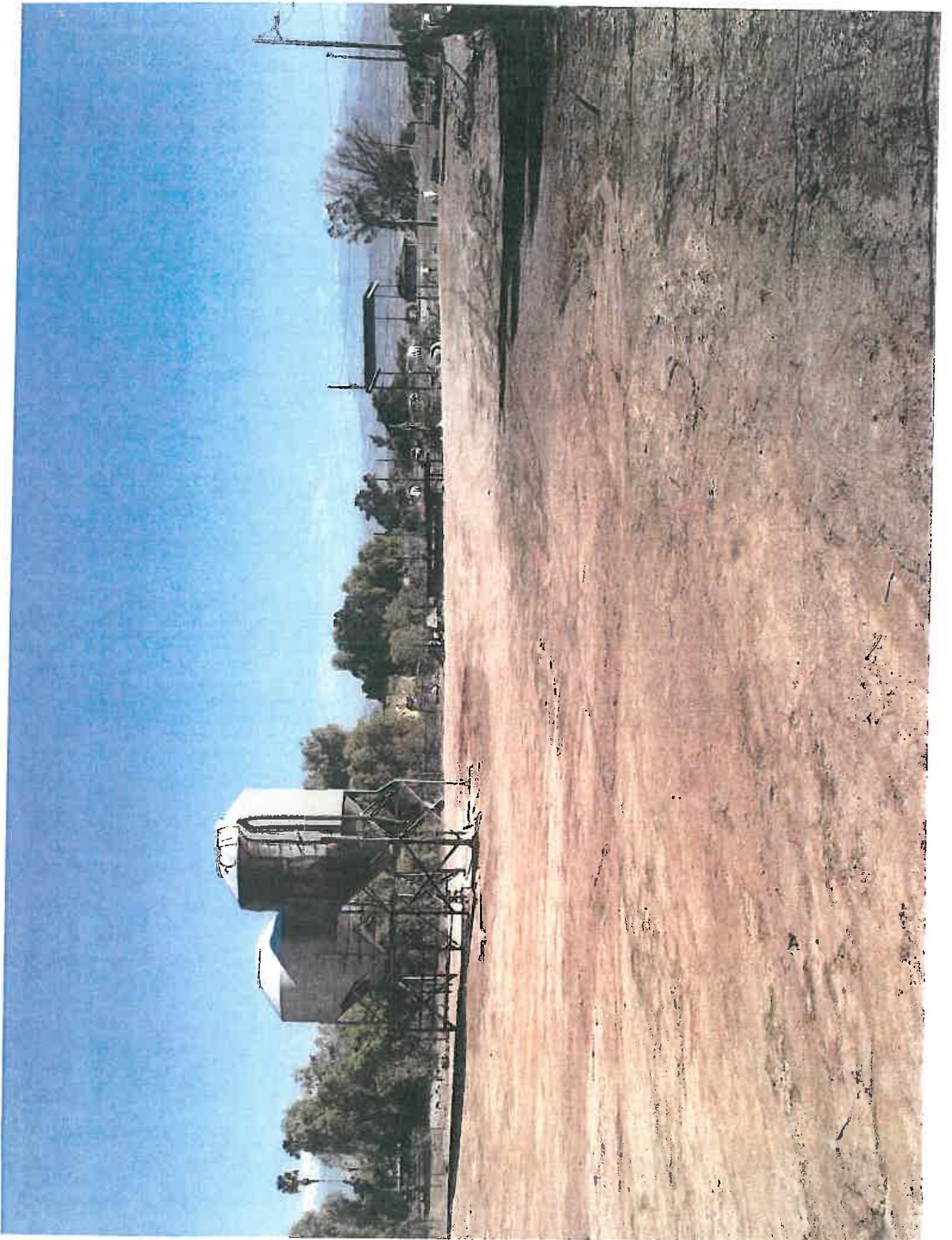


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COUNTY OF RIVERSIDE
TRANSPORTATION AND LAND MANAGEMENT AGENCY
Planning Department
Ron Goldman · Planning Director

APPLICATION FOR LAND USE AND DEVELOPMENT

CHECK ONE AS APPROPRIATE:

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

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED.

CASE NUMBER: PP 23327 DATE SUBMITTED: 3-5-08

APPLICATION INFORMATION

Applicant's Name: Maria Brambila E-Mail: N/A

Mailing Address: 10457 54th Street
Mira Loma CA 91752
City State ZIP

Daytime Phone No: (951) 640-5805 Fax No: () _____

Engineer/Representative's Name: A.A. Associates Inc. E-Mail: aguirre2222@sbcglobal.net

Mailing Address: 2222 Kansas Avenue, Suite D
Riverside CA 92507
City State ZIP

Daytime Phone No: (951) 684-4222 Fax No: (951) 684-4333

Property Owner's Name: Maria Brambila E-Mail: N/A

Mailing Address: 10457 54th Street
Mira Loma CA 91752
City State ZIP

Daytime Phone No: (951) 640-5805 Fax No: () _____

If the property is owned by more than one person, attach a separate page that reference the application case number and lists the names, mailing addresses, and phone numbers of all persons having an interest in the real property or properties involved in this application.

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

APPLICATION FOR LAND USE AND DEVELOPMENT

Proposal (describe project, indicate the number of proposed lots/parcels, units, and the schedule of the subdivision, Vesting Map, PRD):

PLOT PLAN FOR SALES FEED / HWY

Related cases filed in conjunction with this request:

NONE

Is there a previous development application filed on the same site: Yes No

If yes, provide Case No(s). NA (Parcel Map, Zone Change, etc.)

E.A. No. (if known) NA E.I.R. No. (if applicable): NA

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 copy: NONE

Is water service available at the project site: Yes No

If "No," how far must the water line(s) be extended to provide service? (No. of feet/miles) NA

Is sewer service available at the site? Yes No

If "No," how far must the sewer line(s) be extended to provide service? (No. of feet/miles) 1 mile

Will the proposal result in cut or fill slopes steeper than 2:1 or higher than 10 feet? Yes No

How much grading is proposed for the project site?

Estimated amount of cut = cubic yards: 0

Estimated amount of fill = cubic yards 0

Does the project need to import or export dirt? Yes No

Import 0 Export 0 Neither

What is the anticipated source/destination of the import/export? NONE

APPLICATION FOR LAND USE AND DEVELOPMENT

What is the anticipated route of travel for transport of the soil material?

NA

How many anticipated truckloads? NA truck loads.

What is the square footage of usable pad area? (area excluding all slopes) 40,000 sq. ft.

Is the development proposal located within 8½ miles of March Air Reserve Base? Yes No

If yes, will any structure exceed fifty-feet (50') in height (above ground level)? Yes No

Does the development project area exceed more than one acre in area? Yes No

If yes, in which one of the following watersheds is it located (refer to Riverside County GIS for watershed location)?

Check answer:

Santa Ana River

Santa Margarita River

San Jacinto River

Colorado River

HAZARDOUS WASTE SITE DISCLOSURE STATEMENT

Government Code Section 65962.5 requires the applicant for any development project to consult specified state-prepared lists of hazardous waste sites and submit a signed statement to the local agency indicating whether the project is located on or near an identified site. Under the statute, no application shall be accepted as complete without this signed statement.

I (we) certify that I (we) have investigated our project with respect to its location on or near an identified hazardous waste site and that my (our) answers are true and correct to the best of my (our) knowledge. My (Our) investigation has shown that:

The project is not located on or near an identified hazardous waste site.

The project is located on or near an identified hazardous waste site. Please list the location of the hazardous waste site(s) on an attached sheet.

Owner/Representative (1) _____



Date 1-20-08

Owner/Representative (2) _____

Date _____

APPLICATION FOR LAND USE AND DEVELOPMENT

Checklist for Identifying Projects Requiring a Project-Specific Water Quality Management Plan (WQMP) within the Santa Ana River Region

Project File No.	
Project Name:	BRAMB.LA.
Project Location:	PEREIS / 326-240-022
Project Description	HAY, FEED SALES

Proposed Project Consists of or Includes:	Yes	No
Significant Redevelopment: The addition or creation of 5,000 square feet or more of impervious surface on an existing developed site. This includes, but is not limited to, construction of additional buildings and/or structures, extension of the existing footprint of a building, construction of impervious or compacted soil parking lots. Does not include routine maintenance activities that are conducted to maintain original line and grade, hydraulic capacity, the original purpose of the constructed facility or emergency actions required to protect public health and safety.	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Residential development of 10 dwelling units or more, including single family and multi-family dwelling units, condominiums, or apartments.	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Industrial and commercial development where the land area ¹ represented by the proposed map or permit is 100,000 square feet or more, including, but not limited to, non-residential developments such as hospitals, educational institutions, recreational facilities, mini-malls, hotels, office buildings, warehouses, light industrial, and heavy industrial facilities.	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Automotive repair shops (Standard Industrial Classification (SIC) codes 5013, 7532, 7533, 7534, 7537, 7538, and 7539).	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Restaurants (Standard Industrial Classification (SIC) code 5812) where the project site is 5,000 square feet or more.	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Hillside development that creates 10,000 square feet or more, of impervious surface(s) including developments in areas with known erosive soil conditions or where natural slope is 25 percent or more.	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Developments creating 2,500 square feet or more of impervious surface that is adjacent to (within 200 feet) or discharging directly into areas designated in the Basin Plan ² as waters supporting habitats necessary for the survival and successful maintenance of plant or animal species designated under state or federal law are rare, threatened, or endangered species (denoted in the Basin Plan as the "RARE" beneficial use) or waterbodies listed on the CWA Section 303(d) list of Impaired Waterbodies ³ . "Discharging directly to" means Urban Runoff from subject Development or Redevelopment site flows directly into aforementioned waterbodies. Urban Runoff is considered a direct discharge unless it first flows through a) a municipal separate storm sewer system (MS4) that has been formally accepted by and is under control and operation of a municipal entity; b) a separate conveyance system where there is co-mingling of flows with off-site sources; or c) a tributary or segment of a water body that is not designated with "RARE" beneficial uses nor listed on the 303(d) list before reaching the water body or segment designated as RARE or 303(d) listed.	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Parking lots of 5,000 square feet or more of impervious surface exposed to Urban Runoff, where "parking lot" is defined as a site or facility for the temporary storage of motor vehicles.	<input type="checkbox"/>	<input checked="" type="checkbox"/>

¹Land area is based on acreage disturbed.

²The Basin Plan for the Santa Ana River Basin, which has beneficial uses for Receiving Waters listed in Chapter 3, can be viewed or downloaded from www.swrcb.ca.gov/nwqcb8/pdf/R8BPlan.pdf.

³The most recent CWA Section 303(d) list can be found at www.swrcb.ca.gov/tmdl/303d_lists.html.

DETERMINATION: Circle appropriate determination.

If any question answered "YES" Project requires a project-specific WQMP.

If All questions answered "NO" Project requires incorporation of Site Design Best Management Practices (BMPs) and Source Control BMPs imposed through Conditions of Approval or permit conditions.

INDEMNIFICATION AGREEMENT

This INDEMNIFICATION AGREEMENT (“Agreement”), made by and between the COUNTY OF RIVERSIDE, a political subdivision of the State of California (“COUNTY”), and Noel Brambila and Maria De Jesus Brambila, husband and wife, (“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 APNS 326-240-022 and 326-240-077 (“PROPERTY”); and,

WHEREAS, on March 5, 2008, PROPERTY OWNER filed an application for Plot Plan 23327 (“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:
Noel Brambila
Maria De Jesus Brambila
10457 54th Street
Mira Loma, CA 91752

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: 8/7/17

PROPERTY OWNER:
Noel Brambila and Maria De Jesus Brambila, husband and wife

By: 
Noel Brambila
Owner

Dated: 7-27-17

By: 
Maria De Jesus Brambila
Owner

Dated: 7-27-17


FORM APPROVED COUNTY COUNSEL
BY: MICHELLE CLACK 8/3/17
DATE

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

CIVIL CODE § 1189

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)

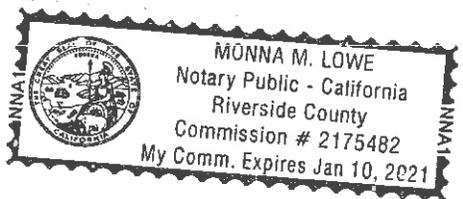
On 07-27-17 before me, Monna M. Lowe, Notary Public,
Date Here Insert Name and Title of the Officer

personally appeared Noel Brambila
Name(s) of Signer(s)
Maria Dejesus Brambila

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 Monna M. Lowe
Signature of Notary Public

Place Notary Seal Above

OPTIONAL

Though this section is optional, completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

Description of Attached Document

Title or Type of Document: Indemnification Agreement Document Date: 07-27-17
Number of Pages: 5 Signer(s) Other Than Named Above: None

Capacity(ies) Claimed by Signer(s)

Signer's Name: Noel Brambila
 Corporate Officer — Title(s): _____
 Partner — Limited General
 Individual Attorney in Fact
 Trustee Guardian or Conservator
 Other: _____
Signer Is Representing: _____

Signer's Name: Maria Dejesus Brambila
 Corporate Officer — Title(s): _____
 Partner — Limited General
 Individual Attorney in Fact
 Trustee Guardian or Conservator
 Other: _____
Signer Is Representing: _____

NOTICE OF PUBLIC HEARING **SCHEDULING REQUEST FORM**

DATE SUBMITTED: 09/15/2017

TO: Planning Commission Secretary

FROM: John Earle Hildebrand III (Riverside)

PHONE No.: (951) 955-1888

E-Mail: jhildebr@rivco.org

SCHEDULE FOR: Director's Hearing - Riverside on 10/16/2017

10-Day Advertisement: Advertisement Exempt from CEQA

PLOT PLAN NO. 23327 – CEQA Exempt, Section 15303 (New Construction or Conversion of Small Structures) – Applicant: Maria Brambila – Engineer/Representative: Ventura Engineering, LLC – First Supervisorial District – Good Hope Zoning Area – Mead Valley Area Plan: Community Development: Medium Density Residential (MDR) and Mixed Use Area (MUA) – Highway 74 Perris Policy Area – Location: North of Dockery Lane, south of 7th Street, east of Clayton Street, and west of State Highway 74 – 3.6 gross acres – Zoning: Rural Residential (R-R) and Mixed Use (MU) – REQUEST: Plot Plan No. 23327 is a request to entitle an existing feed and hay sales facility, in conjunction with an existing residence, on two parcels, totaling 3.6 gross acres – PROJECT PLANNER: John Earle Hildebrand III at (951) 955-1888 or email jhildebr@rivco.org – APNs: 326-240-022 and 326-240-077.

STAFF RECOMMENDATION:

- APPROVAL (CONSENT CALENDAR)
- APPROVAL
- APPROVAL WITHOUT DISCUSSION
- CONTINUE WITH DISCUSSION TO _____.
- CONTINUE WITHOUT DISCUSSION TO _____.
- CONTINUE WITHOUT DISCUSSION OFF CALENDAR
- DENIAL
- SCOPING SESSION
- INITIATION OF THE GENERAL PLAN AMENDMENT
- DECLINE TO INITIATE THE GENERAL PLAN AMENDMENT
- _____

Provide one set of mailing labels, including surrounding property owners, Non-County Agency and Interested Parties and, owner, applicant, and engineer/representative *(Confirmed to be less than 6 months old from date of preparation to hearing date)*

Provide one set of labels for owner, applicant, and engineer/representative.

Fee Balance: \$0, as of 09/01/2017.

CFG Case # CFG05246 - Fee Balance: \$ 50.00

Estimated amount of time needed for Public Hearing: 10 Minutes (Min 5 minutes)

Controversial: YES NO

Provide a very brief explanation of controversy (1 short sentence)

Principal's Signature/Initials: John H.

Date: 9/15/17

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. 23327 – Exempt from the California Environmental Quality Act (CEQA), Section 15303 (New Construction or Conversion of Small Structures) – Applicant: Maria Brambila – Engineer/Representative: Ventura Engineering, LLC – First Supervisorial District – Good Hope Zoning Area – Mead Valley Area Plan: Community Development: Medium Density Residential (CD-MDR) – Mixed Use Area (MUA) – Highway 74 Perris Policy Area – Location: Northerly of Dockery Lane, southerly of 7th Street, easterly of Clayton Street, and westerly of State Highway 74 – 3.6 gross acres – Zoning: Rural Residential (R-R) – Mixed Use (MU) – **REQUEST:** Plot Plan No. 23327 is a request to entitle an existing feed and hay sales facility, in conjunction with an existing residence, on two (2) parcels, totaling 3.6 gross acres.

TIME OF HEARING: 1:30 pm or as soon as possible thereafter
DATE OF HEARING: **OCTOBER 16, 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: John E. Hildebrand at (951) 955-1888 or email jhildebr@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: John Hildebrand
P.O. Box 1409, Riverside, CA 92502-1409

PROPERTY OWNERS CERTIFICATION FORM

I, VINNIE NGUYEN certify that on April 26, 2017,

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

APN (s) or case numbers PP23327 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.

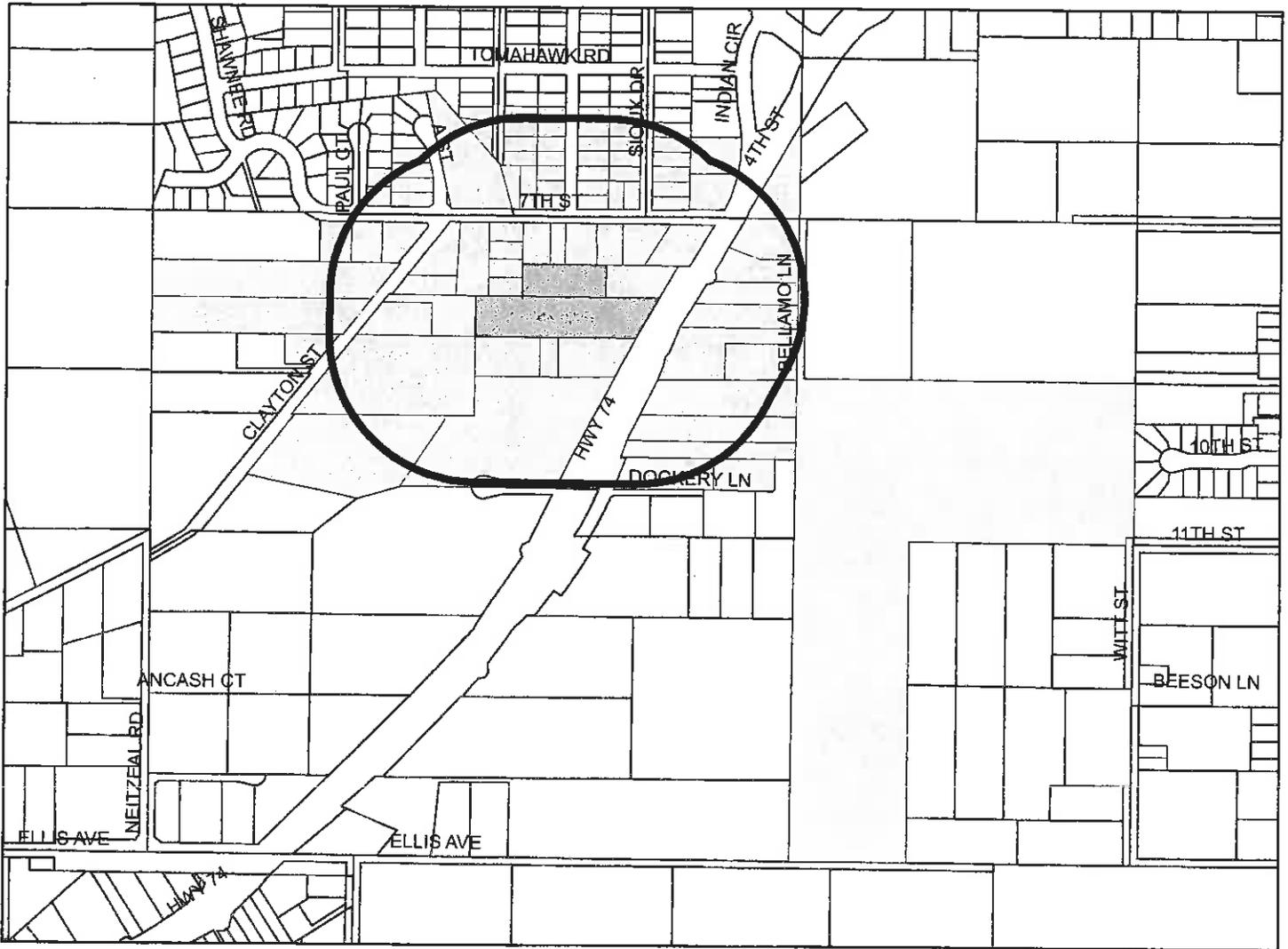
TITLE GIS Analyst

ADDRESS: 4080 Lemon Street 9TH Floor

Riverside, Ca. 92502

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

PP23327 (600 feet buffer)



Selected Parcels

326-233-015	326-233-006	326-223-004	326-233-012	326-233-013	326-240-018	326-240-071	326-213-020	326-213-021	326-213-022
326-213-023	326-213-028	326-240-044	326-224-006	326-240-012	326-240-003	326-240-045	313-180-013	326-240-040	326-224-013
326-240-078	326-224-015	326-233-014	326-223-008	326-223-005	326-240-039	326-240-014	326-240-056	326-240-080	326-213-015
326-224-004	326-233-010	326-240-081	326-240-082	326-223-003	326-223-011	326-240-058	326-224-009	326-240-072	326-240-073
326-213-014	326-213-013	326-224-003	326-240-057	326-223-014	326-240-002	326-240-030	326-240-015	326-240-035	326-240-013
326-224-011	326-240-076	326-224-007	326-224-008	326-224-005	326-240-083	326-223-006	326-224-012	326-240-017	326-240-037
326-213-001	326-240-022	326-240-077	326-223-010	326-223-007	326-240-038	326-240-027	326-240-050	326-240-085	326-234-005
326-240-046	326-240-060	326-240-079	326-223-013	326-240-075	326-224-010	326-223-012	326-240-036	326-223-015	326-233-019
326-240-008	326-240-084	326-223-016	326-224-014	326-223-009	326-240-074	326-233-011	326-213-002		



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: 326213001, APN: 326213001
SOCORRO MARGIS, ETAL
22201 NORMA ST
PERRIS CA 92570

ASMT: 326223004, APN: 326223004
MARVA PALMER, ETAL
645 CHEROKEE RD
PERRIS, CA. 92570

ASMT: 326213002, APN: 326213002
WILLIAM HARRIS
775 PAUL CT
PERRIS, CA. 92570

ASMT: 326223005, APN: 326223005
SONIA SERVIN, ETAL
655 CHEROKEE RD
PERRIS, CA. 92570

ASMT: 326213013, APN: 326213013
JAMES CARONE, ETAL
21966 YELLOWSTONE LN
LAKE FOREST CA 92630

ASMT: 326223006, APN: 326223006
MARIA DROUAILLET
665 CHEROKEE RD
PERRIS, CA. 92570

ASMT: 326213014, APN: 326213014
JOSE RUBALCAVA
P O BOX 726
CHINO CA 91708

ASMT: 326223007, APN: 326223007
ABIGAIL SILVA, ETAL
675 CHEROKEE RD
PERRIS, CA. 92570

ASMT: 326213015, APN: 326213015
RIGOBERTO CONTRERAS BARAJAS, ETAL
1048 W 7TH ST
PERRIS CA 92570

ASMT: 326223008, APN: 326223008
VERONICA CORTEZ, ETAL
15 WILD RYE WAY
NAPA CA 94558

ASMT: 326213028, APN: 326213028
HILDA GUZMAN, ETAL
1076 7TH ST
PERRIS CA 92570

ASMT: 326223009, APN: 326223009
MINNIE MOUTON, ETAL
695 CHEROKEE RD
PERRIS, CA. 92570

ASMT: 326223003, APN: 326223003
JESUS GUTIERREZ
29887 KRATKA RIDGE LN
MENIFEE CA 92586

ASMT: 326223010, APN: 326223010
MIDAMPS MERIDA, ETAL
910 W 7TH ST
PERRIS, CA. 92570

ASMT: 326223011, APN: 326223011
LEONOR MACIAS, ETAL
690 SIOUX DR
PERRIS, CA. 92570

ASMT: 326224004, APN: 326224004
IRIS SPENCER, ETAL
2030 CAMDEN AVE
LOS ANGELES CA 90025

ASMT: 326223012, APN: 326223012
MARIA ALEJANDRE, ETAL
161 OLIVERTREE DR
PERRIS CA 92570

ASMT: 326224005, APN: 326224005
MARIA BRISENO
665 APACHE RD
PERRIS CA 92570

ASMT: 326223013, APN: 326223013
ROBERT KRINGS
P O BOX 1852
PERRIS CA 92572

ASMT: 326224006, APN: 326224006
BRUCE EVEN
675 APACHE RD
PERRIS, CA. 92570

ASMT: 326223014, APN: 326223014
JUAN VILLANUEVA
650 SIOUX DR
PERRIS, CA. 92570

ASMT: 326224007, APN: 326224007
MARIBEL AMAYA, ETAL
950 W 7TH ST
PERRIS CA 92571

ASMT: 326223015, APN: 326223015
SPERRY INV
29260 CALLE DE CABALLOS
MENIFEE CA 92585

ASMT: 326224008, APN: 326224008
MARIBEL AMAYA, ETAL
940 7TH ST
PERRIS, CA. 92570

ASMT: 326223016, APN: 326223016
TONI MCKINNEY
630 SIOUX DR
PERRIS, CA. 92570

ASMT: 326224009, APN: 326224009
MARIA NAVARRETE, ETAL
21473 ELLIS AVE
PERRIS CA 92570

ASMT: 326224003, APN: 326224003
JUAN DOMINGUEZ
645 APACHE RD
PERRIS, CA. 92570

ASMT: 326224010, APN: 326224010
GLORIA CORDERO, ETAL
680 CHEROKEE RD
PERRIS, CA. 92570

ASMT: 326224011, APN: 326224011
MARCIA MORRIS
670 CHEROKEE RD
PERRIS, CA. 92570

ASMT: 326233011, APN: 326233011
WILLIAM GEORGE
685 SIOUX DR
PERRIS, CA. 92570

ASMT: 326224012, APN: 326224012
MARIA RODRIGUEZ
660 CHEROKEE RD
PERRIS, CA. 92570

ASMT: 326233012, APN: 326233012
ANGELICA REYES ADAME
675 SIOUX DR
PERRIS, CA. 92570

ASMT: 326224013, APN: 326224013
DELBERT BROOKS
650 CHEROKEE RD
PERRIS, CA. 92570

ASMT: 326233013, APN: 326233013
ANNA LUNA
665 SIOUX DR
PERRIS, CA. 92570

ASMT: 326224014, APN: 326224014
JOSE LAZO, ETAL
640 CHEROKEE RD
PERRIS CA 92570

ASMT: 326233014, APN: 326233014
ELVIRA RAMIREZ
655 SIOUX DR
PERRIS, CA. 92570

ASMT: 326224015, APN: 326224015
FLORA SUCHITE, ETAL
2860 DISCOVERY CT
PERRIS CA 92571

ASMT: 326233015, APN: 326233015
LAURA OROZCO, ETAL
635 SIOUX DR
PERRIS CA 92570

ASMT: 326233006, APN: 326233006
FADIA BOJI, ETAL
24881 HWY 74
PERRIS CA 92570

ASMT: 326233019, APN: 326233019
JEAN KIRTIDES, ETAL
25539 BLACKBOURNE DR
MURRIETA CA 92563

ASMT: 326233010, APN: 326233010
LUCRECIA RAMIREZ, ETAL
22912 LUKENS LN
PERRIS CA 92570

ASMT: 326234005, APN: 326234005
PERRIS COMMERCIAL CENTER INC
2510 VISTA BAYA
NEWPORT BEACH CA 92660

ASMT: 326240002, APN: 326240002
MATTHEW FLARIDA, ETAL
C/O CHARLES B FLARIDA
2124 MARINE AVE
GARDENA CA 90279

ASMT: 326240017, APN: 326240017
MARTIN CHAVEZ
23735 7TH ST
PERRIS, CA. 92570

ASMT: 326240003, APN: 326240003
ANTONIA NUNEZ, ETAL
900 CLAYTON ST
PERRIS, CA. 92570

ASMT: 326240018, APN: 326240018
ANTONIO LIMON
P O BOX 23
LAKE ELSINORE CA 92531

ASMT: 326240008, APN: 326240008
STONE JULIETA M LIVING TRUST
C/O JULIETA M STONE
23636 CLAYTON ST
PERRIS, CA. 92570

ASMT: 326240027, APN: 326240027
PDO LTD PARTNERSHIP
117 S MAIN ST NO 101
LAKE ELSINORE CA 92530

ASMT: 326240012, APN: 326240012
PETRA VELASCO, ETAL
23753 7TH ST
PERRIS, CA. 92570

ASMT: 326240030, APN: 326240030
LORETTA STAGER
23590 BELLAMO LN
PERRIS, CA. 92570

ASMT: 326240013, APN: 326240013
MAGDALENA DOMINGO, ETAL
23809 7TH ST
PERRIS, CA. 92570

ASMT: 326240035, APN: 326240035
LOURDES MENDOZA
23815 7TH ST
PERRIS, CA. 92570

ASMT: 326240014, APN: 326240014
DANEIKA COLLINS, ETAL
19510 VAN BUREN NO F3-383
RIVERSIDE CA 92508

ASMT: 326240036, APN: 326240036
CRYSTAL ENNIS, ETAL
23841 7TH ST
PERRIS, CA. 92570

ASMT: 326240015, APN: 326240015
LOURDES MENDOZA
23815 W 7TH ST
PERRIS CA 92570

ASMT: 326240037, APN: 326240037
MARIA RODRIGUEZ, ETAL
937 GRISWOLD AVE
SAN FERNANDO CA 91340

ASMT: 326240038, APN: 326240038
RUBY WILLIAMS, ETAL
23635 HIGHWAY 74
PERRIS, CA. 92570

ASMT: 326240056, APN: 326240056
ESTELA BANKS
P O BOX 610
LAKE ELSINORE CA 92531

ASMT: 326240039, APN: 326240039
MARIA VALDOVINOS, ETAL
23801 W 7TH ST
PERRIS, CA. 92570

ASMT: 326240057, APN: 326240057
JUAN GOMEZ
432 N 21ST ST
MONTEBELLO CA 90640

ASMT: 326240040, APN: 326240040
DEBORAH CARNISH
28805 MOUNTAIN AVE
SUN CITY CA 92585

ASMT: 326240058, APN: 326240058
JOHANS CHANGSEK
1061 W 7TH ST
PERRIS, CA. 92570

ASMT: 326240044, APN: 326240044
BETTY BOYD
P O BOX 2456
PERRIS CA 92572

ASMT: 326240060, APN: 326240060
EDITH BUZEK, ETAL
23660 CLAYTON ST
PERRIS, CA. 92570

ASMT: 326240045, APN: 326240045
CHRISTOPHER PINO
1925 NUTWOOD CIR
CORONA CA 92881

ASMT: 326240071, APN: 326240071
MARIA LLAMAS, ETAL
924 CLAYTON
PERRIS, CA. 92570

ASMT: 326240046, APN: 326240046
MARIA GOMEZ, ETAL
23598 CLAYTON ST
PERRIS, CA. 92570

ASMT: 326240073, APN: 326240073
JOSE RAMIREZ
23540 CLAYTON ST
PERRIS CA 92570

ASMT: 326240050, APN: 326240050
PDO LTD PARTNERSHIP
C/O FRED JALEH
117 S MAIN ST NO 204
LAKE ELSINORE CA 92530

ASMT: 326240074, APN: 326240074
MARY VENERABLE, ETAL
23535 HIGHWAY 74
PERRIS, CA. 92570

ASMT: 326240075, APN: 326240075
ROSWITHA BREUER
146 E 4TH ST
PERRIS CA 92570

ASMT: 326240083, APN: 326240083
MARIA CANCELA
45471 CLUBHOUSE DR
TEMECULA CA 92592

ASMT: 326240076, APN: 326240076
MARCO IBARRA
20640 EUREKA ST
PERRIS CA 92571

ASMT: 326240084, APN: 326240084
THEODORE GAINES
11867 TUSCOLA ST
MORENO VALLEY CA 92557

ASMT: 326240077, APN: 326240077
MARIA BRAMBILA, ETAL
10457 54TH ST
MIRA LOMA CA 91752

ASMT: 326240085, APN: 326240085
PDO
117 S MAIN ST STE 101
LAKE ELSINORE CA 92530

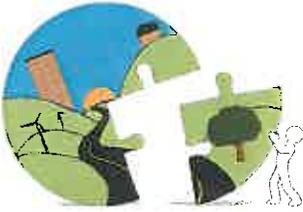
ASMT: 326240078, APN: 326240078
EDGAR MOLINA
638 W SYCAMORE
EL SEGUNDO CA 90245

ASMT: 326240080, APN: 326240080
FLORINDA CARBAJAL, ETAL
1927 S WEST ST
ANAHEIM CA 92802

ASMT: 326240081, APN: 326240081
NOHEMI ANTUNEZ, ETAL
23615 HIGHWAY 74
PERRIS, CA. 92570

ASMT: 326240082, APN: 326240082
JAIME ALFARO
910 S CEDAR ST
SANTA ANA CA 92701





RIVERSIDE COUNTY PLANNING DEPARTMENT

Charissa Leach, P.E.
Assistant TLMA Director

NOTICE OF EXEMPTION

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, CA 92201

Project Title/Case No.: PP23327

Project Location: In the unincorporated area of Riverside County, more specifically located north of Dockery Lane, south of 7th Street, east of Clayton Street, west of State Highway 74, and is located within the Mead Valley Area Plan.

Project Description: A Plot Plan to establish an existing feed and hay sales facility, on two parcels totaling 3.6 gross acres.

Name of Public Agency Approving Project: Riverside County Planning Department

Project Applicant & Address: Maria Brambila, 10457 54th Street, Mira Loma, CA 91752

Exempt Status: (Check one)

Ministerial (Sec. 21080(b)(1); 15268) Categorical Exemption (Section 15303)
 Declared Emergency (Sec. 21080(b)(3); 15269(a)) Statutory Exemption (_____)
 Emergency Project (Sec. 21080(b)(4); 15269 (b)(c)) Other: _____

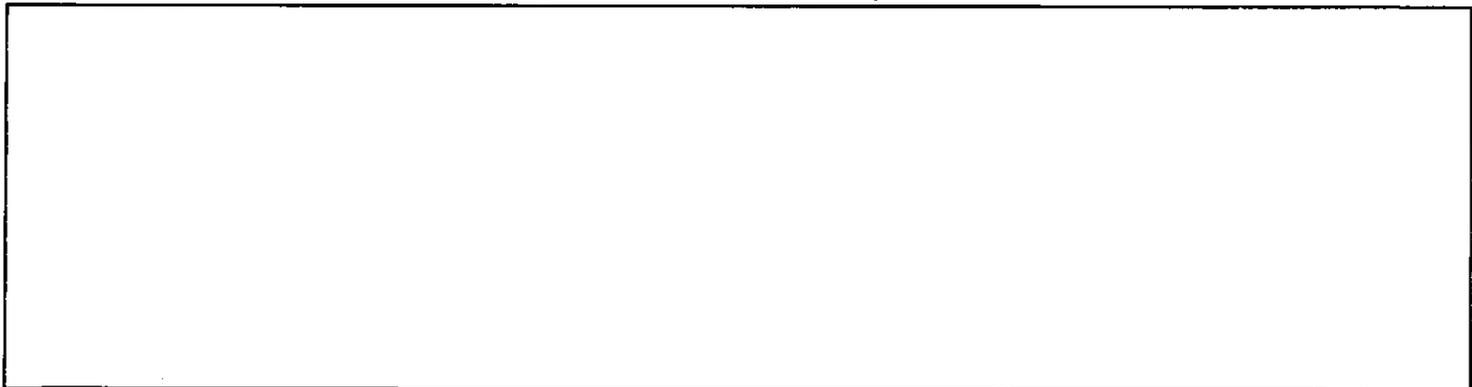
Reasons why project is exempt: This project has been determined to be categorically exempt from CEQA, as set forth per Section 15303 (New Construction or Conversion of Small Structures). This Plot Plan includes the entitlement of an existing feed and hay sales facility. No new construction or grading is associated with this project. In addition, 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.

John Earle Hildebrand III (951) 955-1888
County Contact Person Phone Number

John Hildebrand Principal Planner 03/30/2017
Signature Title Date

Date Received for Filing and Posting at OPR: _____

Please charge deposit fee case#: ZEA41899 ZCFG No. 5246 - County Clerk Posting Fee \$50.00
FOR COUNTY CLERK'S USE ONLY



* VOID * COUNTY OF RIVERSIDE
SPECIALIZED DEPARTMENT RECEIPT
Permit Assistance Center

M* REPRINTED * R0802276

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

39493 Los Alamos Road
Suite A
Murrieta, CA 92563
(951) 694-5242

38686 El Cerrito Rd
Indio, CA 92211
(760) 863-8271

Received from: PILGRIM RANCH \$64.00
paid by: CK 1074
CALIFORNIA FISH AND GAME FOR EA41899
paid towards: CFG05246 CALIF FISH & GAME: DOC FEE
at parcel: 22485 HIGHWAY 74 PERR
appl type: CFG3

By _____ Mar 05, 2008 13:50
MBRASWEL posting date Mar 05, 2008

Account Code	Description	Amount
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Overpayments of less than \$5.00 will not be refunded!