



# RIVERSIDE COUNTY PLANNING DEPARTMENT

9:00 AM

APRIL 5, 2017

**Planning  
Commissioners  
2017**

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

**2<sup>nd</sup> District**  
Aaron Hake  
Chairman

**3<sup>rd</sup> District**  
Ruthanne Taylor-  
Berger  
Vice-Chairman

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

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

**Assistant TLMA  
Director**  
Charissa Leach

**Legal Counsel**  
Michelle Clack  
Deputy  
County Counsel

## AGENDA REGULAR MEETING RIVERSIDE COUNTY PLANNING COMMISSION COUNTY ADMINISTRATIVE CENTER First Floor Board Chambers 4080 Lemon Street, Riverside, CA 92501

If you wish to speak, please complete a "SPEAKER IDENTIFICATION FORM" and give it to the Hearing Secretary. 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).

Should an applicant or any interested party wish to present a PowerPoint presentation, or electronic or digital material, it must be provided by the Project Planner 48-hours in advance of the meeting.

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

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

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

- 1.1 **FIRST EXTENSION OF TIME REQUEST for TENTATIVE TRACT MAP NO. 33898** – Applicant: Mohammad Kashani – Fifth Supervisorial District – Nuevo Zoning Area – Lakeview/Nuevo Area Plan: Rural Community: Low Density Residential (RC-LDR) – Location: Southerly of Park Avenue, westerly of Hansen Avenue, easterly of Gibson Avenue, and northerly of Montgomery Avenue – 12.45 Acres – Zoning: Residential Agricultural (R-A) – Approved Project Description: The land division hereby permitted is a Schedule B Subdivision of 12.45 acres into 19 residential lots with a minimum lot size of 20,000 sq. ft. and one (1) water quality basin lot – **REQUEST:** First Extension of Time Request for Tentative Tract Map No. 33898, extending the expiration date to May 22, 2018. Project Planner: Tim Wheeler at (951) 955-6060 or email at [twheeler@rivco.org](mailto:twheeler@rivco.org).
- 1.2 **FIRST EXTENSION OF TIME REQUEST for TENTATIVE TRACT MAP NO. 30993** – Applicant: K&A Engineering, Inc – First Supervisorial District – Gavilan Hills Zoning District – Lake Mathews/Woodcrest Area Plan: Rural Community: Estate Density Residential (RC-EDR) (2 Acre Minimum) – Location: Northerly of Santa Rosa Mine Road, southerly of Idaleona Drive, easterly of Gavilan Road and westerly of Piedras Road – Zoning: Residential Agricultural (R-A) (2 Acre Minimum) – Approved Project Description: Schedule "C" Subdivision proposal of 161 gross acres into 65 single family residential lots with a minimum lot size of two (2) gross acres as well as two (2) open space lots for the preservation of a natural watercourse onsite – **REQUEST:** First Extension of Time Request for Tentative Tract Map No. 30993, extending the expiration date to February 7, 2018. Project Planner: Dionne Harris at (951) 955-6836 or email at [dharris@rivco.org](mailto:dharris@rivco.org).

- 1.3 **FIRST EXTENSION OF TIME REQUEST for TENTATIVE TRACT MAP NO. 31818** – Applicant: MPLC JBJ Ranch, LP – First Supervisorial District – Alberhill Zoning Area – Elsinore Area Plan: Community Development: Medium Density Residential (CD-MDR) – Location: Southerly of Bosley Lane, north-westerly of Mountain Road, and easterly of Crilly Road – 160.0 Gross Acres – Zoning: Planned Residential (R-4) and Open Area Combining Zone – Residential Developments (R-5) – Approved Project Description: The land division hereby permitted is to divide the 160 (gross) acres into 311 residential lots, a 10.77-acre park site, a 1.06-acre community use lot (Lot #317), 22 open space lots (60.4 acres) including three (3) water quality basins and a graded swale (water quality best management practice) – **REQUEST:** First Extension of Time Request for Tentative Tract Map No. 31818, extending the expiration date to December 19, 2017. Project Planner: Tim Wheeler at (951) 955-6060 or email at [twheeler@rivco.org](mailto:twheeler@rivco.org).
- 1.4 **SECOND EXTENSION OF TIME REQUEST for TENTATIVE TRACT MAP NO. 33743** – Applicant: The Woods (Riverside) Venture, LLP – Third Supervisorial District – Winchester Zoning Area – Harvest Valley/Winchester Area Plan: Community Development: Commercial Retail (CD-CR) and High Density Residential (CD-HDR) – Location: Northerly of Domenigoni Parkway easterly of Leon Road, and southerly of Olive Avenue – 5.61 Acres – Zoning: Specific Plan 293 Planning Areas 38A, 38B, and 39 (Winchester Hills) – Approved Project Description: Schedule A subdivision of 5.61 acres into one (1) lot for 57 condominium units and one (1) recreation area – **REQUEST:** Second Extension of Time Request for Tentative Tract Map No. 33743, extending the expiration to February 4, 2018. Project Planner: Tim Wheeler at (951) 955-6060 or email at [twheeler@rivco.org](mailto:twheeler@rivco.org).
- 1.5 **FIRST EXTENSION OF TIME REQUEST for TENTATIVE TRACT MAP NO. 32151** – Applicant: Rancon Sevilla 180, LLC c/o Danny Long – Third Supervisorial District – Rancho California Zoning Area: Southwest Area Plan: Community Development: Medium High Density Residential (CD-MHDR)(5-8 dwelling units per acre) and Open Space: Open Space - Conservation (OS-C) – Location: Northerly of Safflower Street, southerly of Koon Street, easterly of Hwy 79, and westerly of McColery Road – 42.81 acres – Zoning: SP Zone (SP #286) – Approved Project Description: Schedule “A” Subdivision to subdivide 42.81 acres into four (4) lots with 180 condominium units – **REQUEST:** First Extension of Time Request for Tentative Tract Map No. 32151, extending the expiration date to March 13, 2018. Project Planner: Dionne Harris at (951) 955-6836 or email at [dharris@rivco.org](mailto:dharris@rivco.org).
- 1.6 **SECOND EXTENSION OF TIME REQUEST for TENTATIVE TRACT MAP NO. 32027** – Applicant: Martha Boone – Third Supervisorial District – Winchester – Harvest Valley/Winchester Area Plan: Community Development: Medium Density Residential (CD:MDR) (2-5 dwelling units per acre) – Location: Northerly of Craig Road, southerly of Holland Road, westerly of Holcomb Road, and easterly of Eucalyptus Road – 25.7 Acres – Zoning: One-Family Dwellings (R-1) – Approved Project Description: Schedule “A” Subdivision to subdivide 25.7 acres into 82 residential lots and four (4) open space lots – **REQUEST:** Second Extension of Time Request for Tentative Tract Map No. 32027, extending the expiration date to March 3, 2018. Project Planner: Dionne Harris at (951) 955-6836 or email at [dharris@rivco.org](mailto:dharris@rivco.org).
- 1.7 **SECOND EXTENSION OF TIME REQUEST for TENTATIVE TRACT MAP NO. 32817** – Applicant: The Woods (Riverside) Venture, LLP – Third Supervisorial District – Winchester Zoning Area – Harvest Valley/Winchester Area Plan: Community Development: High Density Residential (CD-HDR) – Community Development: Medium High Density Residential (CD-MHDR) – Community Development: Commercial Retail (CD-CR) – Open Space: Recreational (OS-R) – Location: Northerly of Domenigoni Parkway, easterly of Leon Road, and southerly of Olive Avenue – 35.74 Acres – Zoning: Specific Plan (SP 293) – Approved Project Description: Schedule “A” Subdivision of 35.74 acres into 34 multi-family residential lots, a recreation area, a common open space area, a school, a park, and a retail area – **REQUEST:** Second Extension of Time Request for Tentative Tract Map No. 32817, extending the expiration date to February 8, 2018. Project Planner: Dionne Harris at (951) 955-6836 or email at [dharris@rivco.org](mailto:dharris@rivco.org).

- 1.8 **SECOND EXTENSION OF TIME REQUEST for TENTATIVE TRACT MAP NO. 30808** – Applicant: Rancon Group/Will Stout – Third Supervisorial District – Winchester Zoning Area – Harvest/Winchester Area Plan: Community Development: Medium Density Residential (CD-MDR) (2-5 Dwelling Units Per Acre) – Location: Northerly of Eucalyptus Road, southerly of Olive Avenue, easterly of Leon Road, and westerly of Beeler Road – 128 Acres – Zoning: Specific Plan (SP 293) – Approved Project Description: Schedule “A” Subdivision of 128 acres into 346 single family residential lots, eight (8) open space lots and one (1) park for Planning Areas 28A and 28B of Specific Plan (SP) 293 – **REQUEST:** Second Extension of Time Request for Tentative Tract Map No. 30808, extending the expiration date to September 22, 2016. Project Planner: Tim Wheeler at (951) 955-6060 or email at [twheeler@rivco.org](mailto:twheeler@rivco.org).
- 1.9 **THIRD EXTENSION OF TIME REQUEST for TENTATIVE TRACT MAP NO. 30808** – Applicant: Rancon Group/Will Stout – Third Supervisorial District – Winchester Zoning Area – Harvest/Winchester Area Plan: Community Development: Medium Density Residential (CD-MDR) (2-5 Dwelling Units Per Acre) – Location: Northerly of Eucalyptus Road, southerly of Olive Avenue, easterly of Leon Road, and westerly of Beeler Road – 128 Acres – Zoning: Specific Plan (SP 293) – Approved Project Description: Schedule “A” Subdivision of 128 acres into 346 single family residential lots, eight (8) open space lots and one (1) park for Planning Areas 28A and 28B of Specific Plan (SP) 293 – **REQUEST:** Third Extension of Time Request for Tentative Tract Map No. 30808, extending the expiration date to September 22, 2017. Project Planner: Tim Wheeler at (951) 955-6060 or email at [twheeler@rivco.org](mailto:twheeler@rivco.org).
- 1.10 **FIRST EXTENSION OF TIME REQUEST for TENTATIVE PARCEL MAP NO. 35671** – Applicant: Rancon Winchester Valley 85 – Third Supervisorial District – Winchester Zoning Area – Harvest Valley/Winchester Area Plan: Community Development: Commercial Retail Medium Density Residential, and Medium High Density Residential (CD-CR, MDR, MHDR) (0.20 – 0.35 FAR, 2-5 D.U./Ac, 5-8 D.U./Ac) – Location: Southerly of Domenigoni Parkway, westerly of Frontier Loop, and northerly of Trail Side Road – 18.37 Acres – Zoning: Specific Plan (SP 293) Planning Areas 42 and 46 (PA 42 & 46) – Approved Project Description: Schedule “E” Commercial Subdivision of 18.37 acres into nine (9) commercial parcels – **REQUEST:** First Extension of Time Request for Tentative Parcel Map No. 35671, extending the expiration date to April 28, 2017. Project Planner: Tim Wheeler at (951) 955-6060 or email at [twheeler@rivco.org](mailto:twheeler@rivco.org).
- 1.11 **SECOND EXTENSION OF TIME REQUEST for TENTATIVE PARCEL MAP NO. 35671** – Applicant: Rancon Winchester Valley 85 – Third Supervisorial District – Winchester Zoning Area – Harvest Valley/Winchester Area Plan: Community Development: Commercial Retail, Medium Density Residential, and Medium High Density Residential (CD-CR, MDR, MHDR) (0.20 – 0.35 FAR, 2-5 D.U./Ac, 5-8 D.U./Ac) – Location: Southerly of Domenigoni Parkway, westerly of Frontier Loop, and northerly of Trail Side Road – 18.37 Acres – Zoning: Specific Plan (SP 293) Planning Areas 42 and 46 (PA 42 & 46) – Approved Project Description: Schedule “E” Commercial Subdivision of 18.37 acres into nine (9) commercial parcels – **REQUEST:** Second Extension of Time Request for Tentative Parcel Map No. 35671, extending the expiration date to April 28, 2018. Project Planner: Dionne Harris at (951) 955-6836 or email at [dharris@rivco.org](mailto:dharris@rivco.org).
- 1.12 **PLOT PLAN NO. 26076 – RECEIVE and FILE** – Applicant: SBA Steel LLC, c/o Diane Borchardt – Engineer/Representative: W-T Communication Design Group c/o Andrea Urbas – First Supervisorial District – Lakeland Village Zoning District – Elsinore Area Plan: Community Development – Commercial Retail (CD-CR) (0.20-0.35 FAR) – Location: Southerly of Grand Avenue, easterly of Maiden Lane, and westerly of Blackwell Boulevard – 1.15 Acres – Zoning: General Commercial (C-1/C-P) – **REQUEST:** Plot Plan No. 26076 proposes to utilize and re-permit an existing abandoned wireless communication facility which consists of a 62-foot-high tower, disguised as a pine tree with 12 antennas, 12 Remote Radio Units, one (1) parabolic antenna, two (2) RAYCAP boxes, two (2) Global Position System antennas attached to an existing equipment room and the replacement of two (2) existing A/C units with two (2) new A/C units inside the existing abandoned 480 sq. ft. lease area. Project Planner: Tim Wheeler at (951) 955-6060 or email at [twheeler@rivco.org](mailto:twheeler@rivco.org).

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

NONE

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

NONE

4.0 PUBLIC HEARING - NEW ITEMS: 9:00 a.m. or as soon as possible thereafter:

4.1 **CHANGE OF ZONE NO. 7908 and PLOT PLAN NO. 26008** – Exempt from the California Environmental Quality Act (CEQA), Section 15301 (Existing Facilities) – Owner: Matta A. Ibrahim – Representative: Tindall Engineering, Inc. – First Supervisorial District – Meadowbrook Zoning Area – Elsinore Area Plan: Community Development: Business Park (CD-BP) – Location: Northerly of Conard Street, southerly of Chris Court, easterly of 8<sup>th</sup> Street, and westerly of Highway 74 – 0.86 gross acres – Zoning: Scenic Highway Commercial (C-P-S) – **REQUEST:** A Change of Zone (CZ07908) to change the site's Zoning Classification from Scenic Highway Commercial (C-P-S) to Industrial Park (IP) and a Plot Plan (PP26008) to extend the entitlement of an existing vehicle rental and repair facility (Lakeside Car Rental & Repair), on one (1) parcel, totaling 0.86 gross acres. Project Planner: John Earle Hildebrand III at (951) 955-1888 or email at [jhildebr@rivco.org](mailto:jhildebr@rivco.org).

4.2 **CONDITIONAL USE PERMIT NO. 3755** – Exempt from the California Environmental Quality Act (CEQA), Section 15303 (New Construction or Conversion of Small Structures) – Applicant: Roger and Sharon Paquette – Engineer/Representative: Brian Paquette – First Supervisorial District – Lakeland Village Zoning District – Elsinore Area Plan: Community Development: Light Industrial (CD-LI) (0.25 to 0.60 FAR) and Rural: Rural Mountainous (R-RM) (10 Acre Minimum) – Zoning: Manufacturing: Service Commercial (M-SC) – Location: Southerly of Grand Avenue, westerly of Lucerne Street, northerly of Brightman Avenue, and easterly of Turner Street – 2.95 Gross Acres – **REQUEST:** A Conditional Use Permit to re-establish an open air market (Lakeland Outdoor Market), on five (5) parcels, totaling 2.95 acres. Project Planner: Dionne Harris at (951) 955-6836 or email at [dharris@rivco.org](mailto:dharris@rivco.org).

5.0 WORKSHOPS:

NONE

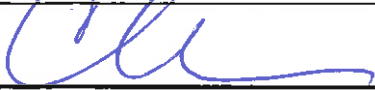
6.0 ORAL COMMUNICATION ON ANY MATTER NOT ON THE AGENDA

7.0 DIRECTOR'S REPORT

8.0 COMMISSIONERS' COMMENTS

1.1  
Agenda Item No.  
Area Plan: Lakeview/Nuevo  
Zoning Area: Nuevo  
Supervisory District: Fifth  
Project Planner: Tim Wheeler  
Planning Commission Hearing: April 5, 2017

TENTATIVE TRACT MAP NO. 33898  
FIRST EXTENSION OF TIME  
Applicant: Mohammad Kashani

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Charissa Leach, P.E.  
Assistant TLMA Director

## COUNTY OF RIVERSIDE PLANNING DEPARTMENT EXTENSION OF TIME STAFF REPORT

The applicant of the subject case has requested an extension of time to allow the recordation of the final map to subdivide 12.45 acres into 19 residential lots with a minimum lot size 20,000 sq. ft. and 1 water quality basin lot.

Unless specifically requested by the applicant, this request will not be discussed at the time it is presented to the Planning Commission as a consent calendar item.

CEQA: The subject case has conformed to the requirements of the California Environmental Quality Act, and all impacts have been analyzed in order to protect the public health, safety and welfare. No new environmental documentation is required prior to the extension of time.

GENERAL PLAN: Unless otherwise noted, the subject case had been determined to be consistent with the General Plan and all of its elements.

### REQUEST:

**FIRST EXTENSION OF TIME REQUEST for TENTATIVE TRACT MAP NO. 33898**

### BACKGROUND:

The Tentative Tract Map No. 33898 was originally approved at Planning Commission on March 7, 2007. It proceeded to the Board of Supervisors along with the Change of Zone 7311 and both were approved on May 22, 2007. Change of Zone 7311 was adopted on June 26, 2007 (Ord. 348.4514).

The County Planning Department, as part of the review of this Extension of Time request recommends the addition of seven (7) new conditions of approval in order to be able to make a determination that the project does not adversely affect the general health, safety and welfare of the public.

The applicant was informed of these recommended conditions and has agreed to accept them. Included in this staff report package are the recommended conditions of approval, and the correspondence from the Extension of Time applicant (dated February 27, 2017) indicating the acceptance of the seven (7) recommended conditions.

### **FURTHER PLANNING CONSIDERATIONS:**

**EFFECT OF Senate Bill No. 1185 (SB1185):** On July 15, 2008, AB208 was signed into law, which grants a one-time extension of existing subdivision maps so developers can build immediately when the demand for housing goes up. It gives developers an automatic 12 month extension on previously approved subdivision maps set to expire between July 15, 2008 and January 1, 2011.

**EFFECT OF Assembly Bill No. 333 (AB333):** On July 15, 2009, AB333 was signed into law, which grants a one-time extension of existing subdivision maps so developers can build immediately when the demand for housing goes up. It gives developers an automatic 24 month extension on previously approved subdivision maps set to expire between July 15, 2009 and January 1, 2012.

**EFFECT OF Assembly Bill No. 208 (AB208):** On July 13, 2011, AB208 was signed into law, which grants a one-time extension of existing subdivision maps so developers can build immediately when the demand for housing goes up. It gives developers an automatic 24 month extension on previously approved subdivision maps set to expire between July 13, 2011 and January 1, 2014.

**EFFECT OF Assembly Bill No. 116 (AB116):** On July 11, 2013, AB116 was signed into law, which grants a one-time extension of existing subdivision maps so developers can build immediately when the demand for housing goes up. It gives developers an automatic 24 month extension on previously approved subdivision maps set to expire between January 1, 2000 and July 11, 2013.

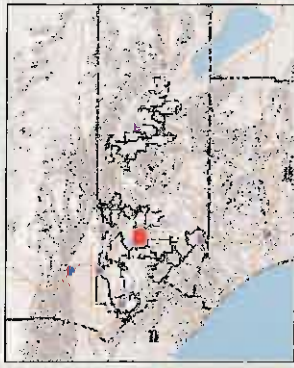
Therefore, upon an approval action by the Planning Commission, subsequent receive and file action by the Board of Supervisors, and the conclusion of the 10-day appeal period, the tentative map's expiration date will become May 22, 2018. If a final map has not been recorded prior this date, a second extension of time request must be filed 180 days prior to map expiration.

### **RECOMMENDATION:**

**APPROVAL of the FIRST EXTENSION OF TIME REQUEST for TENTATIVE TRACT MAP NO. 33898, extending the expiration date and to reflect SB1185, AB333, AB208, and AB116 benefits to May 22, 2018, subject to all the previously approved and amended Conditions of Approval with the applicant's consent.**

# 1st EOT for TR33898

## Vicinity Map

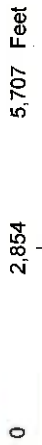


### Legend

- City Boundaries
- Cities
- roads
- highways
- HWY
- INTERCHANGE
- INTERSTATE
- OFFRAMP
- ONRAMP
- USHWY
- roads
- Major Roads
- Arterial
- Collector
- Residential
- counties
- cities
- hydrographylines
- waterbodies
- Lakes
- Rivers

### Notes

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



REPORT PRINTED ON... 3/1/2017 11:50:21 AM

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# Extension of Time Environmental Determination

Project Case Number: TR33898

Original E.A. Number: 40410

Extension of Time No.: First

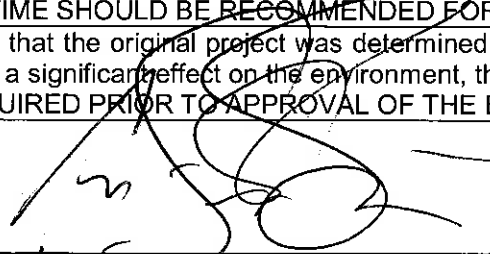
Original Approval Date: May 22, 2007

Project Location: South of Park Avenue, West of Hansen Avenue, East of Gibson Avenue, North of Montgomery Avenue

Project Description: The land division hereby permitted is a Schedule B subdivision of 12.45 acres into 19 residential lots with a minimum lot size 20,000 sq. ft. and 1 water quality basin lot.

On May 22, 2007, this Tentative Tract Map and its original environmental assessment/environmental impact report was reviewed to determine: 1) whether any significant or potentially significant changes in the original proposal have occurred; 2) whether its environmental conditions or circumstances affecting the proposed development have changed. As a result of this evaluation, the following determination has been made:

<input type="checkbox"/>	I find that although the proposed project could have a significant effect on the environment, NO NEW ENVIRONMENTAL DOCUMENTATION IS REQUIRED PRIOR TO APPROVAL OF THE EXTENSION OF TIME, because all potentially significant effects (a) have been adequately analyzed in an earlier EIR or Negative Declaration pursuant to applicable legal standards and (b) have been avoided or mitigated pursuant to that earlier EIR or Negative Declaration and the project's original conditions of approval.
<input checked="" type="checkbox"/>	I find that although the proposed project could have a significant effect on the environment, and there are one or more potentially significant environmental changes or other changes to the circumstances under which the project is undertaken, NO NEW ENVIRONMENTAL DOCUMENTATION IS REQUIRED PRIOR TO APPROVAL OF THE EXTENSION OF TIME, because all potentially significant effects (a) have been adequately analyzed in an earlier EIR or Negative Declaration pursuant to applicable legal standards and (b) have been avoided or mitigated pursuant to that earlier EIR or Negative Declaration and revisions to the project's original conditions of approval which have been made and agreed to by the project proponent.
<input type="checkbox"/>	I find that there are one or more potentially significant environmental changes or other changes to the circumstances under which the project is undertaken, which the project's original conditions of approval may not address, and for which additional required mitigation measures and/or conditions of approval cannot be determined at this time. Therefore, AN ENVIRONMENTAL ASSESSMENT/INITIAL STUDY IS REQUIRED in order to determine what additional mitigation measures and/or conditions of approval, if any, may be needed, and whether or not at least one of the conditions described in California Code of Regulations, Section 15162 (necessitating a Supplemental or Subsequent E.I.R.) exist. Additionally, the environmental assessment/initial study shall be used to determine WHETHER OR NOT THE EXTENSION OF TIME SHOULD BE RECOMMENDED FOR APPROVAL.
<input type="checkbox"/>	I find that the original project was determined to be exempt from CEQA, and the proposed project will not have a significant effect on the environment, therefore NO NEW ENVIRONMENTAL DOCUMENTATION IS REQUIRED PRIOR TO APPROVAL OF THE EXTENSION OF TIME.

Signature:   
Tim Wheeler, Urban Regional Planner III

Date: March 1, 2017  
For Juan C. Perez, TLMA Director

## Banda, Victoria

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**From:** Mohammad Kashani <mbk@tandishomes.com>  
**Sent:** Monday, February 27, 2017 4:37 PM  
**To:** Wheeler, Timothy; Banda, Victoria; kamran@jcahomes.com  
**Subject:** RE: First EOT for TR33898-Recommended COA

Yes we will accept them, please advise

**From:** Wheeler, Timothy [mailto:TWHEELER@RIVCO.ORG]  
**Sent:** Monday, February 27, 2017 9:07 AM  
**To:** Mohammad Kashani; Banda, Victoria; kamran@jcahomes.com  
**Subject:** RE: First EOT for TR33898-Recommended COA

Just to be clear, Mr. Kashani are you accepting these COA for TR33898?

Tim Wheeler  
Urban Regional Planner III  
4080 Lemon St - 12<sup>th</sup> floor  
Riverside, CA 92501  
951-955-6060

[How are we doing? Click the Link and tell us](#)

**From:** Mohammad Kashani [mailto:mbk@tandishomes.com]  
**Sent:** Monday, February 27, 2017 7:58 AM  
**To:** Banda, Victoria <VBanda@RIVCO.ORG>; kamran@jcahomes.com  
**Cc:** Wheeler, Timothy <TWHEELER@RIVCO.ORG>  
**Subject:** RE: First EOT for TR33898-Recommended COA

Good morning Banda

We would like to move forward with extension of this T.T. Map. Please let us know what would you needs from us

**From:** Banda, Victoria [mailto:VBanda@RIVCO.ORG]  
**Sent:** Tuesday, February 21, 2017 1:48 PM  
**To:** mbk@tandishomes.com; kamran@jcahomes.com  
**Cc:** Wheeler, Timothy  
**Subject:** First EOT for TR33898-Recommended COA

Attn: Mohammad & Kamran Kashani  
26040 Acero Suite 110  
Mission Viejo, CA 92691

RE: FIRST EXTENSION OF TIME REQUEST for TENTATIVE TRACT MAP No. 33898.

The County Planning Department, for this extension of time, has determined it necessary to recommend the addition of fifteen (15) new conditions of approval in order to be able to make a determination that the project does not adversely affect the general health, safety and welfare of the public.

Please review the proposed conditions of approval attached in this correspondence. If these conditions are acceptable, then submit a short written letter/memo/email that clearly references this case, the acceptance of each condition by name and number, and clearly state that you, the Extension of Time Applicant, accept these conditions. This documentation will then be included in the staff report package. The attached document is a copy of the recommended conditions which are identified as follows:

50 Health #6, 50 Health #7, 50 Health #8, 50 Flood #10, 50 Trans #39, 50 Trans #40, 60 BS Grade #14, 60 BS Grade #15, 60 BS Grade #16, 60 Trans #1, 80 Trans #4, 80 Tans #5, 90 BS Grade #3, 90 Trans #8, 90 Trans #9

If the addition of the conditions is not acceptable, please notify me so we can discuss your concerns. If the issue cannot be resolved, then I will direct you to contact the individual Department representative to discuss this matter further.

Once the conditions have been accepted, I will begin preparing the staff report package for a Planning Commission hearing as a consent item. County Ordinance requires that conditions added thru the extension of time process are presented to and accepted by the applicant. If you, the EOT applicant, is unable to accept these conditions, the Planning Department will recommend denial of this extension of time request. An opportunity will, if requested, be provided for arguments to be made to the hearing body justifying why this request should be approved without the recommended conditions of approval.

I am eager to move this case forward and continue the extension of time process. If you have not contacted me within thirty (30) days, I will begin preparing this case with a recommendation of denial. I need one of two items to proceed:

- 1) Correspondence from you, the EOT applicant, accepting the recommended conditions per the directions provided above; or,
- 2) Correspondence from you, the EOT applicant, advising me of the concerns with the recommended conditions. If the concern still exists after our discussion, then direction on how to approach the issue will be given and additional time will be provided until the issue is resolved.

If you have any questions, comments, or concerns regarding this email, please feel free to contact me as indicated below.

***Victoria Banda***

Professional Student Intern  
TLMA-Planning  
County of Riverside  
Email: [vbanda@rivco.org](mailto:vbanda@rivco.org)

**Confidentiality Disclaimer**

This email is confidential and intended solely for the use of the individual(s) to whom it is addressed. The information contained in this message may be privileged and confidential and protected from disclosure. If you are not the author's intended recipient, be advised that you have received this email in error and that any use, dissemination, forwarding, printing, or copying of this email is strictly prohibited. If you have received this email in error please delete all copies, both electronic and printed, and contact the author immediately.

[County of Riverside California](#)

03/06/17  
12:00

Riverside County LMS  
CONDITIONS OF APPROVAL

Page: 1

TRACT MAP Tract #: TR33898

Parcel: 427-100-005

50. PRIOR TO MAP RECORDATION

E HEALTH DEPARTMENT

50.E HEALTH. 6 EOT1 - REQ E HEALTH DOCUMENTS

RECOMMND

Prior to map recordation, provide the following documents to the Riverside County Environmental Health Department:

1. Provide current documentation from the appropriate purveyor(s) for the establishment of water and/or sewer service for this project.
2. Provide documentation from an approved waste hauler in regards to solid waste service. Please call (951)955-8980 for additional details.
3. Provide written clearance from DEH Environmental Cleanup Programs. Please note that an Environmental Site Assessment, Phase 1 study may be required at their discretion. For further information, please contact (951) 955-8982.

(This Extension of Time condition may be considered "Met" if it duplicates another similar condition issued by this department)

TRANS DEPARTMENT

50.TRANS. 39 EOT1 - FINAL ACCESS AND MAINT

RECOMMND

Prior to the map recordation, the applicant shall submit a Water Quality Management Plan (WQMP) subject to the State Regional Water Quality Board Order No. (See watershed below) to Transportation Department for review and approval. However, the applicant may be required to comply with the latest version of the WQMP manual if required by the State Regional Water Quality Board. All water quality features shall be included on the grading plan. WQMP applicability checklist, templates, LID design requirements, and guidance can be found on-line at: [www.rcflood.org/npdes](http://www.rcflood.org/npdes). For any questions, please contact (951) 712-5494.

Watersheds: Santa Ana No. R8-2013-0024 / Santa Margarita No. R9-2010-0016 / Whitewater No. R7-2013-0011

Additionally, prior to the map recordation, the applicant shall ensure that BMP facilities are placed in dedicated easements and that sufficient legal access to the BMPs are

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12:00

Riverside County LMS  
CONDITIONS OF APPROVAL

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TRACT MAP Tract #: TR33898

Parcel: 427-100-005

50. PRIOR TO MAP RECORDATION

50.TRANS. 39 EOT1 - FINAL ACCESS AND MAINT (cont.) RECOMMND

provided. This requirement is for both onsite and offsite property.

(This Extension of Time condition may be considered "Met" if it duplicates another similar condition issued by this department)

60. PRIOR TO GRADING PRMT ISSUANCE

BS GRADE DEPARTMENT

60.BS GRADE. 14 EOT1 - REQ BMP SWPPP WQMP 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.

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.

If a Water Quality Management Plan (WQMP) is required, the owner / applicant shall submit to the Building & Safety Department, the approved project - specific Water Quality Management Plan (WQMP) and ensure that all approved water quality treatment control BMPs have been included on the grading plan.

(This Extension of Time condition may be considered "Met" if it duplicates another similar condition issued by this department)

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CONDITIONS OF APPROVAL

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TRACT MAP Tract #: TR33898

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60. PRIOR TO GRADING PRMT ISSUANCE

TRANS DEPARTMENT

60.TRANS. 1

EOT1 - FINAL WQMP FOR GRADING

RECOMMND

This condition would apply when grading occurs before map recordation. Prior to the issuance of a grading permit, the applicant shall submit a Water Quality Management Plan (WQMP) subject to the State Regional Water Quality Board Order No. (See watershed below) to Transportation Department for review and approval. However, the applicant may be required to comply with the latest version of the WQMP manual if required by the State Regional Water Quality Board. All water quality features shall be included on the grading plan. WQMP applicability checklist, templates, LID design requirements, and guidance can be found on-line at: [www.rcflood.org/npdes](http://www.rcflood.org/npdes). For any questions, please contact (951) 712-5494.

Watersheds: Santa Ana No. R8-2013-0024 / Santa Margarita No. R9-2010-0016 / Whitewater No. R7-2013-0011

(This Extension of Time condition may be considered "Met" if it duplicates another similar condition issued by this department)

80. PRIOR TO BLDG PRMT ISSUANCE

TRANS DEPARTMENT

80.TRANS. 4

EOT1 -WQMP AND MAINTENANCE

RECOMMND

The project shall begin constructing and installing the BMP facilities described in the approved Final WQMP. The project shall be responsible for performing all activities described in the WQMP and that copies of the approved Final WQMP are available for the future owners/occupants.

A maintenance plan and signed maintenance agreement shall be submitted to the Transportation Department for review and approval prior to issuance of occupancy permits. A maintenance organization will be established with a funding source for the permanent maintenance. The maintenance plan shall require that all BMP facilities are inspected, if required, cleaned no later than October 15 each year.

(This Extension of Time condition may be considered "Met" if it duplicates another similar condition issued by this department)

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12:00

Riverside County LMS  
CONDITIONS OF APPROVAL

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TRACT MAP Tract #: TR33898

Parcel: 427-100-005

90. PRIOR TO BLDG FINAL INSPECTION

BS GRADE DEPARTMENT

90.BS GRADE. 3 EOT1 - WQMP REQUIRED

RECOMMND

Prior to final building inspection, the applicant shall comply with the following:

1. 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 and indicated on the approved grading plan shall be constructed and installed in conformance with the approved plans and specifications.
2. 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.
3. The applicant/owner shall provide the Department of Building Safety with GPS coordinates for the location of the project - specific WQMP treatment control BMPs.
4. 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.
5. The applicant shall make payment to the Building and Safety Department for the Water Quality Management Plan (WQMP) Annual Inspection.

(This Extension of Time condition may be considered "Met" if it duplicates another similar condition issued by this department)

TRANS DEPARTMENT

90.TRANS. 8 EOT1 - WQMP COMP AND BNS REG

RECOMMND

Prior to Building Final Inspection, the applicant will be required to hand out educational materials regarding water quality, provide a engineered WQMP certification, inspection of BMPs, GPS location of BMPs, and ensure that the requirements for inspection and cleaning the BMPs are

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12:00

Riverside County LMS  
CONDITIONS OF APPROVAL

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TRACT MAP Tract #: TR33898

Parcel: 427-100-005

90. PRIOR TO BLDG FINAL INSPECTION

90.TRANS. 8 EOT1 - WQMP COMP AND BNS REG (cont.)

RECOMMND

established. Additionally, the applicant will be required to register BMPs with the Transportation Department's Business Registration Division.


(This Extension of Time condition may be considered "Met" if it duplicates another similar condition issued by this department)



1.2

Agenda Item No.  
Area Plan: Harvest Valley/Winchester  
Zoning District: Gavilan Hills  
Supervisory District: First  
Project Planner: Dionne Harris  
Planning Commission: April 5, 2017

TENTATIVE TRACT MAP NO. 30993  
FIRST EXTENSION OF TIME  
Applicant: K&A Engineering, Inc



Charissa Leach P.E.,  
Assistant TLMA Director

## COUNTY OF RIVERSIDE PLANNING DEPARTMENT EXTENSION OF TIME STAFF REPORT

The applicant of the subject case has requested an extension of time to allow for recordation of a final map of a Schedule 'C' subdivision proposal of 161 gross acres into 65 single family residential lots with a minimum lot size of two gross acres as well as two open space lots for the preservation of a natural watercourse onsite.

Unless specifically requested by the applicant, this request will not be discussed at the time it is presented to the Planning Commission as a consent calendar item.

CEQA: The subject case has conformed to the requirements of the California Environmental Quality Act, and all impacts have been analyzed in order to protect the public health, safety, and welfare. No new environmental documentation is required prior to the extension of time.

GENERAL PLAN: Unless otherwise noted, the subject case had been determined to be consistent with the General Plan and all of its elements.

### REQUEST:

**FIRST EXTENSION OF TIME REQUEST for TENTATIVE TRACT MAP NO. 30993**

### BACKGROUND:

The Tentative Tract Map No. 30993 was originally approved at Planning Commission on February 7, 2007. The Map proceeded to the Board of Supervisors in conjunction with Change of Zone No. 6730, Specific Plan No. 308 Amendment No. 1 and General Plan Amendment No. 662 which was approved on March 23, 2010.

The County Planning Department, as part of the review of this Extension of Time request has determined it necessary to recommend the addition of seven (7) new conditions of approval in order to be able to make a determination that the project does not adversely affect the general health, safety and welfare of the public.

**TENTATIVE TRACT MAP NO. 30993  
FIRST EXTENSION OF TIME REQUEST  
PLANNING COMMISSION: April 5, 2017  
Page 2 of 2**

The Extension of Time applicant was informed of these recommended conditions and has agreed to accept them. Included in this staff report package are the recommended conditions of approval, and the correspondence from the Extension of Time applicant (dated February 27, 2017) indicating the acceptance of the seven (7) recommended conditions.

**FURTHER PLANNING CONSIDERATIONS:**

**EFFECT OF Senate Bill No. 1185 (SB1185):** On July 15, 2008, AB208 was signed into law, which grants a one-time extension of existing subdivision maps so developers can build immediately when the demand for housing goes up. It gives developers an automatic 12 month extension on previously approved subdivision maps set to expire between July 15, 2008 and January 1, 2011.

**EFFECT OF Assembly Bill No. 333 (AB333):** On July 15, 2009, AB333 was signed into law, which grants a one-time extension of existing subdivision maps so developers can build immediately when the demand for housing goes up. It gives developers an automatic 24 month extension on previously approved subdivision maps set to expire between July 15, 2009 and January 1, 2012.

**EFFECT OF Assembly Bill No. 208 (AB208):** On July 13, 2011, AB208 was signed into law, which grants a one-time extension of existing subdivision maps so developers can build immediately when the demand for housing goes up. It gives developers an automatic 24 month extension on previously approved subdivision maps set to expire between July 13, 2011 and January 1, 2014.

**EFFECT OF Assembly Bill No. 116 (AB116):** On July 11, 2013, AB116 was signed into law, which grants a one-time extension of existing subdivision maps so developers can build immediately when the demand for housing goes up. It gives developers an automatic 24 month extension on previously approved subdivision maps that were approved on or after January 1, 2000, and had not expired on or before July 11, 2013.

Therefore, upon an approval action by the Planning Commission, subsequent receive and file action by the Board of Supervisors, and the conclusion of the 10-day appeal period, the tentative map's expiration date will become September 14, 2017. If a final map has not been recorded prior to this date, a fourth extension of time request must be filed 180 days prior to map expiration.

**RECOMMENDATION:**

**APPROVAL of the FIRST EXTENSION OF TIME REQUEST for TENTATIVE TRACT MAP NO. 30993, extending the expiration date to February 7, 2018, subject to all the previously approved and/or amended Conditions of Approval with the applicant's consent.**



# Extension of Time Environmental Determination

Project Case Number: TR30993

Original E.A. Number: 39309

Extension of Time No.: First

Original Approval Date: February 7, 2007

Project Location: Northerly of Santa Rose Mine Road, southerly of Idaleona Drive, easterly of Gavilan Road and westerly of Piedras Road.

Project Description: Schedule 'C' subdivision proposal of 161 gross acres into 65 single family residential lots with a minimum lot size of two gross acres as well as two open space lots for the preservation of a natural watercourse onsite.

On February 7, 2007, this Tentative Tract Map and its original environmental assessment/environmental impact report was reviewed to determine: 1) whether any significant or potentially significant changes in the original proposal have occurred; 2) whether its environmental conditions or circumstances affecting the proposed development have changed. As a result of this evaluation, the following determination has been made:

<input type="checkbox"/>	I find that although the proposed project could have a significant effect on the environment, <b>NO NEW ENVIRONMENTAL DOCUMENTATION IS REQUIRED PRIOR TO APPROVAL OF THE EXTENSION OF TIME</b> , because all potentially significant effects (a) have been adequately analyzed in an earlier EIR or Negative Declaration pursuant to applicable legal standards and (b) have been avoided or mitigated pursuant to that earlier EIR or Negative Declaration and the project's original conditions of approval.
<input checked="" type="checkbox"/>	I find that although the proposed project could have a significant effect on the environment, and there are one or more potentially significant environmental changes or other changes to the circumstances under which the project is undertaken, <b>NO NEW ENVIRONMENTAL DOCUMENTATION IS REQUIRED PRIOR TO APPROVAL OF THE EXTENSION OF TIME</b> , because all potentially significant effects (a) have been adequately analyzed in an earlier EIR or Negative Declaration pursuant to applicable legal standards and (b) have been avoided or mitigated pursuant to that earlier EIR or Negative Declaration and revisions to the project's original conditions of approval which have been made and agreed to by the project proponent.
<input type="checkbox"/>	I find that there are one or more potentially significant environmental changes or other changes to the circumstances under which the project is undertaken, which the project's original conditions of approval may not address, and for which additional required mitigation measures and/or conditions of approval cannot be determined at this time. Therefore, <b>AN ENVIRONMENTAL ASSESSMENT/INITIAL STUDY IS REQUIRED</b> in order to determine what additional mitigation measures and/or conditions of approval, if any, may be needed, and whether or not at least one of the conditions described in California Code of Regulations, Section 15162 (necessitating a Supplemental or Subsequent E.I.R.) exist. Additionally, the environmental assessment/initial study shall be used to determine <b>WHETHER OR NOT THE EXTENSION OF TIME SHOULD BE RECOMMENDED FOR APPROVAL</b> .
<input type="checkbox"/>	I find that the original project was determined to be exempt from CEQA, and the proposed project will not have a significant effect on the environment, therefore <b>NO NEW ENVIRONMENTAL DOCUMENTATION IS REQUIRED PRIOR TO APPROVAL OF THE EXTENSION OF TIME</b> .

Signature:   
Dionne Harris, Urban Regional Planner I

Date: \_\_\_\_\_  
For Charissa Leach, Assistant TLMA Director



## Harris, Dionne

---

**From:** James Bolton <JamesB@kaengineering.com>  
**Sent:** Monday, February 27, 2017 11:37 AM  
**To:** Harris, Dionne  
**Cc:** Oliver Santos  
**Subject:** RE: 1st TR30993 EOT new conditions of approval to accept

Hi Dionne – Both our Client and I have reviewed these additional Conditions of Approval for the extension of time for Tract Map No. 30993. We have no objections to the additional Conditions. They are acceptable.

Thanks for your help with this.

Jim Bolton, P.E.  
Sr. Project Manager

**K & A Engineering, Inc.**  
357 N. Sheridan St.  
Suite 117  
Corona, CA 92880  
Phone (951) 279-1800 ext 148  
Fax (951) 279-4380

[jamesb@kaengineering.com](mailto:jamesb@kaengineering.com)

**From:** Harris, Dionne [mailto:DHarris@RIVCO.ORG]  
**Sent:** Friday, February 17, 2017 3:05 PM  
**To:** James Bolton <JamesB@kaengineering.com>  
**Subject:** 1st TR30993 EOT new conditions of approval to accept

Attn: James Bolton P.E.  
K & A Engineering, Inc  
357 N. Sheridan Street, Ste 117  
Corona CA 92880

RE: FIRST EXTENSION OF TIME REQUEST for TENTATIVE TRACT MAP NO. 30993.

The County Planning Department has determined it necessary to recommend the addition of fourteen (14) new conditions of approval in order to be able to make a determination that the project does not adversely affect the general health, safety and welfare of the public.

Please review the proposed conditions of approval attached in this correspondence. If these conditions are acceptable, then submit a short written letter/memo/email that clearly references this case, the acceptance of each condition by name and number, and clearly state that you, the Extension of Time Applicant, accept these conditions. This documentation will then be included in the staff report package. The attached document is a copy of the recommended conditions which are identified as follows:

50 E Health #1  
50 E Health #2  
50 E Health #3  
50 Flood RI#12  
50 Trans #21  
50 Trans #22  
60 BS Grade#13  
60 BS Grade#14  
60 BS Grade#15

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07:13

Riverside County LMS  
CONDITIONS OF APPROVAL

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TRACT MAP Tract #: TR30993

Parcel: 289-320-005

50. PRIOR TO MAP RECORDATION

E HEALTH DEPARTMENT

50.E HEALTH. 4 EOT1 - REQ E HEALTH DOCUMENTS

RECOMMND

Prior to map recordation, provide the following documents to the Riverside County Environmental Health Department:

1. Provide current documentation from the appropriate purveyor(s) for the establishment of water and/or sewer service for this project.
2. Provide documentation from an approved waste hauler in regards to solid waste service. Please call (951)955-8980 for additional details.
3. Provide written clearance from DEH Environmental Cleanup Programs. Please note that an Environmental Site Assessment, Phase 1 study may be required at their discretion. For further information, please contact (951) 955-8982.

(This Extension of Time condition may be considered "Met" if it duplicates another similar condition issued by this department)

TRANS DEPARTMENT

50.TRANS. 35 EOT1 - FINAL ACCESS AND MAINT

RECOMMND

Prior to the map recordation, the applicant shall submit a Water Quality Management Plan (WQMP) subject to the State Regional Water Quality Board Order No. (See watershed below) to Transportation Department for review and approval. However, the applicant may be required to comply with the latest version of the WQMP manual if required by the State Regional Water Quality Board. All water quality features shall be included on the grading plan. WQMP applicability checklist, templates, LID design requirements, and guidance can be found on-line at: [www.rcflood.org/npdes](http://www.rcflood.org/npdes). For any questions, please contact (951) 712-5494.

Watersheds: Santa Ana No. R8-2013-0024 / Santa Margarita No. R9-2010-0016 / Whitewater No. R7-2013-0011

Additionally, prior to the map recordation, the applicant shall ensure that BMP facilities are placed in dedicated easements and that sufficient legal access to the BMPs are

TRACT MAP Tract #: TR30993

Parcel: 289-320-005

50. PRIOR TO MAP RECORDATION

50.TRANS. 35                      EOT1 - FINAL ACCESS AND MAINT (cont.)                      RECOMMND

provided. This requirement is for both onsite and offsite property.

(This Extension of Time condition may be considered "Met" if it duplicates another similar condition issued by this department)

60. PRIOR TO GRADING PRMT ISSUANCE

TRANS DEPARTMENT

60.TRANS. 1                      EOT1 - FINAL WQMP FOR GRADING                      RECOMMND

This condition would apply when grading occurs before map recordation. Prior to the issuance of a grading permit, the applicant shall submit a Water Quality Management Plan (WQMP) subject to the State Regional Water Quality Board Order No. (See watershed below) to Transportation Department for review and approval. However, the applicant may be required to comply with the latest version of the WQMP manual if required by the State Regional Water Quality Board. All water quality features shall be included on the grading plan. WQMP applicability checklist, templates, LID design requirements, and guidance can be found on-line at: [www.rcflood.org/npdes](http://www.rcflood.org/npdes). For any questions, please contact (951) 712-5494.

Watersheds: Santa Ana No. R8-2013-0024 / Santa Margarita No. R9-2010-0016 / Whitewater No. R7-2013-0011

(This Extension of Time condition may be considered "Met" if it duplicates another similar condition issued by this department)

80. PRIOR TO BLDG PRMT ISSUANCE

TRANS DEPARTMENT

80.TRANS. 1                      EOT1 -WQMP AND MAINTENANCE                      RECOMMND

The project shall begin constructing and installing the BMP facilities described in the approved Final WQMP. The project shall be responsible for performing all activities described in the WQMP and that copies of the approved Final WQMP are available for the future owners/occupants.



TRACT MAP Tract #: TR30993

Parcel: 289-320-005

80. PRIOR TO BLDG PRMT ISSUANCE

80.TRANS. 1 EOT1 -WQMP AND MAINTENANCE (cont.)

RECOMMND

A maintenance plan and signed maintenance agreement shall be submitted to the Transportation Department for review and approval prior to issuance of occupancy permits. A maintenance organization will be established with a funding source for the permanent maintenance. The maintenance plan shall require that all BMP facilities are inspected, if required, cleaned no later than October 15 each year.

(This Extension of Time condition may be considered "Met" if it duplicates another similar condition issued by this department)

90. PRIOR TO BLDG FINAL INSPECTION

BS GRADE DEPARTMENT

90.BS GRADE. 3 EOT1 - WQMP REQUIRED

RECOMMND

Prior to final building inspection, the applicant shall comply with the following:

1. 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 and indicated on the approved grading plan shall be constructed and installed in conformance with the approved plans and specifications.
2. 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.
3. The applicant/owner shall provide the Department of Building Safety with GPS coordinates for the location of the project - specific WQMP treatment control BMPs.
4. 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.
5. The applicant shall make payment to the Building and

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Riverside County LMS  
CONDITIONS OF APPROVAL

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TRACT MAP Tract #: TR30993

Parcel: 289-320-005

90. PRIOR TO BLDG FINAL INSPECTION

90.BS GRADE. 3                    EOT1 - WQMP REQUIRED (cont.)                    RECOMMND

Safety Department for the Water Quality Management Plan  
(WQMP) Annual Inspection.

(This Extension of Time condition may be considered "Met"  
if it duplicates another similar condition issued by this  
department)

TRANS DEPARTMENT


90.TRANS. 5                    EOT1 - WQMP COMP AND BNS REG                    RECOMMND

Prior to Building Final Inspection, the applicant will be  
required to hand out educational materials regarding water  
quality, provide a engineered WQMP certification,  
inspection of BMPs, GPS location of BMPs, and ensure that  
the requirements for inspection and cleaning the BMPs are  
established. Additionally, the applicant will be required  
to register BMPs with the Transportation Department's  
Business Registration Division.

(This Extension of Time condition may be considered "Met"  
if it duplicates another similar condition issued by this  
department)

1.3  
Agenda Item No.  
Area Plan: Elsinore  
Zoning Area: Alberhill  
Supervisory District: First  
Project Planner: Tim Wheeler  
Planning Commission Hearing: April 5, 2017

TENTATIVE TRACT MAP NO. 31818  
FIRST EXTENSION OF TIME  
Applicant: MPLC JBJ Ranch, LP



Charissa Leach, P.E.,  
Assistant TLMA Director

## COUNTY OF RIVERSIDE PLANNING DEPARTMENT EXTENSION OF TIME STAFF REPORT

The applicant of the subject case has requested an extension of time to allow the recordation of the final map to subdivide 160 acre (gross) acres into 311 residential lots, a 10.77-acre park site, a 1.06-acre community use lot (Lot # 317), 22 open space lots (60.4 acres) including 3 water quality basins and a graded swale (water quality best management practice).

Unless specifically requested by the applicant, this request will not be discussed at the time it is presented to the Planning Commission as a consent calendar item.

CEQA: The subject case has conformed to the requirements of the California Environmental Quality Act, and all impacts have been analyzed in order to protect the public health, safety and welfare. No new environmental documentation is required prior to the extension of time.

GENERAL PLAN: Unless otherwise noted, the subject case had been determined to be consistent with the General Plan and all of its elements.

### REQUEST:

**FIRST EXTENSION OF TIME REQUEST for TENTATIVE TRACT MAP NO. 31818**

### BACKGROUND:

Tentative Tract Map No. 31818 was originally approved at Planning Commission on December 6, 2006. It proceeded to the Board of Supervisors along with Change of Zone 6910 and both were approved on December 19, 2006.

The County Planning Department, as part of the review of this Extension of Time request recommends the addition of six (6) new conditions of approval in order to be able to make a determination that the project does not adversely affect the general health, safety and welfare of the public.

The applicant was informed of these recommended conditions and has agreed to accept them. Included in this staff report package are the recommended conditions of approval, and the correspondence from the Extension of Time applicant (dated February 15, 2017) indicating the acceptance of the six (6) recommended conditions.

### **FURTHER PLANNING CONSIDERATIONS:**

**EFFECT OF Senate Bill No. 1185 (SB1185):** On July 15, 2008, AB208 was signed into law, which grants a one-time extension of existing subdivision maps so developers can build immediately when the demand for housing goes up. It gives developers an automatic 12 month extension on previously approved subdivision maps set to expire between July 15, 2008 and January 1, 2011.

**EFFECT OF Assembly Bill No. 333 (AB333):** On July 15, 2009, AB333 was signed into law, which grants a one-time extension of existing subdivision maps so developers can build immediately when the demand for housing goes up. It gives developers an automatic 24 month extension on previously approved subdivision maps set to expire between July 15, 2009 and January 1, 2012.

**EFFECT OF Assembly Bill No. 208 (AB208):** On July 13, 2011, AB208 was signed into law, which grants a one-time extension of existing subdivision maps so developers can build immediately when the demand for housing goes up. It gives developers an automatic 24 month extension on previously approved subdivision maps set to expire between July 13, 2011 and January 1, 2014.

**EFFECT OF Assembly Bill No. 116 (AB116):** On July 11, 2013, AB116 was signed into law, which grants a one-time extension of existing subdivision maps so developers can build immediately when the demand for housing goes up. It gives developers an automatic 24 month extension on previously approved subdivision maps set to expire between January 1, 2000 and July 11, 2013.

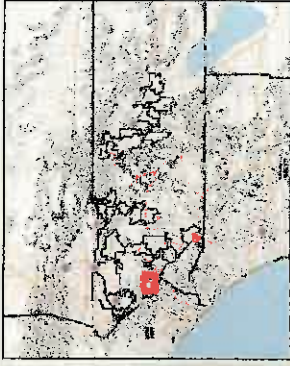
Therefore, upon an approval action by the Planning Commission, subsequent receive and file action by the Board of Supervisors, and the conclusion of the 10-day appeal period, the tentative map's expiration date will become December 19, 2017. If a final map has not been recorded prior this date, a second extension of time request must be filed 180 days prior to map expiration.

### **RECOMMENDATION:**

**APPROVAL of the FIRST EXTENSION OF TIME REQUEST for TENTATIVE TRACT MAP NO. 31818**, extending the expiration date and to reflect SB1185, AB333, AB208, and AB116 benefits to December 19, 2017, subject to all the previously approved and amended Conditions of Approval with the applicant's consent.

Supervisor Jeffries  
District 1

# 1st Extension of Time TR31818 Vicinity Map



### Legend

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



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

REPORT PRINTED ON... 2/16/2017 10:43:36 AM

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### Notes




# Extension of Time Environmental Determination

Project Case Number: TR31818  
 Original E.A. Number: EA39349  
 Extension of Time No.: First  
 Original Approval Date: December 19, 2006  
 Project Location: South of Bosley Lane, northwest of Mountain Road, east of Crilly Road

Project Description: The land division hereby permitted is to divide the 160 acre (gross) acres into 311 residential lots, a 10.77-acre park site, a 1.06-acre community use lot (Lot # 317), 22 open space lots (60.4 acres) including 3 water quality basins and a graded swale (water quality best management practice).

On December 19, 2006, this Tentative Tract Map and its original environmental assessment/environmental impact report was reviewed to determine: 1) whether any significant or potentially significant changes in the original proposal have occurred; 2) whether its environmental conditions or circumstances affecting the proposed development have changed. As a result of this evaluation, the following determination has been made:

<input type="checkbox"/>	I find that although the proposed project could have a significant effect on the environment, NO NEW ENVIRONMENTAL DOCUMENTATION IS REQUIRED PRIOR TO APPROVAL OF THE EXTENSION OF TIME, because all potentially significant effects (a) have been adequately analyzed in an earlier EIR or Negative Declaration pursuant to applicable legal standards and (b) have been avoided or mitigated pursuant to that earlier EIR or Negative Declaration and the project's original conditions of approval.
<input checked="" type="checkbox"/>	I find that although the proposed project could have a significant effect on the environment, and there are one or more potentially significant environmental changes or other changes to the circumstances under which the project is undertaken, NO NEW ENVIRONMENTAL DOCUMENTATION IS REQUIRED PRIOR TO APPROVAL OF THE EXTENSION OF TIME, because all potentially significant effects (a) have been adequately analyzed in an earlier EIR or Negative Declaration pursuant to applicable legal standards and (b) have been avoided or mitigated pursuant to that earlier EIR or Negative Declaration and revisions to the project's original conditions of approval which have been made and agreed to by the project proponent.
<input type="checkbox"/>	I find that there are one or more potentially significant environmental changes or other changes to the circumstances under which the project is undertaken, which the project's original conditions of approval may not address, and for which additional required mitigation measures and/or conditions of approval cannot be determined at this time. Therefore, AN ENVIRONMENTAL ASSESSMENT/INITIAL STUDY IS REQUIRED in order to determine what additional mitigation measures and/or conditions of approval, if any, may be needed, and whether or not at least one of the conditions described in California Code of Regulations, Section 15162 (necessitating a Supplemental or Subsequent E.I.R.) exist. Additionally, the environmental assessment/initial study shall be used to determine WHETHER OR NOT THE EXTENSION OF TIME SHOULD BE RECOMMENDED FOR APPROVAL.
<input type="checkbox"/>	I find that the original project was determined to be exempt from CEQA, and the proposed project will not have a significant effect on the environment, therefore NO NEW ENVIRONMENTAL DOCUMENTATION IS REQUIRED PRIOR TO APPROVAL OF THE EXTENSION OF TIME.

Signature:   
 Tim Wheeler, Urban Regional Planner III

Date: February 16, 2017  
 For Juan C. Perez, TLMA Director

Tim,

We accept the attached revised recommended conditions of approval. Please proceed with the process for the approval of the EOT for TTM 31818.

Regards,

Jason Keller, P.E. | Mission Pacific Land Company

4100 Newport Place, Suite 480 | Newport Beach, CA 92660 | [www.missionpacific.com](http://www.missionpacific.com)

PH: (949) 333-6752 x218 | Cell: (951) 733-9128 | [jkeller@missionpacific.com](mailto:jkeller@missionpacific.com)

From: Wheeler, Timothy [<mailto:TWHEELER@rctlma.org>]

Sent: Tuesday, February 14, 2017 11:39 AM

To: Jason Keller <[jkeller@missionpacific.com](mailto:jkeller@missionpacific.com)>

Cc: John Abel <[jabel@missionpacific.com](mailto:jabel@missionpacific.com)>

Subject: 1st EOT for TTM 31818-revised recommended COA

Here is the revised Recommended COA for TR31818:

Attn: Jason Keller, P.E.

Mission Pacific Land Company

4100 Newport Place, Suite 480

Newport Beach, CA 92660

RE: FIRST EXTENSION OF TIME REQUEST for TENTATIVE TRACT MAP No. 31818.

The County Planning Department has transmitted this extension of time request to the Land Development Committee (LDC). The LDC has determined it necessary to recommend the addition of twelve (12) new conditions of approval in order to be able to make a determination that the project does not adversely affect the general health, safety and welfare of the public.

Please review the proposed conditions of approval attached in this correspondence. If these conditions are acceptable, then submit a short written letter/memo/email that clearly references this case, the acceptance of each condition by name and number, and clearly state that you, the Extension of Time Applicant, accept these conditions. This documentation will then be included in the staff report package. The attached document is a copy of the recommended conditions which are identified as follows: Please see attached!



If the addition of the conditions is not acceptable, please notify me so we can discuss your concerns. If the issue cannot be resolved, then I will direct you to contact the individual Department representative to discuss this matter further.

Once the conditions have been accepted, I will begin preparing the staff report package for a Planning Commission hearing as a consent item. County Ordinance requires that conditions added thru the extension of time process are presented to and accepted by the applicant. If you, the EOT applicant, is unable to accept these conditions, the Planning Department will recommend denial of this extension of time request. An opportunity will, if requested, be provided for arguments to be made to the hearing body justifying why this request should be approved without the recommended conditions of approval.

I am eager to move this case forward and continue the extension of time process. If you have not contacted me within thirty (30) days, I will begin preparing this case with a recommendation of denial. I need one of two items to proceed:

- 1) Correspondence from you, the EOT applicant, accepting the recommended conditions per the directions provided above; or,
- 2) Correspondence from you, the EOT applicant, advising me of the concerns with the recommended conditions. If the concern still exists after our discussion, then direction on how to approach the issue will be given and additional time will be provided until the issue is resolved.

If you have any questions, comments, or concerns regarding this email, please feel free to contact me as indicated below.

Tim Wheeler

Urban Regional Planner III

4080 Lemon St – 12th floor

Riverside, CA 92501

951-955-6060

03/16/17  
12:59

Riverside County LMS  
CONDITIONS OF APPROVAL

Page: 1

TRACT MAP Tract #: TR31818

Parcel: 391-210-002

50. PRIOR TO MAP RECORDATION

TRANS DEPARTMENT

50.TRANS. 44

EOT1 - FINAL ACCESS AND MAINT

RECOMMND

Prior to the map recordation, the applicant shall submit a Water Quality Management Plan (WQMP) subject to the State Regional Water Quality Board Order No. (See watershed below) to Transportation Department for review and approval. However, the applicant may be required to comply with the latest version of the WQMP manual if required by the State Regional Water Quality Board. All water quality features shall be included on the grading plan. WQMP applicability checklist, templates, LID design requirements, and guidance can be found on-line at: [www.rcflood.org/npdes](http://www.rcflood.org/npdes). For any questions, please contact (951) 712-5494.

Watersheds: Santa Ana No. R8-2013-0024 / Santa Margarita No. R9-2010-0016 / Whitewater No. R7-2013-0011

Additionally, prior to the map recordation, the applicant shall ensure that BMP facilities are placed in dedicated easements and that sufficient legal access to the BMPs are provided. This requirement is for both onsite and offsite property.

(This Extension of Time condition may be considered "Met" if it duplicates another similar condition issued by this department)

60. PRIOR TO GRADING PRMT ISSUANCE

BS GRADE DEPARTMENT

60.BS GRADE. 14

EOT1 - 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.

03/16/17  
12:59

Riverside County LMS  
CONDITIONS OF APPROVAL

Page: 2

TRACT MAP Tract #: TR31818

Parcel: 391-210-002

60. PRIOR TO GRADING PRMT ISSUANCE

TRANS DEPARTMENT

60.TRANS. 1 EOT1 - FINAL WQMP FOR GRADING

RECOMMND

This condition would apply when grading occurs before map recordation. Prior to the issuance of a grading permit, the applicant shall submit a Water Quality Management Plan (WQMP) subject to the State Regional Water Quality Board Order No. R8-2013-0024 to Transportation Department for review and approval. However, the applicant may be required to comply with the latest version of the WQMP manual if required by the State Regional Water Quality Board. All water quality features shall be included on the grading plan. WQMP applicability checklist, templates, LID design requirements, and guidance can be found on-line at: [www.rcflood.org/npdes](http://www.rcflood.org/npdes). The project is located in the Santa Ana watershed. For any questions, please contact (951) 712-5494.

80. PRIOR TO BLDG PRMT ISSUANCE

TRANS DEPARTMENT

80.TRANS. 4 EOT1 -WQMP AND MAINTENANCE

RECOMMND

The project shall begin constructing and installing the BMP facilities described in the approved Final WQMP. The project shall be responsible for performing all activities described in the WQMP and that copies of the approved Final WQMP are available for the future owners/occupants.

A maintenance plan and signed maintenance agreement shall be submitted to the Transportation Department for review and approval prior to issuance of occupancy permits. A maintenance organization will be established with a funding source for the permanent maintenance. The maintenance plan shall require that all BMP facilities are inspected, if required, cleaned no later than October 15 each year.

(This Extension of Time condition may be considered "Met" if it duplicates another similar condition issued by this department)

TRACT MAP Tract #: TR31818

Parcel: 391-210-002

90. PRIOR TO BLDG FINAL INSPECTION

BS GRADE DEPARTMENT

90.BS GRADE. 3 EOT1 - IF WQMP REQUIRED

RECOMMND

Prior to final building inspection, the applicant shall comply with the following:

1. 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 and indicated on the approved grading plan shall be constructed and installed in conformance with the approved plans and specifications.
2. 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.
3. The applicant/owner shall provide the Department of Building Safety with GPS coordinates for the location of the project - specific WQMP treatment control BMPs.
4. 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.
5. The applicant shall make payment to the Building and Safety Department for the Water Quality Management Plan (WQMP) Annual Inspection.

TRANS DEPARTMENT

90.TRANS. 7 EOT1 - WQMP COMP AND BNS REG

RECOMMND


Prior to Building Final Inspection, the applicant will be required to hand out educational materials regarding water quality, provide a engineered WQMP certification, inspection of BMPs, GPS location of BMPs, and ensure that the requirements for inspection and cleaning the BMPs are established. Additionally, the applicant will be required to register BMPs with the Transportation Department's Business Registration Division.

(This Extension of Time condition may be considered "Met" if it duplicates another similar condition issued by this department)

1.4

**Agenda Item No.**  
**Area Plan: Harvest Valley/Winchester**  
**Zoning Area: Winchester**  
**Supervisorial District: Third**  
**Project Planner: Tim Wheeler**  
**Planning Commission Hearing: April 5, 2017**

**TENTATIVE TRACT MAP NO. 33743**  
**SECOND EXTENSION OF TIME**  
**Applicant: The Woods (Riverside) Venture**

Charissa Leach, P.E.  
Assistant TLMA Director

## **COUNTY OF RIVERSIDE PLANNING DEPARTMENT EXTENSION OF TIME STAFF REPORT**

The applicant of the subject case has requested an extension of time to allow for the recordation of the final map to subdivide 5.61 acres into one lot for 57 condominium units and one recreation area.

Unless specifically requested by the applicant, this request will not be discussed at the time it is presented to the Planning Commission as a consent calendar item.

**CEQA:** The subject case has conformed to the requirements of the California Environmental Quality Act, and all impacts have been analyzed in order to protect the public health, safety and welfare. No new environmental documentation is required prior to the extension of time.

**GENERAL PLAN:** Unless otherwise noted, the subject case had been determined to be consistent with the General Plan and all of its elements.

### **REQUEST:**

**SECOND EXTENSION OF TIME REQUEST for TENTATIVE TRACT MAP NO. 33743**

### **BACKGROUND:**

The tentative tract map was originally approved at Planning Commission on February 4, 2009.

The first extension of time was approved at Planning Commission on May 18, 2016.

The County Planning Department, as part of the review of this Extension of Time request has determined it necessary to recommend the addition of seven (7) new conditions of approval in order to be able to make a determination that the project does not adversely affect the general health, safety and welfare of the public. The applicant was informed of these recommended conditions and has agreed to accept them. Included in this staff report package are the

h

recommended conditions of approval, and the correspondence from the Extension of Time applicant (dated February 22, 2017) indicating the acceptance of the seven (7) recommended conditions.

### **FURTHER PLANNING CONSIDERATIONS:**

**EFFECT OF Senate Bill No. 1185 (SB1185):** On July 15, 2008, AB208 was signed into law, which grants a one-time extension of existing subdivision maps so developers can build immediately when the demand for housing goes up. It gives developers an automatic 12 month extension on previously approved subdivision maps set to expire between July 15, 2008 and January 1, 2011.

**EFFECT OF Assembly Bill No. 333 (AB333):** On July 15, 2009, AB333 was signed into law, which grants a one-time extension of existing subdivision maps so developers can build immediately when the demand for housing goes up. It gives developers an automatic 24 month extension on previously approved subdivision maps set to expire between July 15, 2009 and January 1, 2012.

**EFFECT OF Assembly Bill No. 208 (AB208):** On July 13, 2011, AB208 was signed into law, which grants a one-time extension of existing subdivision maps so developers can build immediately when the demand for housing goes up. It gives developers an automatic 24 month extension on previously approved subdivision maps set to expire between July 13, 2011 and January 1, 2014.

**EFFECT OF Assembly Bill No. 116 (AB116):** On July 11, 2013, AB116 was signed into law, which grants a one-time extension of existing subdivision maps so developers can build immediately when the demand for housing goes up. It gives developers an automatic 24 month extension on previously approved subdivision maps set to expire between January 1, 2000 and July 11, 2013.

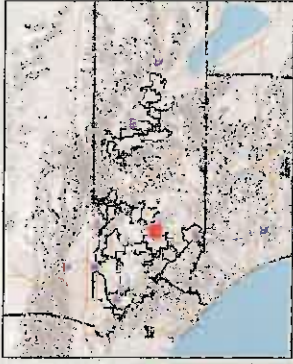
Therefore, upon an approval action by the Planning Commission, subsequent receive and file action by the Board of Supervisors, and the conclusion of the 10-day appeal period, the tentative map's expiration date will become February 4, 2018. If a final map has not been recorded prior this date, a third extension of time request must be filed 180 days prior to map expiration.

### **RECOMMENDATION:**

**APPROVAL of the SECOND EXTENSION OF TIME REQUEST for TENTATIVE TRACT MAP NO. 33743**, extending the expiration date and to reflect SB1185, AB333, AB208, and AB116 benefits to February 4, 2018, subject to all the previously approved and/or amended Conditions of Approval with the applicant's consent.

# 2nd EOT for TR33743

## Vicinity Map



### Legend

- City Boundaries
- Cities
- roads
- highways
- INTERCHANGE
- INTERSTATE
- OFFRAMP
- ONRAMP
- USHWY
- roads
- Major Roads
- Arterial
- Collector
- Residential
- counties
- cities
- hydrographylines
- 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.



5,137 Feet

2,568







# Extension of Time Environmental Determination

Project Case Number: TR33743  
 Original E.A. Number: EA40493  
 Extension of Time No.: Second  
 Original Approval Date: February 4, 2009  
 Project Location: North of Domenigoni Parkway, East of Leon Rd., and South of Olive Ave.

Project Description: Schedule A subdivision of 5.61 acres into one lot for 57 condominium units and one recreation area.

On February 4, 2009 this Tentative Tract Map and its original environmental assessment/environmental impact report was reviewed to determine: 1) whether any significant or potentially significant changes in the original proposal have occurred; 2) whether its environmental conditions or circumstances affecting the proposed development have changed. As a result of this evaluation, the following determination has been made:

<input type="checkbox"/>	I find that although the proposed project could have a significant effect on the environment, <b>NO NEW ENVIRONMENTAL DOCUMENTATION IS REQUIRED PRIOR TO APPROVAL OF THE EXTENSION OF TIME</b> , because all potentially significant effects (a) have been adequately analyzed in an earlier EIR or Negative Declaration pursuant to applicable legal standards and (b) have been avoided or mitigated pursuant to that earlier EIR or Negative Declaration and the project's original conditions of approval.
<input checked="" type="checkbox"/>	I find that although the proposed project could have a significant effect on the environment, and there are one or more potentially significant environmental changes or other changes to the circumstances under which the project is undertaken, <b>NO NEW ENVIRONMENTAL DOCUMENTATION IS REQUIRED PRIOR TO APPROVAL OF THE EXTENSION OF TIME</b> , because all potentially significant effects (a) have been adequately analyzed in an earlier EIR or Negative Declaration pursuant to applicable legal standards and (b) have been avoided or mitigated pursuant to that earlier EIR or Negative Declaration and revisions to the project's original conditions of approval which have been made and agreed to by the project proponent.
<input type="checkbox"/>	I find that there are one or more potentially significant environmental changes or other changes to the circumstances under which the project is undertaken, which the project's original conditions of approval may not address, and for which additional required mitigation measures and/or conditions of approval cannot be determined at this time. Therefore, <b>AN ENVIRONMENTAL ASSESSMENT/INITIAL STUDY IS REQUIRED</b> in order to determine what additional mitigation measures and/or conditions of approval, if any, may be needed, and whether or not at least one of the conditions described in California Code of Regulations, Section 15162 (necessitating a Supplemental or Subsequent E.I.R.) exist. Additionally, the environmental assessment/initial study shall be used to determine <b>WHETHER OR NOT THE EXTENSION OF TIME SHOULD BE RECOMMENDED FOR APPROVAL</b> .
<input type="checkbox"/>	I find that the original project was determined to be exempt from CEQA, and the proposed project will not have a significant effect on the environment, therefore <b>NO NEW ENVIRONMENTAL DOCUMENTATION IS REQUIRED PRIOR TO APPROVAL OF THE EXTENSION OF TIME</b> .

Signature:  Date: March 6, 2017  
 Tim Wheeler, Urban Regional Planner III For Juan C. Perez, TLMA Director



# THE RANCON GROUP

41391 Kalmia Street, Suite 200 • Murrieta, CA 92562 Tel 951.696.0600 Fax 951.834.9801 www.rancongroup.com

February 22, 2017

To: Victoria Banda

From: Jim Lytle

Re: Acceptance of EOT-2 Conditions of Approval for CASE TR33743

Ms. Banda:

I am the applicant for the EOT Case TR33743. I accept the following conditions of approval associated with this Extension of Time Request.

## Accepted EOT-2 Conditions

### 1. Prior to Map Recordation

50-HEALTH.7 – EOT 2 - WATER & SEWER WILL SERVE  
50-HEALTH.8 – EOT 2 – SOLID WASTE SERVICE  
50-HEALTH.9 – EOT 2 – ENV CLEAN UP PROGRAM  
50-FLOOD RI.10 – EOT 2 – SUBMIT WQMP  
50-TRANS.43 – EOT 2 – FINAL WQMP  
50-TRANS.44 – EOT 2 – WQMP ACCESS AND MAINTENANCE

### 2. Prior to Grading Permit Issuance

60.BS.GRADE.14 – EOT 2 – BMP CONST NPDES PERMIT  
60.BS.GRADE.15 – EOT 2 – SWPPP REVIEW  
60.BS.GRADE.16 – EOT 2 – IF WQMP REQUIRED  
60.TRANS.1 – EOT 2 – FINAL WQMP FOR GRADING

### 3. Prior to Building Permit Issuance

80-TRANS.4 – EOT 2 – IMPLEMENT WQMP  
80-TRANS.5 – EOT 2 – ESTABL WQMP MAINTENANCE ENTITY

### 4. Prior to Building Final Inspection

90.BS.GRADE.3 – EOT 2 – IF WQMP REQUIRED  
90.TRANS.9 – EOT 2 – WQMP COMPLETION  
90.TRANS.10 – EOT 2 – WQMP REGISTRATION

Regards,

  
Jim Lytle



# THE RANCON GROUP

41391 Kalmia Street, Suite 200 • Murrieta, CA 92562 Tel 951.696.0600 Fax 951.834.9801 www.rancongroup.com

February 22, 2017

To: Victoria Banda

From: Jim Lytle

Re: Acceptance of EOT-2 Conditions of Approval for CASE TR33743

Ms. Banda:

I am the applicant for the EOT Case TR33743. I accept the following conditions of approval associated with this Extension of Time Request.

## Accepted EOT-2 Conditions

### 1. Prior to Map Recordation

50-HEALTH.7 - EOT 2 - WATER & SEWER WILL SERVE

~~50-HEALTH.8 - EOT 2 - SOLID WASTE SERVICE~~ included in Health #7

~~50-HEALTH.9 - EOT 2 - ENV CLEAN UP PROGRAM~~ included in Health #7

~~50-FLOOD RL.10 - EOT 2 - SUBMIT WQMP~~ removed

50-TRANS.43 - EOT 2 - FINAL WQMP

~~50-TRANS.44 - EOT 2 - WQMP ACCESS AND MAINTENANCE~~ included in Trans #43

### 2. Prior to Grading Permit Issuance

60.BS.GRADE.14 - EOT 2 - BMP CONST NPDES PERMIT

~~60.BS.GRADE.15 - EOT 2 - SWPPP REVIEW~~ included in Grade #14

~~60.BS.GRADE.16 - EOT 2 - IF WQMP REQUIRED~~ included in Grade #14

60-TRANS.1 - EOT 2 - FINAL WQMP FOR GRADING

### 3. Prior to Building Permit Issuance

80-TRANS.4 - EOT 2 - IMPLEMENT WQMP

~~80-TRANS.5 - EOT 2 - ESTABL WQMP MAINTENANCE ENTITY~~ included in TRANS #4

### 4. Prior to Building Final Inspection

90.BS.GRADE.3 - EOT 2 - WQMP REQUIRED

90-TRANS.9 - EOT 2 - WQMP COMPLETION

~~90-TRANS.10 - EOT 2 - WQMP REGISTRATION~~ included in TRANS #9

Regards,

  
Jim Lytle

03/06/17  
10:47

Riverside County LMS  
CONDITIONS OF APPROVAL

Page: 1

TRACT MAP Tract #: TR33743

Parcel: 461-280-011

50. PRIOR TO MAP RECORDATION

E HEALTH DEPARTMENT

50.E HEALTH. 7

EOT2 - REQ E HEALTH DOCUMENTS

RECOMMND

Prior to map recordation, provide the following documents to the Riverside County Environmental Health Department:

1. Provide current documentation from the appropriate purveyor(s) for the establishment of water and/or sewer service for this project.
2. Provide documentation from an approved waste hauler in regards to solid waste service. Please call (951)955-8980 for additional details.
3. Provide written clearance from DEH Environmental Cleanup Programs. Please note that an Environmental Site Assessment, Phase 1 study may be required at their discretion. For further information, please contact (951) 955-8982.

(This Extension of Time condition may be considered "Met" if it duplicates another similar condition issued by this department)

TRANS DEPARTMENT

50.TRANS. 43

EOT2 - FINAL ACCESS AND MAINT

RECOMMND

Prior to the map recordation, the applicant shall submit a Water Quality Management Plan (WQMP) subject to the State Regional Water Quality Board Order No. (See watershed below) to Transportation Department for review and approval. However, the applicant may be required to comply with the latest version of the WQMP manual if required by the State Regional Water Quality Board. All water quality features shall be included on the grading plan. WQMP applicability checklist, templates, LID design requirements, and guidance can be found on-line at: [www.rcflood.org/npdes](http://www.rcflood.org/npdes). For any questions, please contact (951) 712-5494.

Watersheds: Santa Ana No. R8-2013-0024 / Santa Margarita No. R9-2010-0016 / Whitewater No. R7-2013-0011

Additionally, prior to the map recordation, the applicant shall ensure that BMP facilities are placed in dedicated easements and that sufficient legal access to the BMPs are

03/06/17  
10:47

Riverside County LMS  
CONDITIONS OF APPROVAL

Page: 2

TRACT MAP Tract #: TR33743

Parcel: 461-280-011

50. PRIOR TO MAP RECORDATION

50.TRANS. 43                      EOT2 - FINAL ACCESS AND MAINT (cont.)                      RECOMMND

provided. This requirement is for both onsite and offsite property.

(This Extension of Time condition may be considered "Met" if it duplicates another similar condition issued by this department)

60. PRIOR TO GRADING PRMT ISSUANCE

BS GRADE DEPARTMENT

60.BS GRADE. 14                      EOT2 - REQ BMP SWPPP WQMP                      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.

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.

If a Water Quality Management Plan (WQMP) is required, the owner / applicant shall submit to the Building & Safety Department, the approved project - specific Water Quality Management Plan (WQMP) and ensure that all approved water quality treatment control BMPs have been included on the grading plan.

(This Extension of Time condition may be considered "Met" if it duplicates another similar condition issued by this department)

TRACT MAP Tract #: TR33743

Parcel: 461-280-011

60. PRIOR TO GRADING PRMT ISSUANCE

TRANS DEPARTMENT

60.TRANS. 1 EOT2 - FINAL WQMP FOR GRADING

RECOMMND

This condition would apply when grading occurs before map recordation. Prior to the issuance of a grading permit, the applicant shall submit a Water Quality Management Plan (WQMP) subject to the State Regional Water Quality Board Order No. (See watershed below) to Transportation Department for review and approval. However, the applicant may be required to comply with the latest version of the WQMP manual if required by the State Regional Water Quality Board. All water quality features shall be included on the grading plan. WQMP applicability checklist, templates, LID design requirements, and guidance can be found on-line at: [www.rcflood.org/npdes](http://www.rcflood.org/npdes). For any questions, please contact (951) 712-5494.

Watersheds: Santa Ana No. R8-2013-0024 / Santa Margarita No. R9-2010-0016 / Whitewater No. R7-2013-0011

(This Extension of Time condition may be considered "Met" if it duplicates another similar condition issued by this department)

80. PRIOR TO BLDG PRMT ISSUANCE

TRANS DEPARTMENT

80.TRANS. 4 EOT2 -WQMP AND MAINTENANCE

RECOMMND

The project shall begin constructing and installing the BMP facilities described in the approved Final WQMP. The project shall be responsible for performing all activities described in the WQMP and that copies of the approved Final WQMP are available for the future owners/occupants.

A maintenance plan and signed maintenance agreement shall be submitted to the Transportation Department for review and approval prior to issuance of occupancy permits. A maintenance organization will be established with a funding source for the permanent maintenance. The maintenance plan shall require that all BMP facilities are inspected, if required, cleaned no later than October 15 each year.

(This Extension of Time condition may be considered "Met" if it duplicates another similar condition issued by this department)

TRACT MAP Tract #: TR33743

Parcel: 461-280-011

90. PRIOR TO BLDG FINAL INSPECTION

BS GRADE DEPARTMENT

90.BS GRADE. 3 EOT2 - WQMP REQUIRED

RECOMMND

Prior to final building inspection, the applicant shall comply with the following:

1. 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 and indicated on the approved grading plan shall be constructed and installed in conformance with the approved plans and specifications.
2. 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.
3. The applicant/owner shall provide the Department of Building Safety with GPS coordinates for the location of the project - specific WQMP treatment control BMPs.
4. 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.
5. The applicant shall make payment to the Building and Safety Department for the Water Quality Management Plan (WQMP) Annual Inspection.

(This Extension of Time condition may be considered "Met" if it duplicates another similar condition issued by this department)

TRANS DEPARTMENT

90.TRANS. 9 EOT2 - WQMP COMP AND BNS REG

RECOMMND

Prior to Building Final Inspection, the applicant will be required to hand out educational materials regarding water quality, provide a engineered WQMP certification, inspection of BMPs, GPS location of BMPs, and ensure that the requirements for inspection and cleaning the BMPs are

03/06/17  
10:47

Riverside County LMS  
CONDITIONS OF APPROVAL

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TRACT MAP Tract #: TR33743

Parcel: 461-280-011

90. PRIOR TO BLDG FINAL INSPECTION

90.TRANS. 9

EOT2 - WQMP COMP AND BNS REG (cont.)

RECOMMND

established. Additionally, the applicant will be required to register BMPs with the Transportation Department's Business Registration Division.


(This Extension of Time condition may be considered "Met" if it duplicates another similar condition issued by this department)



1.5

Agenda Item No.  
Area Plan: Southwest  
Zoning Area: Rancho California  
Supervisorial District: Third  
Project Planner: Dionne Harris  
Planning Commission Hearing: April 5, 2017

TENTATIVE TRACT MAP NO. 32151  
FIRST EXTENSION OF TIME  
Applicant: Rancon Sevilla 180, LLC

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Charissa Leach P.E.  
Assistant TLMA Director

## COUNTY OF RIVERSIDE PLANNING DEPARTMENT EXTENSION OF TIME STAFF REPORT

The applicant of the subject case has requested an extension of time to allow the recordation of the final map of a Schedule 'A' subdivision to subdivide 42.81 acres into 4 lots with 180 condominium units.

Unless specifically requested by the applicant, this request will not be discussed at the time it is presented to the Planning Commission as a consent calendar item.

CEQA: The subject case has conformed to the requirements of the California Environmental Quality Act, and all impacts have been analyzed in order to protect the public health, safety, and welfare. No new environmental documentation is required prior to the extension of time.

GENERAL PLAN: Unless otherwise noted, the subject case had been determined to be consistent with the General Plan and all of its elements.

### REQUEST:

**FIRST EXTENSION OF TIME REQUEST for TENTATIVE TRACT MAP NO. 32151**

### BACKGROUND:

The Tentative Tract Map No. 32151 was originally approved at Planning Commission on October 4, 2006. The Map proceeded to the Board of Supervisors in conjunction with Change of Zone No. 7086 and Specific Plan No. 286 Amendment No. 5 which were approved on March 13, 2007.

The County Planning Department, as part of this Extension of Time review, recommends the addition of seven (7) new conditions of approval in order to determine that the project does not adversely affect the general health, safety, and welfare of the public.

The applicant was provided the recommended new conditions and is in concurrence with them. Included in this staff report package are the recommended conditions of approval, and the



correspondence from the Extension of Time applicant (dated February 22, 2017) indicating the acceptance of the seven (7) recommended conditions.

**FURTHER PLANNING CONSIDERATIONS:**

EFFECT OF Senate Bill No. 1185 (SB1185): On July 15, 2008, AB208 was signed into law, which grants a one-time extension of existing subdivision maps so developers can build immediately when the demand for housing goes up. It gives developers an automatic 12 month extension on previously approved subdivision maps set to expire between July 15, 2008 and January 1, 2011.

EFFECT OF Assembly Bill No. 333 (AB333): On July 15, 2009, AB333 was signed into law, which grants a one-time extension of existing subdivision maps so developers can build immediately when the demand for housing goes up. It gives developers an automatic 24 month extension on previously approved subdivision maps set to expire between July 15, 2009 and January 1, 2012.

EFFECT OF Assembly Bill No. 208 (AB208): On July 13, 2011, AB208 was signed into law, which grants a one-time extension of existing subdivision maps so developers can build immediately when the demand for housing goes up. It gives developers an automatic 24 month extension on previously approved subdivision maps set to expire between July 13, 2011 and January 1, 2014.

EFFECT OF Assembly Bill No. 116 (AB116): On July 11, 2013, AB116 was signed into law, which grants a one-time extension of existing subdivision maps so developers can build immediately when the demand for housing goes up. It gives developers an automatic 24 month extension on previously approved subdivision maps set to expire between January 1, 2000 and July 11, 2013.

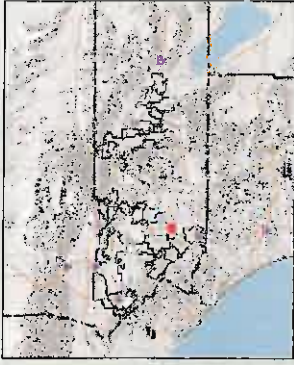
Therefore, upon an approval action by the Planning Commission, subsequent receive and file action by the Board of Supervisors, and the conclusion of the 10-day appeal period, the tentative map's expiration date will become March 13, 2018. If a final map has not been recorded prior this date, a second extension of time request must be filed 180 days prior to map expiration.

**RECOMMENDATION:**

**APPROVAL the FIRST EXTENSION OF TIME REQUEST for TENTATIVE TRACT MAP NO. 32151, extending the expiration date and to reflect SB1185, AB333, AB208, and AB116 benefits to March 13, 2018, subject to all the previously approved and amended Conditions of Approval.**

# 1st Extension of Time for TR32151

## 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.



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# Extension of Time Environmental Determination

Project Case Number: TR32151

Original E.A. Number: 39577

Extension of Time No.: First

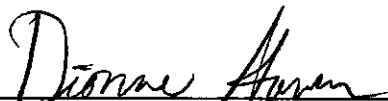
Original Approval Date: March 13, 2007

Project Location: North of Safflower Street, south of Koon Street, east of Hwy 79, and west of McColery Road.

Project Description: Schedule 'A' subdivision to subdivide 42.81 acres into 4 lots with 180 condominium units.

On March 13, 2007, this Tentative Tract Map and its original environmental assessment/environmental impact report was reviewed to determine: 1) whether any significant or potentially significant changes in the original proposal have occurred; 2) whether its environmental conditions or circumstances affecting the proposed development have changed. As a result of this evaluation, the following determination has been made:

<input type="checkbox"/>	I find that although the proposed project could have a significant effect on the environment, <b>NO NEW ENVIRONMENTAL DOCUMENTATION IS REQUIRED PRIOR TO APPROVAL OF THE EXTENSION OF TIME</b> , because all potentially significant effects (a) have been adequately analyzed in an earlier EIR or Negative Declaration pursuant to applicable legal standards and (b) have been avoided or mitigated pursuant to that earlier EIR or Negative Declaration and the project's original conditions of approval.
<input checked="" type="checkbox"/>	I find that although the proposed project could have a significant effect on the environment, and there are one or more potentially significant environmental changes or other changes to the circumstances under which the project is undertaken, <b>NO NEW ENVIRONMENTAL DOCUMENTATION IS REQUIRED PRIOR TO APPROVAL OF THE EXTENSION OF TIME</b> , because all potentially significant effects (a) have been adequately analyzed in an earlier EIR or Negative Declaration pursuant to applicable legal standards and (b) have been avoided or mitigated pursuant to that earlier EIR or Negative Declaration and revisions to the project's original conditions of approval which have been made and agreed to by the project proponent.
<input type="checkbox"/>	I find that there are one or more potentially significant environmental changes or other changes to the circumstances under which the project is undertaken, which the project's original conditions of approval may not address, and for which additional required mitigation measures and/or conditions of approval cannot be determined at this time. Therefore, <b>AN ENVIRONMENTAL ASSESSMENT/INITIAL STUDY IS REQUIRED</b> in order to determine what additional mitigation measures and/or conditions of approval, if any, may be needed, and whether or not at least one of the conditions described in California Code of Regulations, Section 15162 (necessitating a Supplemental or Subsequent E.I.R.) exist. Additionally, the environmental assessment/initial study shall be used to determine <b>WHETHER OR NOT THE EXTENSION OF TIME SHOULD BE RECOMMENDED FOR APPROVAL</b> .
<input type="checkbox"/>	I find that the original project was determined to be exempt from CEQA, and the proposed project will not have a significant effect on the environment, therefore <b>NO NEW ENVIRONMENTAL DOCUMENTATION IS REQUIRED PRIOR TO APPROVAL OF THE EXTENSION OF TIME</b> .

Signature:   
 Dionne Harris, Urban Regional Planner I

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





# THE RANCON GROUP

41391 Kalmia Street, Suite 200 • Murrieta, CA 92562 Tel 951.696.0600 Fax 951.834.9801 www.rancongroup.com

February 22, 2017

To: Dionne Harris

From: Dan Long

Re: Acceptance of EOT-1 Conditions of Approval for CASE TR32151

Ms. Harris:

I am the applicant for the EOT Case TR32151. I accept the following conditions of approval associated with this Extension of Time Request with additional proposed revisions to the Conditions of Approval.

### Accepted EOT-1 Conditions

1. **Prior to Map Recordation**
  - 50-E-HEALTH.6 – EOT 1 – SOLID WASTE SERVICE
  - 50-E-HEALTH.7 – EOT 1 – ENV CLEAN UP PROGRAM
  - 50-FLOOD RI. 12 – EOT 1 – SUBMIT WQMP
  - 50.TRANS.38 – EOT 1 – FINAL WQMP
  - 50.TRANS.39 – EOT 1 – WQMP ACCESS AND MAINTENANCE
2. **Prior to Grading Permit Issuance**
  - 60-BS-GRADE.14 – EOT 1 – BMP CONST NPDES PERMIT
  - 60-BS-GRADE.15 – EOT 1 – SWPPP REVIEW
  - 60-BS-GRADE.16 – EOT 1 – IF WQMP REQUIRED
  - 60.TRANS.1 – EOT 1 – FINAL WQMP FOR GRADING
3. **Prior to Building Permit Issuance**
  - 80.TRANS.1 – EOT 1 – IMPLEMENT WQMP
  - 80.TRANS.2 – EOT 1 – ESTABLISH WQMP MAINTENANCE ENTITY
4. **Prior to Building Final Inspection**
  - 90.BS.GRADE.3 – EOT 1 – IF WQMP REQUIRED
  - 90.TRANS.8 – EOT 1 – WQMP COMPLETION
  - 90.TRANS.9 – EOT 1 – WQMP REGISTRATION

Regards,

Dan Long  
Director of Development



# THE RANCON GROUP

41391 Kalmia Street, Suite 200 • Murrieta, CA 92562 Tel 951.696.0600 Fax 951.834.9801 www.rancongroup.com

February 22, 2017

To: Dionne Harris

From: Dan Long

Re: Acceptance of EOT-1 Conditions of Approval for CASE TR32151

Ms. Harris:

I am the applicant for the EOT Case TR32151. I accept the following conditions of approval associated with this Extension of Time Request with additional proposed revisions to the Conditions of Approval.

### Accepted EOT-1 Conditions

#### 1. Prior to Map Recordation

- ~~50-E-HEALTH.6 – EOT 1 – SOLID WASTE SERVICE~~ Included in condition 50. E HEALTH. 5
- ~~50-E-HEALTH.7 – EOT 1 – ENV CLEAN UP PROGRAM~~ Included in condition 50. E HEALTH. 5
- ~~50-FLOOD.RI.12 – EOT 1 – SUBMIT WQMP~~ REMOVED
- 50.TRANS.38 – EOT 1 – FINAL WQMP
- ~~50.TRANS.39 – EOT 1 – WQMP ACCESS AND MAINTENANCE~~ Included in condition 50. TRANS.38

#### 2. Prior to Grading Permit Issuance

- 60-BS-GRADE.14 – EOT 1 – BMP CONST NPDES PERMIT
- ~~60-BS-GRADE.15 – EOT 1 – SWPPP REVIEW~~ Included in condition 60. BS GRADE. 14
- ~~60-BS-GRADE.16 – EOT 1 – IF WQMP REQUIRED~~ Included in condition 60. BS GRADE. 14
- 60.TRANS.1 – EOT 1 – FINAL WQMP FOR GRADING

#### 3. Prior to Building Permit Issuance

- 80.TRANS.1 – EOT 1 – IMPLEMENT WQMP
- ~~80.TRANS.2 – EOT 1 – ESTABLISH WQMP MAINTENANCE ENTITY~~ Included in condition 80. TRANS. 1

#### 4. Prior to Building Final Inspection

- 90.BS.GRADE.3 – EOT 1 – IF WQMP REQUIRED
- 90.TRANS.8 – EOT 1 – WQMP COMPLETION
- ~~90.TRANS.9 – EOT 1 – WQMP REGISTRATION~~ Included in condition 90. TRANS. 8

Regards,

Dan Long  
Director of Development

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15:06

Riverside County LMS  
CONDITIONS OF APPROVAL

Page: 1

TRACT MAP Tract #: TR32151

Parcel: 467-170-045

50. PRIOR TO MAP RECORDATION

E HEALTH DEPARTMENT

50.E HEALTH. 5 EOT1 - REQ E HEALTH DOCUMENTS

RECOMMND

Prior to map recordation, provide the following documents to the Riverside County Environmental Health Department:

1. Provide current documentation from the appropriate purveyor(s) for the establishment of water and/or sewer service for this project.
2. Provide documentation from an approved waste hauler in regards to solid waste service. Please call (951)955-8980 for additional details.
3. Provide written clearance from DEH Environmental Cleanup Programs. Please note that an Environmental Site Assessment, Phase 1 study may be required at their discretion. For further information, please contact (951) 955-8982.

(This Extension of Time condition may be considered "Met" if it duplicates another similar condition issued by this department)

TRANS DEPARTMENT

50.TRANS. 38 EOT1 - FINAL ACCESS AND MAINT

RECOMMND

Prior to the map recordation, the applicant shall submit a Water Quality Management Plan (WQMP) subject to the State Regional Water Quality Board Order No. (See watershed below) to Transportation Department for review and approval. However, the applicant may be required to comply with the latest version of the WQMP manual if required by the State Regional Water Quality Board. All water quality features shall be included on the grading plan. WQMP applicability checklist, templates, LID design requirements, and guidance can be found on-line at: [www.rcflood.org/npdes](http://www.rcflood.org/npdes). For any questions, please contact (951) 712-5494.

Watersheds: Santa Ana No. R8-2013-0024 / Santa Margarita No. R9-2010-0016 / Whitewater No. R7-2013-0011

Additionally, prior to the map recordation, the applicant shall ensure that BMP facilities are placed in dedicated easements and that sufficient legal access to the BMPs are



TRACT MAP Tract #: TR32151

Parcel: 467-170-045

50. PRIOR TO MAP RECORDATION

50.TRANS. 38 EOT1 - FINAL ACCESS AND MAINT (cont.) RECOMMND

provided. This requirement is for both onsite and offsite property.

(This Extension of Time condition may be considered "Met" if it duplicates another similar condition issued by this department)

60. PRIOR TO GRADING PRMT ISSUANCE

BS GRADE DEPARTMENT

60.BS GRADE. 14 EOT1 - REQ BMP SWPPP WQMP 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.

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.

If a Water Quality Management Plan (WQMP) is required, the owner / applicant shall submit to the Building & Safety Department, the approved project - specific Water Quality Management Plan (WQMP) and ensure that all approved water quality treatment control BMPs have been included on the grading plan.

(This Extension of Time condition may be considered "Met" if it duplicates another similar condition issued by this department)

TRACT MAP Tract #: TR32151

Parcel: 467-170-045

60. PRIOR TO GRADING PRMT ISSUANCE

TRANS DEPARTMENT

60.TRANS. 1 EOT1 - FINAL WQMP FOR GRADING

RECOMMND

This condition would apply when grading occurs before map recordation. Prior to the issuance of a grading permit, the applicant shall submit a Water Quality Management Plan (WQMP) subject to the State Regional Water Quality Board Order No. (See watershed below) to Transportation Department for review and approval. However, the applicant may be required to comply with the latest version of the WQMP manual if required by the State Regional Water Quality Board. All water quality features shall be included on the grading plan. WQMP applicability checklist, templates, LID design requirements, and guidance can be found on-line at: [www.rcflood.org/npdes](http://www.rcflood.org/npdes). For any questions, please contact (951) 712-5494.

Watersheds: Santa Ana No. R8-2013-0024 / Santa Margarita No. R9-2010-0016 / Whitewater No. R7-2013-0011

(This Extension of Time condition may be considered "Met" if it duplicates another similar condition issued by this department)

80. PRIOR TO BLDG PRMT ISSUANCE

TRANS DEPARTMENT

80.TRANS. 1 EOT1 -WQMP AND MAINTENANCE

RECOMMND

The project shall begin constructing and installing the BMP facilities described in the approved Final WQMP. The project shall be responsible for performing all activities described in the WQMP and that copies of the approved Final WQMP are available for the future owners/occupants.

A maintenance plan and signed maintenance agreement shall be submitted to the Transportation Department for review and approval prior to issuance of occupancy permits. A maintenance organization will be established with a funding source for the permanent maintenance. The maintenance plan shall require that all BMP facilities are inspected, if required, cleaned no later than October 15 each year.

(This Extension of Time condition may be considered "Met" if it duplicates another similar condition issued by this department)

TRACT MAP Tract #: TR32151

Parcel: 467-170-045

90. PRIOR TO BLDG FINAL INSPECTION

BS GRADE DEPARTMENT

90.BS GRADE. 3 EOT1 - WQMP REQUIRED

RECOMMND

Prior to final building inspection, the applicant shall comply with the following:

1. 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 and indicated on the approved grading plan shall be constructed and installed in conformance with the approved plans and specifications.
2. 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.
3. The applicant/owner shall provide the Department of Building Safety with GPS coordinates for the location of the project - specific WQMP treatment control BMPs.
4. 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.
5. The applicant shall make payment to the Building and Safety Department for the Water Quality Management Plan (WQMP) Annual Inspection.

(This Extension of Time condition may be considered "Met" if it duplicates another similar condition issued by this department)

TRANS DEPARTMENT

90.TRANS. 8 EOT1 - WQMP COMP AND BNS REG

RECOMMND

Prior to Building Final Inspection, the applicant will be required to hand out educational materials regarding water quality, provide a engineered WQMP certification, inspection of BMPs, GPS location of BMPs, and ensure that the requirements for inspection and cleaning the BMPs are

03/17/17  
15:06

Riverside County LMS  
CONDITIONS OF APPROVAL

Page: 5

TRACT MAP Tract #: TR32151

Parcel: 467-170-045

90. PRIOR TO BLDG FINAL INSPECTION

90.TRANS. 8

EOT1 - WQMP COMP AND BNS REG (cont.)

RECOMMND


established. Additionally, the applicant will be required to register BMPs with the Transportation Department's Business Registration Division.

(This Extension of Time condition may be considered "Met" if it duplicates another similar condition issued by this department)

1.6

Agenda Item No.  
Area Plan: Harvest Valley/Winchester  
Zoning Area: Winchester  
Supervisory District: Third  
Project Planner: Dionne Harris  
Planning Commission Hearing: April 5, 2017

TENTATIVE TRACT MAP NO. 32027  
SECOND EXTENSION OF TIME  
Applicant: Martin Boone

---

Charissa Leach, P.E.  
Assistant TLMA Director

## COUNTY OF RIVERSIDE PLANNING DEPARTMENT EXTENSION OF TIME STAFF REPORT

The applicant of the subject case has requested an extension of time to allow the recordation of the final map for a Schedule 'A' to subdivide 25.7 acres into 82 residential lots and 4 open space lots.

Unless specifically requested by the applicant, this request will not be discussed at the time it is presented to the Planning Commission as a consent calendar item.

CEQA: The subject case has conformed to the requirements of the California Environmental Quality Act, and all impacts have been analyzed in order to protect the public health, safety and welfare. No new environmental documentation is required prior to the extension of time.

GENERAL PLAN: Unless otherwise noted, the subject case had been determined to be consistent with the General Plan and all of its elements.

### REQUEST:

**SECOND EXTENSION OF TIME REQUEST for TENTATIVE TRACT MAP NO. 32027**

### JUSTIFICATION FOR EXTENSION REQUEST:

### BACKGROUND:

The Tentative Tract Map No. 32027 was originally approved at Planning Commission on December 7, 2005. The Map proceeded to the Board of Supervisors in conjunction with Change of Zone No. 7031 and was approved on March 3, 2009.

The Planning Commission approved the first extension of time on November 2, 2016.

The County Planning Department, as part of the review of this Extension of Time request recommends the addition of five (6) new conditions of approval in order to be able to make a



determination that the project does not adversely affect the general health, safety and welfare of the public.

The applicant was informed of these recommended conditions and has agreed to accept them. Included in this staff report package are the recommended conditions of approval, and the correspondence from the Extension of Time applicant (dated February 21, 2017) indicating the acceptance of the five (6) recommended conditions.

### **FURTHER PLANNING CONSIDERATIONS:**

**EFFECT OF Senate Bill No. 1185 (SB1185):** On July 15, 2008, AB208 was signed into law, which grants a one-time extension of existing subdivision maps so developers can build immediately when the demand for housing goes up. It gives developers an automatic 12 month extension on previously approved subdivision maps set to expire between July 15, 2008 and January 1, 2011.

**EFFECT OF Assembly Bill No. 333 (AB333):** On July 15, 2009, AB333 was signed into law, which grants a one-time extension of existing subdivision maps so developers can build immediately when the demand for housing goes up. It gives developers an automatic 24 month extension on previously approved subdivision maps set to expire between July 15, 2009 and January 1, 2012.

**EFFECT OF Assembly Bill No. 208 (AB208):** On July 13, 2011, AB208 was signed into law, which grants a one-time extension of existing subdivision maps so developers can build immediately when the demand for housing goes up. It gives developers an automatic 24 month extension on previously approved subdivision maps set to expire between July 13, 2011 and January 1, 2014.

**EFFECT OF Assembly Bill No. 116 (AB116):** On July 11, 2013, AB116 was signed into law, which grants a one-time extension of existing subdivision maps so developers can build immediately when the demand for housing goes up. It gives developers an automatic 24 month extension on previously approved subdivision maps set to expire between January 1, 2000 and July 11, 2013.

Therefore, upon an approval action by the Planning Commission, subsequent receive and file action by the Board of Supervisors, and the conclusion of the 10-day appeal period, the tentative map's expiration date will become March 3, 2018. If a final map has not been recorded prior this date, a second extension of time request must be filed 180 days prior to map expiration.

### **RECOMMENDATION:**

**APPROVAL of the **SECOND EXTENSION OF TIME REQUEST** for **TENTATIVE TRACT MAP NO. 32027**, extending the expiration date and to reflect SB1185, AB333, AB208, and AB116 benefits to March 3, 2018, subject to all the previously approved and/or amended Conditions of Approval with the applicant's consent.**




# Extension of Time Environmental Determination

Project Case Number: TR32027  
 Original E.A. Number: 39744  
 Extension of Time No.: Second  
 Original Approval Date: March 3, 2009  
 Project Location: : North of Craig Road, south of Holland Road, west of Holcomb Road, east of Eucalyptus Road.  
 Project Description: Schedule 'A' to subdivide 25.7 acres into 82 residential lots and 4 open space lots.

On March 3, 2009, this Tentative Tract Map and its original environmental assessment/environmental impact report was reviewed to determine: 1) whether any significant or potentially significant changes in the original proposal have occurred; 2) whether its environmental conditions or circumstances affecting the proposed development have changed. As a result of this evaluation, the following determination has been made:

<input type="checkbox"/>	I find that although the proposed project could have a significant effect on the environment, NO NEW ENVIRONMENTAL DOCUMENTATION IS REQUIRED PRIOR TO APPROVAL OF THE EXTENSION OF TIME, because all potentially significant effects (a) have been adequately analyzed in an earlier EIR or Negative Declaration pursuant to applicable legal standards and (b) have been avoided or mitigated pursuant to that earlier EIR or Negative Declaration and the project's original conditions of approval.
<input checked="" type="checkbox"/>	I find that although the proposed project could have a significant effect on the environment, and there are one or more potentially significant environmental changes or other changes to the circumstances under which the project is undertaken, NO NEW ENVIRONMENTAL DOCUMENTATION IS REQUIRED PRIOR TO APPROVAL OF THE EXTENSION OF TIME, because all potentially significant effects (a) have been adequately analyzed in an earlier EIR or Negative Declaration pursuant to applicable legal standards and (b) have been avoided or mitigated pursuant to that earlier EIR or Negative Declaration and revisions to the project's original conditions of approval which have been made and agreed to by the project proponent.
<input type="checkbox"/>	I find that there are one or more potentially significant environmental changes or other changes to the circumstances under which the project is undertaken, which the project's original conditions of approval may not address, and for which additional required mitigation measures and/or conditions of approval cannot be determined at this time. Therefore, AN ENVIRONMENTAL ASSESSMENT/INITIAL STUDY IS REQUIRED in order to determine what additional mitigation measures and/or conditions of approval, if any, may be needed, and whether or not at least one of the conditions described in California Code of Regulations, Section 15162 (necessitating a Supplemental or Subsequent E.I.R.) exist. Additionally, the environmental assessment/initial study shall be used to determine WHETHER OR NOT THE EXTENSION OF TIME SHOULD BE RECOMMENDED FOR APPROVAL.
<input type="checkbox"/>	I find that the original project was determined to be exempt from CEQA, and the proposed project will not have a significant effect on the environment, therefore NO NEW ENVIRONMENTAL DOCUMENTATION IS REQUIRED PRIOR TO APPROVAL OF THE EXTENSION OF TIME.

Signature:   
 Dionne Harris, Urban Regional Planner I

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





## Harris, Dionne

---

**From:** Martin Boone <martin@shermanandboone.com>  
**Sent:** Tuesday, February 21, 2017 9:09 AM  
**To:** Harris, Dionne  
**Cc:** kkay@shermanandboone.com; David Leonard  
**Subject:** RE: 2nd TR32027 EOT New conditions of approval to accept

**To Whom it may concern:**

This email is to confirm that in reference to the time extension of the subject tract map, the applicant Omni Financial hereby approves the following new conditions required for the extension of the tract map:

50 E Health #1  
50 E Health #2  
50 E Health #3  
50 Flood RI#12  
50 Trans #21  
50 Trans #22  
60 BS Grade#13  
60 BS Grade#14  
60 BS Grade#15  
60 Trans #3  
80 Trans #1  
80 Trans #2  
90 BS Grade#1  
90 Trans #10

If you need anything further please advise me.

## Martin Boone

Omni/Orbis Financial  
Sherman And Boone Realtors  
1260 41st Ave Suite O  
Capitola Ca, 95010  
Phone 831-464-5021  
email: [Martin@shermanandboone.com](mailto:Martin@shermanandboone.com)  
Cal BRE License #00529069

NOTICE: This message, including all attachments transmitted with it, is for the use of the addressee only. It may contain proprietary, confidential and/or legally privileged information. No confidentiality or privilege is waived or lost by incorrect transmission. If you are not the intended recipient, you must not, directly or indirectly, use, disclose, distribute, print or copy any part of this message. If you believe you have received this message in error, please delete it and all copies of it from your system and notify the sender immediately by reply e-mail. Thank you.

**From:** Harris, Dionne [mailto:[DHarris@RIVCO.ORG](mailto:DHarris@RIVCO.ORG)]  
**Sent:** Friday, February 17, 2017 3:24 PM  
**To:** [martin@shermanandboone.com](mailto:martin@shermanandboone.com)  
**Subject:** 2nd TR32027 EOT New conditions of approval to accept

Attn: Attn: Martin Boone

**From:** Martin Boone [mailto:martin@shermanandboone.com]  
**Sent:** Tuesday, February 21, 2017 9:09 AM  
**To:** Harris, Dionne <DHarris@RIVCO.ORG>  
**Cc:** kkey@shermanandboone.com; David Leonard <leonarddla@earthlink.net>  
**Subject:** RE: 2nd TR32027 EOT New conditions of approval to accept

**To Whom it may concern:**

This email is to confirm that in reference to the time extension of the subject tract map, the applicant Omni Financial hereby approves the following new conditions required for the extension of the tract map:

*Planning  
copy  
&  
Strikeouts  
C-*

~~50 E Health #1~~ REMOVED  
~~50 E Health #2~~ REMOVED  
~~50 E Health #3~~ REMOVED  
~~50 Flood RI#12~~ REMOVED  
~~50 Trans #21~~ Included in condition 50. TRANS.34  
~~50 Trans #22~~ Included in condition 50. TRANS.34  
~~60 BS Grade#13~~ Included in condition 60. BS GRADE. 14  
**60 BS Grade#14**  
~~60 BS Grade#15~~ Included in condition 60. BS GRADE. 14  
~~60 Trans #3~~ Included in condition 60. TRANS.1  
~~80 Trans #1~~ Included in condition 80. TRANS. 1  
**80 Trans #2**  
~~90 BS Grade#1~~ Included in condition 90. BS GRADE. 3  
~~90 Trans #10~~ Included in condition 90. TRANS. 6

If you need anything further please advise me.

**Martin Boone**

**Omni/Orbis Financial**

**Sherman And Boone Realtors**

**1260 41st Ave Suite O**

**Capitola Ca, 95010**

**Phone 831-464-5021**

**email: [Martin@shermanandboone.com](mailto:Martin@shermanandboone.com)**

**Cal BRE License #00529069**

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03/17/17  
15:22

Riverside County LMS  
CONDITIONS OF APPROVAL

Page: 1

TRACT MAP Tract #: TR32027

Parcel: 466-310-021

50. PRIOR TO MAP RECORDATION

TRANS DEPARTMENT

50.TRANS. 34

EOT2 - FINAL ACCESS AND MAINT

RECOMMND

Prior to the map recordation, the applicant shall submit a Water Quality Management Plan (WQMP) subject to the State Regional Water Quality Board Order No. (See watershed below) to Transportation Department for review and approval. However, the applicant may be required to comply with the latest version of the WQMP manual if required by the State Regional Water Quality Board. All water quality features shall be included on the grading plan. WQMP applicability checklist, templates, LID design requirements, and guidance can be found on-line at: [www.rcflood.org/npdes](http://www.rcflood.org/npdes). For any questions, please contact (951) 712-5494.

Watersheds: Santa Ana No. R8-2013-0024 / Santa Margarita No. R9-2010-0016 / Whitewater No. R7-2013-0011

Additionally, prior to the map recordation, the applicant shall ensure that BMP facilities are placed in dedicated easements and that sufficient legal access to the BMPs are provided. This requirement is for both onsite and offsite property.

(This Extension of Time condition may be considered "Met" if it duplicates another similar condition issued by this department)

60. PRIOR TO GRADING PRMT ISSUANCE

BS GRADE DEPARTMENT

60.BS GRADE. 14

EOT2 - REQ BMP SWPPP WQMP

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.

Grading and construction sites of "ONE" acre or larger

TRACT MAP Tract #: TR32027

Parcel: 466-310-021

60. PRIOR TO GRADING PRMT ISSUANCE

60.BS GRADE. 14                    EOT2 - REQ BMP SWPPP WQMP (cont.)                    RECOMMND

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.

If a Water Quality Management Plan (WQMP) is required, the owner / applicant shall submit to the Building & Safety Department, the approved project - specific Water Quality Management Plan (WQMP) and ensure that all approved water quality treatment control BMPs have been included on the grading plan.

(This Extension of Time condition may be considered "Met" if it duplicates another similar condition issued by this department)

TRANS DEPARTMENT

60.TRANS. 1                    EOT2 - FINAL WQMP FOR GRADING                    RECOMMND

This condition would apply when grading occurs before map recordation. Prior to the issuance of a grading permit, the applicant shall submit a Water Quality Management Plan (WQMP) subject to the State Regional Water Quality Board Order No. (See watershed below) to Transportation Department for review and approval. However, the applicant may be required to comply with the latest version of the WQMP manual if required by the State Regional Water Quality Board. All water quality features shall be included on the grading plan. WQMP applicability checklist, templates, LID design requirements, and guidance can be found on-line at: [www.rcflood.org/npdes](http://www.rcflood.org/npdes). For any questions, please contact (951) 712-5494.

Watersheds: Santa Ana No. R8-2013-0024 / Santa Margarita No. R9-2010-0016 / Whitewater No. R7-2013-0011

(This Extension of Time condition may be considered "Met" if it duplicates another similar condition issued by this department)

TRACT MAP Tract #: TR32027

Parcel: 466-310-021

80. PRIOR TO BLDG PRMT ISSUANCE

TRANS DEPARTMENT

80.TRANS. 2 EOT2 -WQMP AND MAINTENANCE

RECOMMND

The project shall begin constructing and installing the BMP facilities described in the approved Final WQMP. The project shall be responsible for performing all activities described in the WQMP and that copies of the approved Final WQMP are available for the future owners/occupants.

A maintenance plan and signed maintenance agreement shall be submitted to the Transportation Department for review and approval prior to issuance of occupancy permits. A maintenance organization will be established with a funding source for the permanent maintenance. The maintenance plan shall require that all BMP facilities are inspected, if required, cleaned no later than October 15 each year.

(This Extension of Time condition may be considered "Met" if it duplicates another similar condition issued by this department)

90. PRIOR TO BLDG FINAL INSPECTION

BS GRADE DEPARTMENT

90.BS GRADE. 3 EOT2 - WQMP REQUIRED

RECOMMND

Prior to final building inspection, the applicant shall comply with the following:

1. 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 and indicated on the approved grading plan shall be constructed and installed in conformance with the approved plans and specifications.
2. 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.
3. The applicant/owner shall provide the Department of Building Safety with GPS coordinates for the location of the project - specific WQMP treatment control BMPs.

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Riverside County LMS  
CONDITIONS OF APPROVAL

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TRACT MAP Tract #: TR32027

Parcel: 466-310-021

90. PRIOR TO BLDG FINAL INSPECTION

90.BS GRADE. 3 EOT2 - WQMP REQUIRED (cont.)

RECOMMND

4. 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.

5. The applicant shall make payment to the Building and Safety Department for the Water Quality Management Plan (WQMP) Annual Inspection.

(This Extension of Time condition may be considered "Met" if it duplicates another similar condition issued by this department)

TRANS DEPARTMENT

90.TRANS. 6 EOT2 - WQMP COMP AND BNS REG

RECOMMND


Prior to Building Final Inspection, the applicant will be required to hand out educational materials regarding water quality, provide a engineered WQMP certification, inspection of BMPs, GPS location of BMPs, and ensure that the requirements for inspection and cleaning the BMPs are established. Additionally, the applicant will be required to register BMPs with the Transportation Department's Business Registration Division.

(This Extension of Time condition may be considered "Met" if it duplicates another similar condition issued by this department)

1.7

Agenda Item No.  
Area Plan: Harvest Valley/Winchester  
Zoning Area: Winchester  
Supervisory District: Third  
Project Planner: Dionne Harris  
Planning Commission Hearing: April 5, 2017

TENTATIVE TRACT MAP NO. 32817  
SECOND EXTENSION OF TIME  
Applicant: Rancon Sevilla 180, LLC

  
Charissa Leach P.E.  
Assistant TLMA Director

**COUNTY OF RIVERSIDE PLANNING DEPARTMENT  
EXTENSION OF TIME STAFF REPORT**

The applicant of the subject case has requested an extension of time to allow the recordation of the final map of a Schedule A subdivision of 35.74 acres into 34 multi-family residential lots, a recreation area, a common open space area, a school, a park, and a retail area.

Unless specifically requested by the applicant, this request will not be discussed at the time it is presented to the Planning Commission as a consent calendar item.

CEQA: The subject case has conformed to the requirements of the California Environmental Quality Act, and all impacts have been analyzed in order to protect the public health, safety, and welfare. No new environmental documentation is required prior to the extension of time.

GENERAL PLAN: Unless otherwise noted, the subject case had been determined to be consistent with the General Plan and all of its elements.

**REQUEST:**

**SECOND EXTENSION OF TIME REQUEST for TENTATIVE TRACT MAP NO. 32817**

**BACKGROUND:**

Tentative Tract Map No. 32817 was originally approved at Planning Commission on February 8, 2006. The Map proceeded to the Board of Supervisors and was received and filed on March 28, 2006.

The first Extension of Time was approved by the Planning Commission May 18, 2016.

The County Planning Department, as part of this Extension of Time review, recommends the addition of seven (7) new conditions of approval in order to determine that the project does not adversely affect the general health, safety, and welfare of the public.

The applicant was provided the recommended new conditions and is in concurrence with them. Included in this staff report package are the recommended conditions of approval, and the





correspondence from the Extension of Time applicant (dated February 22, 2017) indicating the acceptance of the seven (7) recommended conditions.

**FURTHER PLANNING CONSIDERATIONS:**

**EFFECT OF Senate Bill No. 1185 (SB1185):** On July 15, 2008, AB208 was signed into law, which grants a one-time extension of existing subdivision maps so developers can build immediately when the demand for housing goes up. It gives developers an automatic 12 month extension on previously approved subdivision maps set to expire between July 15, 2008 and January 1, 2011.

**EFFECT OF Assembly Bill No. 333 (AB333):** On July 15, 2009, AB333 was signed into law, which grants a one-time extension of existing subdivision maps so developers can build immediately when the demand for housing goes up. It gives developers an automatic 24 month extension on previously approved subdivision maps set to expire between July 15, 2009 and January 1, 2012.

**EFFECT OF Assembly Bill No. 208 (AB208):** On July 13, 2011, AB208 was signed into law, which grants a one-time extension of existing subdivision maps so developers can build immediately when the demand for housing goes up. It gives developers an automatic 24 month extension on previously approved subdivision maps set to expire between July 13, 2011 and January 1, 2014.

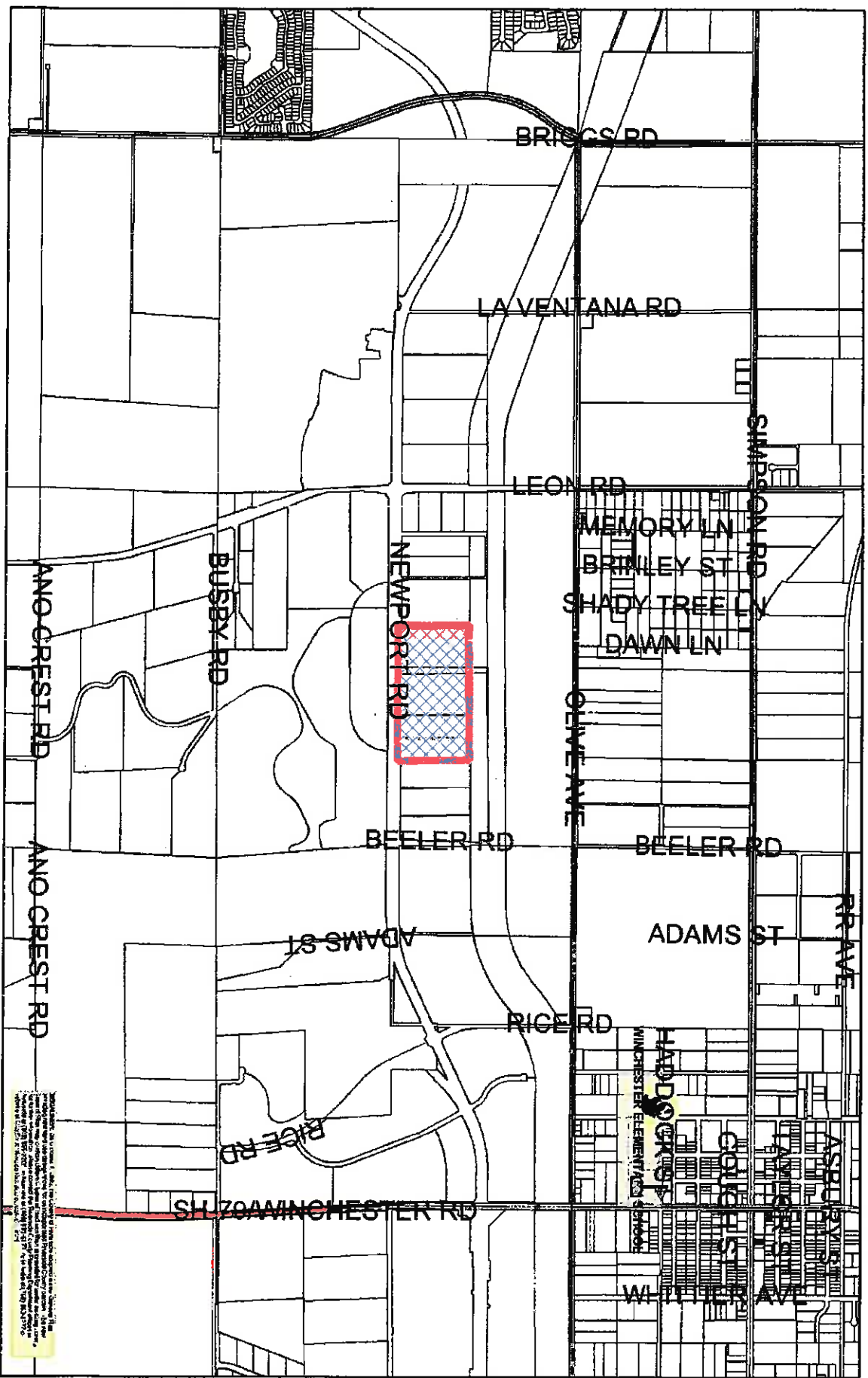
**EFFECT OF Assembly Bill No. 116 (AB116):** On July 11, 2013, AB116 was signed into law, which grants a one-time extension of existing subdivision maps so developers can build immediately when the demand for housing goes up. It gives developers an automatic 24 month extension on previously approved subdivision maps set to expire between January 1, 2000 and July 11, 2013.

Therefore, upon an approval action by the Planning Commission, subsequent receive and file action by the Board of Supervisors, and the conclusion of the 10-day appeal period, the tentative map's expiration date will become February 8, 2018. If a final map has not been recorded prior this date, a third extension of time request must be filed 180 days prior to map expiration.

**RECOMMENDATION:**

**APPROVAL the SECOND EXTENSION OF TIME REQUEST for TENTATIVE TRACT MAP NO. 32817, extending the expiration date and to reflect SB1185, AB333, AB208, and AB116 benefits to February 8, 2018, subject to all the previously approved and amended Conditions of Approval.**

**TR32817**  
**VICINITY MAP**



RIVERSIDE COUNTY PLANNING DEPARTMENT



Map of the City of Winchester, California, showing the location of the subject parcel. The map is a reproduction of the original map and is not to be used for any other purpose. The map is the property of the City of Winchester and is not to be reproduced 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 of the City of Winchester.

Zone  
 District: Winchester  
 Township/Range: T55R2W  
 Section: 32

ASSESSORS 461-18  
 BK. PG.  
 THOMAS 869 C1  
 BROS.PG



# Extension of Time Environmental Determination

Project Case Number: TR32817  
 Original E.A. Number: 39999  
 Extension of Time No.: First  
 Original Approval Date: February 8, 2006  
 Project Location: North of Domenigoni Parkway, east of Leon Rd., and south of Olive Ave.

Project Description: Schedule A subdivision of 35.74 acres into 34 multi-family residential lots, a recreation area, a common open space area, a school, a park, and a retail area.

On February 8, 2006, this Tentative Tract Map and its original environmental assessment/environmental impact report was reviewed to determine: 1) whether any significant or potentially significant changes in the original proposal have occurred; 2) whether its environmental conditions or circumstances affecting the proposed development have changed. As a result of this evaluation, the following determination has been made:

<input type="checkbox"/>	I find that although the proposed project could have a significant effect on the environment, <b>NO NEW ENVIRONMENTAL DOCUMENTATION IS REQUIRED PRIOR TO APPROVAL OF THE EXTENSION OF TIME</b> , because all potentially significant effects (a) have been adequately analyzed in an earlier EIR or Negative Declaration pursuant to applicable legal standards and (b) have been avoided or mitigated pursuant to that earlier EIR or Negative Declaration and the project's original conditions of approval.
<input checked="" type="checkbox"/>	I find that although the proposed project could have a significant effect on the environment, and there are one or more potentially significant environmental changes or other changes to the circumstances under which the project is undertaken, <b>NO NEW ENVIRONMENTAL DOCUMENTATION IS REQUIRED PRIOR TO APPROVAL OF THE EXTENSION OF TIME</b> , because all potentially significant effects (a) have been adequately analyzed in an earlier EIR or Negative Declaration pursuant to applicable legal standards and (b) have been avoided or mitigated pursuant to that earlier EIR or Negative Declaration and revisions to the project's original conditions of approval which have been made and agreed to by the project proponent.
<input type="checkbox"/>	I find that there are one or more potentially significant environmental changes or other changes to the circumstances under which the project is undertaken, which the project's original conditions of approval may not address, and for which additional required mitigation measures and/or conditions of approval cannot be determined at this time. Therefore, <b>AN ENVIRONMENTAL ASSESSMENT/INITIAL STUDY IS REQUIRED</b> in order to determine what additional mitigation measures and/or conditions of approval, if any, may be needed, and whether or not at least one of the conditions described in California Code of Regulations, Section 15162 (necessitating a Supplemental or Subsequent E.I.R.) exist. Additionally, the environmental assessment/initial study shall be used to determine <b>WHETHER OR NOT THE EXTENSION OF TIME SHOULD BE RECOMMENDED FOR APPROVAL</b> .
<input type="checkbox"/>	I find that the original project was determined to be exempt from CEQA, and the proposed project will not have a significant effect on the environment, therefore <b>NO NEW ENVIRONMENTAL DOCUMENTATION IS REQUIRED PRIOR TO APPROVAL OF THE EXTENSION OF TIME</b> .

Signature: *Dionne Harris*  
 Dionne Harris, Urban Regional Planner I

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



## THE RANCON GROUP

41391 Kalmia Street, Suite 200 • Murrieta, CA 92562 Tel 951.696.0600 Fax 951.834.9801 www.rancongroup.com

February 22, 2017

To: Dionne Harris  
From: Jim Lytle  
Re: Acceptance of EOT-2 Conditions of Approval for CASE TR32817

Ms. Harris:

I am the applicant for the EOT-2 Case TR32817. I accept the following conditions of approval associated with this Extension of Time Request.

### Accepted EOT-2 Conditions

1. **Prior to Map Recordation**
  - 50-E-HEALTH.7 – EOT 2 – WATER AND SEWER WILL SERVE
  - 50-E-HEALTH.8 – EOT 2 – SOLID WASTE SERVICE
  - 50-E-HEALTH.9 – EOT 2 – ENV CLEAN UP PROGRAM
  - 50.FLOOD RI.9 – EOT 2 – SUBMIT WQMP
  - 50.TRANS.45 – EOT 2 – FINAL WQMP
  - 50.TRANS.46 – EOT 2 – WQMP ACCESS AND MAINT
2. **Prior to Grading Permit Issuance**
  - 60-BS GRADE.14 – EOT 2 – BMP CONST NPDES PERMIT
  - 60-BS GRADE.15 – EOT 2 – SWPPP REVIEW
  - 60-BS GRADE.16 – EOT 2 – IF WQMP REQUIRED
  - 60.TRANS.1 – FINAL WQMP FOR GRADING
3. **Prior to Building Permit Issuance**
  - 80-TRANS.1- EOT 2 – IMPLEMENT WQMP
  - 80-TRANS.2-EOT 2 – ESTABLISH WQMP MAINTENANCE ENTITY
4. **Prior to Building Final Inspection**
  - 90.BS.GRADE.3 – EOT 2 – IF WQMP REQUIRED
  - 90.TRANS.10 – EOT 2 – WQMP COMPLETION
  - 90.TRANS.11 – EOT 2 – WQMP REGISTRATION

Regards,

Jim Lytle





# THE RANCON GROUP

41391 Kalmia Street, Suite 200 • Murrieta, CA 92562 Tel 951.696.0600 Fax 951.834.9801 www.rancongroup.com

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February 22, 2017

To: Dionne Harris  
From: Jim Lytle  
Re: Acceptance of EOT-2 Conditions of Approval for CASE TR32817

Ms. Harris:

I am the applicant for the EOT-2 Case TR32817. I accept the following conditions of approval associated with this Extension of Time Request.

### Accepted EOT-2 Conditions

**1. Prior to Map Recordation**

- 50-E-HEALTH.7 - EOT 2 - WATER AND SEWER WILL SERVE
- ~~50-E-HEALTH.8 - EOT 2 - SOLID WASTE SERVICE~~ Included in condition 50. E HEALTH. 7
- ~~50-E-HEALTH.9 - EOT 2 - ENV CLEAN UP PROGRAM~~ Included in condition 50. E HEALTH. 7
- ~~50.FLOOD.RI.9 - EOT 2 - SUBMIT WQMP REMOVED~~
- 50.TRANS.45 - EOT 2 - FINAL WQMP
- ~~50.TRANS.46 - EOT 2 - WQMP ACCESS AND MAINT~~ Included in condition 50. TRANS. 45

**2. Prior to Grading Permit Issuance**

- 60-BS.GRADE.14 - EOT 2 - BMP CONST NPDES PERMIT
- ~~60-BS.GRADE.15 - EOT 2 - SWPPP REVIEW~~ Included in condition 60. BS.GRADE. 14
- ~~60-BS.GRADE.16 - EOT 2 - IF WQMP REQUIRED~~ Included in condition 60. BS.GRADE. 14
- 60.TRANS.1 - FINAL WQMP FOR GRADING

**3. Prior to Building Permit Issuance**

- 80-TRANS.1 - EOT 2 - IMPLEMENT WQMP
- ~~80-TRANS.2 - EOT 2 - ESTABLISH WQMP MAINTENANCE ENTITY~~ Included in condition 80. TRANS. 1

**4. Prior to Building Final Inspection**

- 90.BS.GRADE.3 - EOT 2 - IF WQMP REQUIRED
- 90.TRANS.10 - EOT 2 - WQMP COMPLETION
- ~~90.TRANS.11 - EOT 2 - WQMP REGISTRATION~~ Included in condition 90. TRANS. 10

Regards,

Jim Lytle

TRACT MAP Tract #: TR32817

Parcel: 461-180-036

50. PRIOR TO MAP RECORDATION

E HEALTH DEPARTMENT

50.E HEALTH. 7 EOT2 - REQ E HEALTH DOCUMENTS

RECOMMND

Prior to map recordation, provide the following documents to the Riverside County Environmental Health Department:

1. Provide documentation from an approved waste hauler in regards to solid waste service. Please call (951)955-8980 for additional details.

2. Provide written clearance from DEH Environmental Cleanup Programs. Please note that an Environmental Site Assessment, Phase 1 study may be required at their discretion. For further information, please contact (951) 955-8982.

(This Extension of Time condition may be considered "Met" if it duplicates another similar condition issued by this department)

TRANS DEPARTMENT

50.TRANS. 45 EOT2 - FINAL ACCESS AND MAINT

RECOMMND

Prior to the map recordation, the applicant shall submit a Water Quality Management Plan (WQMP) subject to the State Regional Water Quality Board Order No. (See watershed below) to Transportation Department for review and approval. However, the applicant may be required to comply with the latest version of the WQMP manual if required by the State Regional Water Quality Board. All water quality features shall be included on the grading plan. WQMP applicability checklist, templates, LID design requirements, and guidance can be found on-line at: [www.rcflood.org/npdes](http://www.rcflood.org/npdes). For any questions, please contact (951) 712-5494.

Watersheds: Santa Ana No. R8-2013-0024 / Santa Margarita No. R9-2010-0016 / Whitewater No. R7-2013-0011

Additionally, prior to the map recordation, the applicant shall ensure that BMP facilities are placed in dedicated easements and that sufficient legal access to the BMPs are provided. This requirement is for both onsite and offsite property.

(This Extension of Time condition may be considered "Met"

TRACT MAP Tract #: TR32817

Parcel: 461-180-036

50. PRIOR TO MAP RECORDATION

50.TRANS. 45                    EOT2 - FINAL ACCESS AND MAINT (cont.)                    RECOMMND

if it duplicates another similar condition issued by this department)

60. PRIOR TO GRADING PRMT ISSUANCE

BS GRADE DEPARTMENT

60.BS GRADE. 14                EOT2 - REQ BMP SWPPP WQMP                    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.

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.

If a Water Quality Management Plan (WQMP) is required, the owner / applicant shall submit to the Building & Safety Department, the approved project - specific Water Quality Management Plan (WQMP) and ensure that all approved water quality treatment control BMPs have been included on the grading plan.

(This Extension of Time condition may be considered "Met" if it duplicates another similar condition issued by this department)

TRANS DEPARTMENT

60.TRANS. 1                    EOT2 - FINAL WQMP FOR GRADING                    RECOMMND

This condition would apply when grading occurs before map recordation. Prior to the issuance of a grading permit, the applicant shall submit a Water Quality Management Plan (WQMP) subject to the State Regional Water Quality Board



TRACT MAP Tract #: TR32817

Parcel: 461-180-036

60. PRIOR TO GRADING PRMT ISSUANCE

60.TRANS. 1 EOT2 - FINAL WQMP FOR GRADING (cont.) RECOMMND

Order No. (See watershed below) to Transportation Department for review and approval. However, the applicant may be required to comply with the latest version of the WQMP manual if required by the State Regional Water Quality Board. All water quality features shall be included on the grading plan. WQMP applicability checklist, templates, LID design requirements, and guidance can be found on-line at: [www.rcflood.org/npdes](http://www.rcflood.org/npdes). For any questions, please contact (951) 712-5494.

Watersheds: Santa Ana No. R8-2013-0024 / Santa Margarita No. R9-2010-0016 / Whitewater No. R7-2013-0011

(This Extension of Time condition may be considered "Met" if it duplicates another similar condition issued by this department)

80. PRIOR TO BLDG PRMT ISSUANCE

TRANS DEPARTMENT

80.TRANS. 1 EOT2 -WQMP AND MAINTENANCE RECOMMND

The project shall begin constructing and installing the BMP facilities described in the approved Final WQMP. The project shall be responsible for performing all activities described in the WQMP and that copies of the approved Final WQMP are available for the future owners/occupants.

A maintenance plan and signed maintenance agreement shall be submitted to the Transportation Department for review and approval prior to issuance of occupancy permits. A maintenance organization will be established with a funding source for the permanent maintenance. The maintenance plan shall require that all BMP facilities are inspected, if required, cleaned no later than October 15 each year.

(This Extension of Time condition may be considered "Met" if it duplicates another similar condition issued by this department)

TRACT MAP Tract #: TR32817

Parcel: 461-180-036

90. PRIOR TO BLDG FINAL INSPECTION

BS GRADE DEPARTMENT

90.BS GRADE. 3 EOT2 - WQMP REQUIRED

RECOMMND

Prior to final building inspection, the applicant shall comply with the following:

1. 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 and indicated on the approved grading plan shall be constructed and installed in conformance with the approved plans and specifications.
2. 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.
3. The applicant/owner shall provide the Department of Building Safety with GPS coordinates for the location of the project - specific WQMP treatment control BMPs.
4. 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.
5. The applicant shall make payment to the Building and Safety Department for the Water Quality Management Plan (WQMP) Annual Inspection.

(This Extension of Time condition may be considered "Met" if it duplicates another similar condition issued by this department)

TRANS DEPARTMENT

90.TRANS. 10 EOT2 - WQMP COMP AND BNS REG

RECOMMND

Prior to Building Final Inspection, the applicant will be required to hand out educational materials regarding water quality, provide a engineered WQMP certification, inspection of BMPs, GPS location of BMPs, and ensure that the requirements for inspection and cleaning the BMPs are

03/20/17  
11:19

Riverside County LMS  
CONDITIONS OF APPROVAL

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TRACT MAP Tract #: TR32817

Parcel: 461-180-036

90. PRIOR TO BLDG FINAL INSPECTION

90.TRANS. 10

EOT2 - WQMP COMP AND BNS REG (cont.)

RECOMMND


established. Additionally, the applicant will be required to register BMPs with the Transportation Department's Business Registration Division.

(This Extension of Time condition may be considered "Met" if it duplicates another similar condition issued by this department)

1 . 8

Agenda Item No.  
Area Plan: Harvest/Winchester  
Zoning Area: Winchester  
Supervisory District: Third  
Project Planner: Tim Wheeler  
Planning Commission Hearing: April 5, 2017

TENTATIVE TRACT MAP NO. 30808  
SECOND EXTENSION OF TIME  
Applicant: Rancon Group c/o Will Stout



Charissa Leach P.E.,  
Assistant TLMA Director

## COUNTY OF RIVERSIDE PLANNING DEPARTMENT EXTENSION OF TIME STAFF REPORT

The applicant of the subject case has requested an extension of time to allow the recordation of the final map to subdivide 128 acres into 346 residential lots with a minimum lot size of 6,000 sq. ft.; 8 open space lots; and 1 park in Planning Areas 28A and 28B of Specific Plan (SP) 293 (Winchester Hills).

Unless specifically requested by the applicant, this request will not be discussed at the time it is presented to the Planning Commission as a consent calendar item.

CEQA: The subject case has conformed to the requirements of the California Environmental Quality Act, and all impacts have been analyzed in order to protect the public health, safety and welfare. No new environmental documentation is required prior to the extension of time.

GENERAL PLAN: Unless otherwise noted, the subject case had been determined to be consistent with the General Plan and all of its elements.

### REQUEST:

**SECOND EXTENSION OF TIME REQUEST for TENTATIVE TRACT MAP NO. 30808**

### BACKGROUND:

The Tentative Tract Map was originally approved at Planning Commission on September 22, 2004.

The first extension of time was approved at Planning Commission on November 19, 2008.

The Second Extension of Time was received July 13, 2015, ahead of the expiration date of September 22, 2015. The applicant and the County have been negotiating conditions of approval and reached consensus on March 20, 2017.



A third extension of time was filed August 22, 2016. The third extension of time will appear on the same agenda as this second extension of time, and be acted upon subsequent to this action. The same conditions of approval will be imposed on both extension of times.

The County Planning Department, as part of the review of this Second Extension of Time request has determined it necessary to recommend the addition of nine (9) new conditions of approval in order to be able to make a determination that the project does not adversely affect the general health, safety and welfare of the public.

The applicant was informed of these recommended conditions and has agreed to accept them. Included in this staff report package are the recommended conditions of approval, and the correspondence from the Extension of Time applicant (dated March 20, 2017) indicating the acceptance of the nine (9) recommended conditions.

### **FURTHER PLANNING CONSIDERATIONS:**

**EFFECT OF Senate Bill No. 1185 (SB1185):** On July 15, 2008, AB208 was signed into law, which grants a one-time extension of existing subdivision maps so developers can build immediately when the demand for housing goes up. It gives developers an automatic 12 month extension on previously approved subdivision maps set to expire between July 15, 2008 and January 1, 2011.

**EFFECT OF Assembly Bill No. 333 (AB333):** On July 15, 2009, AB333 was signed into law, which grants a one-time extension of existing subdivision maps so developers can build immediately when the demand for housing goes up. It gives developers an automatic 24 month extension on previously approved subdivision maps set to expire between July 15, 2009 and January 1, 2012.

**EFFECT OF Assembly Bill No. 208 (AB208):** On July 13, 2011, AB208 was signed into law, which grants a one-time extension of existing subdivision maps so developers can build immediately when the demand for housing goes up. It gives developers an automatic 24 month extension on previously approved subdivision maps set to expire between July 13, 2011 and January 1, 2014.

**EFFECT OF Assembly Bill No. 116 (AB116):** On July 11, 2013, AB116 was signed into law, which grants a one-time extension of existing subdivision maps so developers can build immediately when the demand for housing goes up. It gives developers an automatic 24 month extension on previously approved subdivision maps set to expire between January 1, 2000 and July 11, 2013.

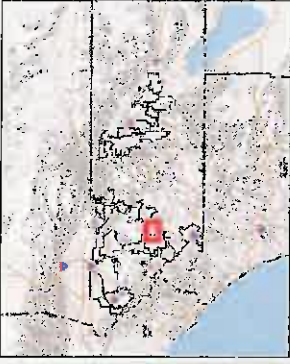
Therefore, upon an approval action by the Planning Commission, subsequent receive and file action by the Board of Supervisors, and the conclusion of the 10-day appeal period, the tentative map's expiration date will become September 22, 2016. If a final map has not been recorded prior this date, a third extension of time request must be filed 180 days prior to map expiration (which was filed on August 22, 2016).

**RECOMMENDATION:**

**APPROVAL** of the **SECOND EXTENSION OF TIME REQUEST** for **TENTATIVE TRACT MAP NO. 30808**, extending the expiration date and to reflect SB1185, AB333, AB208, and AB116 benefits to September 22, 2016, subject to all the previously approved and amended Conditions of Approval with the applicant's consent.

# 2nd EOT for TR30808

## Vicinity Map



### Legend

- City Boundaries
- Cities
- highways\_large
- HWY
- INTERCHANGE
- INTERSTATE
- USHWY
- majorroads
- counties
- cities
- hydrographylines
- waterbodies
- Lakes
- Rivers

### Notes

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



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# Extension of Time Environmental Determination

Project Case Number: TR30808

Original E.A. Number: EA38916

Extension of Time No.: Second

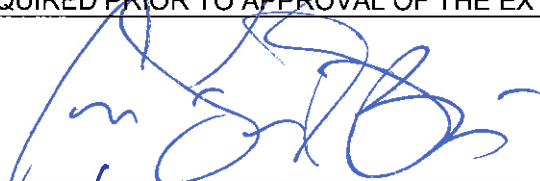
Original Approval Date: September 22, 2004

Project Location: North of Eucalyptus Road, south of Olive Avenue, east of Leon Road, and west of Beeler Road.

Project Description: Schedule A subdivision of 128 acres into 346 single family residential lots, 8 open space lots and 1 park for Planning Areas 28A and 28B of Specific Plan (SP) 293.

On September 22, 2004 this Tentative Tract Map and its original environmental assessment/environmental impact report was reviewed to determine: 1) whether any significant or potentially significant changes in the original proposal have occurred; 2) whether its environmental conditions or circumstances affecting the proposed development have changed. As a result of this evaluation, the following determination has been made:

<input type="checkbox"/>	I find that although the proposed project could have a significant effect on the environment, NO NEW ENVIRONMENTAL DOCUMENTATION IS REQUIRED PRIOR TO APPROVAL OF THE EXTENSION OF TIME, because all potentially significant effects (a) have been adequately analyzed in an earlier EIR or Negative Declaration pursuant to applicable legal standards and (b) have been avoided or mitigated pursuant to that earlier EIR or Negative Declaration and the project's original conditions of approval.
<input checked="" type="checkbox"/>	I find that although the proposed project could have a significant effect on the environment, and there are one or more potentially significant environmental changes or other changes to the circumstances under which the project is undertaken, NO NEW ENVIRONMENTAL DOCUMENTATION IS REQUIRED PRIOR TO APPROVAL OF THE EXTENSION OF TIME, because all potentially significant effects (a) have been adequately analyzed in an earlier EIR or Negative Declaration pursuant to applicable legal standards and (b) have been avoided or mitigated pursuant to that earlier EIR or Negative Declaration and revisions to the project's original conditions of approval which have been made and agreed to by the project proponent.
<input type="checkbox"/>	I find that there are one or more potentially significant environmental changes or other changes to the circumstances under which the project is undertaken, which the project's original conditions of approval may not address, and for which additional required mitigation measures and/or conditions of approval cannot be determined at this time. Therefore, AN ENVIRONMENTAL ASSESSMENT/INITIAL STUDY IS REQUIRED in order to determine what additional mitigation measures and/or conditions of approval, if any, may be needed, and whether or not at least one of the conditions described in California Code of Regulations, Section 15162 (necessitating a Supplemental or Subsequent E.I.R.) exist. Additionally, the environmental assessment/initial study shall be used to determine WHETHER OR NOT THE EXTENSION OF TIME SHOULD BE RECOMMENDED FOR APPROVAL.
<input type="checkbox"/>	I find that the original project was determined to be exempt from CEQA, and the proposed project will not have a significant effect on the environment, therefore NO NEW ENVIRONMENTAL DOCUMENTATION IS REQUIRED PRIOR TO APPROVAL OF THE EXTENSION OF TIME.

Signature:   
Tim Wheeler, Urban Regional Planner III

Date: March 20, 2017  
For Charissa Leach P.E., Assistant TLMA Director

## Wheeler, Timothy

---

**From:** Adam Rush <arush@cascinc.com>  
**Sent:** Monday, March 20, 2017 4:32 PM  
**To:** Wheeler, Timothy  
**Cc:** Ross, Larry  
**Subject:** RE: 2nd & 3rd EOT Recommended COA for TR30808

Tim,

These Conditions of Approval are acceptable and acknowledge they are replacing the previously provided Conditions. Please forward the staff report (and all applicable conditions) for review at your earliest convenience.

Thanks!

Sincerely,

**Adam Rush, AICP**  
**Director of Planning**  
**CASC ENGINEERING & CONSULTING, INC.**

Corporate Office  
1470 Cooley Drive  
Colton, CA 92324  
T: (855) 383-0101 x5370  
F: (909) 783-0108  
C: (951) 833-0878  
[arush@cascinc.com](mailto:arush@cascinc.com)  
[www.cascinc.com](http://www.cascinc.com)



**From:** Wheeler, Timothy [mailto:TWHEELER@RIVCO.ORG]  
**Sent:** Monday, March 20, 2017 11:34 AM  
**To:** Adam Rush <arush@cascinc.com>  
**Cc:** Ross, Larry <LROSS@RIVCO.ORG>  
**Subject:** 2nd & 3rd EOT Recommended COA for TR30808  
**Importance:** High

Adam,

In completing the staff report for the EOTs for TR30808 and compiling the documents, I see in both mine and Desiree's paperwork no "Acceptance" email or letter for the recommended COA. I do see that you were going through many discussions with the Flood Dept. on the conditions. I discussed further with Larry on this matter and since we now have a set of standard COA for EOTs, I have provided those COA for you to review and accept. Please see attached.

RE: TR30808 2<sup>nd</sup> and 3<sup>rd</sup> Recommended COA:

The County Planning Department has determined it necessary to recommend the addition of nine (9) new conditions of approval in order to be able to make a determination that the project does not adversely affect the general health, safety and welfare of the public.

Tim Wheeler  
Urban Regional Planner III  
4080 Lemon St - 12<sup>th</sup> floor  
Riverside, CA 92501  
951-955-6060

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[County of Riverside California](#)

TRACT MAP Tract #: TR30808

Parcel: 461-180-048

50. PRIOR TO MAP RECORDATION

E HEALTH DEPARTMENT

50.E HEALTH. 5 EOT2 - REQ E HEALTH DOCUMENTS

RECOMMND

Prior to map recordation, provide the following documents to the Riverside County Environmental Health Department:

1. Provide current documentation from the appropriate purveyor(s) for the establishment of water and/or sewer service for this project.
2. Provide documentation from an approved waste hauler in regards to solid waste service. Please call (951)955-8980 for additional details.
3. Provide written clearance from DEH Environmental Cleanup Programs. Please note that an Environmental Site Assessment, Phase 1 study may be required at their discretion. For further information, please contact (951) 955-8982.

(This Extension of Time condition may be considered "Met" if it duplicates another similar condition issued by this department)

FLOOD RI DEPARTMENT

50.FLOOD RI. 6 EOT2 - ADP FEES

RECOMMND

A notice of drainage fees shall be placed on the environmental constraint sheet and final map. The exact wording of the note shall be as follows:

NOTICE OF DRAINAGE FEES

Notice is hereby given that this property is located in the Salt Creek Channel/Winchester/North Hemet Area Drainage Plan which was adopted by the Board of Supervisors of the County of Riverside pursuant to Section 10.25 of Ordinance 460 and Section 66483, et seq, of the Government Code and that said property is subject to fees for said drainage area.

Notice is further given that, pursuant to Section 10.25 of Ordinance 460, payment of the drainage fees shall be paid with cashier's check or money order only to the Riverside County Flood Control and Water Conservation District at the time of issuance of the grading or building permit for

TRACT MAP Tract #: TR30808

Parcel: 461-180-048

50. PRIOR TO MAP RECORDATION

50.FLOOD RI. 6                    EOT2 - ADP FEES (cont.)                    RECOMMND

said parcels, whichever occurs first, and that the owner of each parcel, at the time of issuance of either the grading or building permit, shall pay the fee required at the rate in effect at the time of issuance of the actual permit.

TRANS DEPARTMENT

50.TRANS. 40                    EOT2 - FINAL ACCESS AND MAINT                    RECOMMND

Prior to the map recordation, the applicant shall submit a Water Quality Management Plan (WQMP) subject to the State Regional Water Quality Board Order No. (See watershed below) to Transportation Department for review and approval. However, the applicant may be required to comply with the latest version of the WQMP manual if required by the State Regional Water Quality Board. All water quality features shall be included on the grading plan. WQMP applicability checklist, templates, LID design requirements, and guidance can be found on-line at: [www.rcflood.org/npdes](http://www.rcflood.org/npdes). For any questions, please contact (951) 712-5494.

Watersheds: Santa Ana No. R8-2013-0024 / Santa Margarita No. R9-2010-0016 / Whitewater No. R7-2013-0011

Additionally, prior to the map recordation, the applicant shall ensure that BMP facilities are placed in dedicated easements and that sufficient legal access to the BMPs are provided. This requirement is for both onsite and offsite property.

(This Extension of Time condition may be considered "Met" if it duplicates another similar condition issued by this department)

60. PRIOR TO GRADING PRMT ISSUANCE

BS GRADE DEPARTMENT

60.BS GRADE. 14                    EOT2 - REQ BMP SWPPP WQMP                    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

TRACT MAP Tract #: TR30808

Parcel: 461-180-048

60. PRIOR TO GRADING PRMT ISSUANCE

60.BS GRADE. 14 EOT2 - REQ BMP SWPPP WQMP (cont.)

RECOMMND

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.

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.

If a Water Quality Management Plan (WQMP) is required, the owner / applicant shall submit to the Building & Safety Department, the approved project - specific Water Quality Management Plan (WQMP) and ensure that all approved water quality treatment control BMPs have been included on the grading plan.

(This Extension of Time condition may be considered "Met" if it duplicates another similar condition issued by this department)

FLOOD RI DEPARTMENT

60.FLOOD RI. 7 EOT2 - ADP FEES

RECOMMND

Tract 30808 is located within the limits of the Salt Creek Channel/Winchester/North Hemet Area Drainage Plan for which drainage fees have been adopted.

Drainage fees shall be paid with cashier's check or money order only to the District at the time of the issuance of grading permits for the approved parcels or at the time of issuance of building permits if no grading permits are issued for the parcels and may be paid, at the option of the land owner, in pro rata amounts. The amount of the drainage fee required to be paid shall be the amount that is in effect for the particular Area Drainage Plan at the time of issuance of the grading permits or issuance of the building permits if grading permits are not issued.

TRACT MAP Tract #: TR30808

Parcel: 461-180-048

60. PRIOR TO GRADING PRMT ISSUANCE

TRANS DEPARTMENT

60.TRANS. 1

EOT2 - FINAL WQMP FOR GRADING

RECOMMND

This condition would apply when grading occurs before map recordation. Prior to the issuance of a grading permit, the applicant shall submit a Water Quality Management Plan (WQMP) subject to the State Regional Water Quality Board Order No. (See watershed below) to Transportation Department for review and approval. However, the applicant may be required to comply with the latest version of the WQMP manual if required by the State Regional Water Quality Board. All water quality features shall be included on the grading plan. WQMP applicability checklist, templates, LID design requirements, and guidance can be found on-line at: [www.rcflood.org/npdes](http://www.rcflood.org/npdes). For any questions, please contact (951) 712-5494.

Watersheds: Santa Ana No. R8-2013-0024 / Santa Margarita No. R9-2010-0016 / Whitewater No. R7-2013-0011

(This Extension of Time condition may be considered "Met" if it duplicates another similar condition issued by this department)

80. PRIOR TO BLDG PRMT ISSUANCE

TRANS DEPARTMENT

80.TRANS. 4

EOT2 - WQMP AND MAINTENANCE

RECOMMND

The project shall begin constructing and installing the BMP facilities described in the approved Final WQMP. The project shall be responsible for performing all activities described in the WQMP and that copies of the approved Final WQMP are available for the future owners/occupants.

A maintenance plan and signed maintenance agreement shall be submitted to the Transportation Department for review and approval prior to issuance of occupancy permits. A maintenance organization will be established with a funding source for the permanent maintenance. The maintenance plan shall require that all BMP facilities are inspected, if required, cleaned no later than October 15 each year.

(This Extension of Time condition may be considered "Met" if it duplicates another similar condition issued by this department)

TRACT MAP Tract #: TR30808

Parcel: 461-180-048

90. PRIOR TO BLDG FINAL INSPECTION

BS GRADE DEPARTMENT

90.BS GRADE. 3 EOT2 - WQMP REQUIRED

RECOMMND

Prior to final building inspection, the applicant shall comply with the following:

1. 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 and indicated on the approved grading plan shall be constructed and installed in conformance with the approved plans and specifications.
2. 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.
3. The applicant/owner shall provide the Department of Building Safety with GPS coordinates for the location of the project - specific WQMP treatment control BMPs.
4. 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.
5. The applicant shall make payment to the Building and Safety Department for the Water Quality Management Plan (WQMP) Annual Inspection.

(This Extension of Time condition may be considered "Met" if it duplicates another similar condition issued by this department)

TRANS DEPARTMENT

90.TRANS. 11 EOT2 - WQMP COMP AND BNS REG

RECOMMND

Prior to Building Final Inspection, the applicant will be required to hand out educational materials regarding water quality, provide a engineered WQMP certification, inspection of BMPs, GPS location of BMPs, and ensure that the requirements for inspection and cleaning the BMPs are



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Riverside County LMS  
CONDITIONS OF APPROVAL

Page: 6

TRACT MAP Tract #: TR30808

Parcel: 461-180-048

90. PRIOR TO BLDG FINAL INSPECTION

90.TRANS. 11

EOT2 - WQMP COMP AND BNS REG (cont.)

RECOMMND

established. Additionally, the applicant will be required to register BMPs with the Transportation Department's Business Registration Division.

(This Extension of Time condition may be considered "Met" if it duplicates another similar condition issued by this department)

Agenda Item No. 1.9  
Area Plan: Harvest/Winchester  
Zoning Area: Winchester  
Supervisorial District: Third  
Project Planner: Tim Wheeler  
Planning Commission Hearing: April 5, 2017

TENTATIVE TRACT MAP NO. 30808  
THIRD EXTENSION OF TIME  
Applicant: Rancon Group c/o Will Stout

---

Charissa Leach P.E.,  
Assistant TLMA Director

## COUNTY OF RIVERSIDE PLANNING DEPARTMENT EXTENSION OF TIME STAFF REPORT

The applicant of the subject case has requested an extension of time to allow the recordation of the final map to subdivide 128 acres into 346 residential lots with a minimum lot size of 6,000 sq. ft.; 8 open space lots; and 1 park in Planning Areas 28A and 28B of Specific Plan (SP) 293 (Winchester Hills).

Unless specifically requested by the applicant, this request will not be discussed at the time it is presented to the Planning Commission as a consent calendar item.

CEQA: The subject case has conformed to the requirements of the California Environmental Quality Act, and all impacts have been analyzed in order to protect the public health, safety and welfare. No new environmental documentation is required prior to the extension of time.

GENERAL PLAN: Unless otherwise noted, the subject case had been determined to be consistent with the General Plan and all of its elements.

### **REQUEST:**

**THIRD EXTENSION OF TIME REQUEST for TENTATIVE TRACT MAP NO. 30808**

### **BACKGROUND:**

The Tentative Tract Map was originally approved at Planning Commission on September 22, 2004.

The first extension of time was approved at Planning Commission on November 19, 2008.

The Second Extension of Time was received July 13, 2015, ahead of the expiration date of September 22, 2015. The applicant and the County have been negotiating conditions of approval and reached consensus on March 20, 2017.



A third extension of time was filed August 22, 2016. The third extension of time is being processed concurrently, but as a subsequent action, with the second extension of time. The same conditions of approval will be imposed on both extension of times.

The County Planning Department, as part of the review of this Second Extension of Time request has determined it necessary to recommend the addition of nine (9) new conditions of approval in order to be able to make a determination that the project does not adversely affect the general health, safety and welfare of the public.

The applicant was informed of these recommended conditions and has agreed to accept them. Included in this staff report package are the recommended conditions of approval, and the correspondence from the Extension of Time applicant (dated March 20, 2017) indicating the acceptance of the nine (9) recommended conditions.

### **FURTHER PLANNING CONSIDERATIONS:**

**EFFECT OF Senate Bill No. 1185 (SB1185):** On July 15, 2008, AB208 was signed into law, which grants a one-time extension of existing subdivision maps so developers can build immediately when the demand for housing goes up. It gives developers an automatic 12 month extension on previously approved subdivision maps set to expire between July 15, 2008 and January 1, 2011.

**EFFECT OF Assembly Bill No. 333 (AB333):** On July 15, 2009, AB333 was signed into law, which grants a one-time extension of existing subdivision maps so developers can build immediately when the demand for housing goes up. It gives developers an automatic 24 month extension on previously approved subdivision maps set to expire between July 15, 2009 and January 1, 2012.

**EFFECT OF Assembly Bill No. 208 (AB208):** On July 13, 2011, AB208 was signed into law, which grants a one-time extension of existing subdivision maps so developers can build immediately when the demand for housing goes up. It gives developers an automatic 24 month extension on previously approved subdivision maps set to expire between July 13, 2011 and January 1, 2014.

**EFFECT OF Assembly Bill No. 116 (AB116):** On July 11, 2013, AB116 was signed into law, which grants a one-time extension of existing subdivision maps so developers can build immediately when the demand for housing goes up. It gives developers an automatic 24 month extension on previously approved subdivision maps set to expire between January 1, 2000 and July 11, 2013.

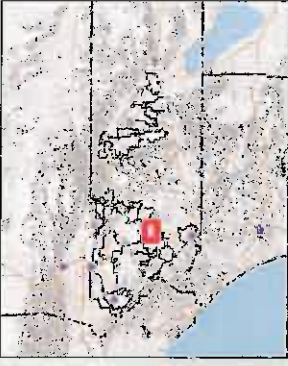
Therefore, upon an approval action by the Planning Commission, subsequent receive and file action by the Board of Supervisors, and the conclusion of the 10-day appeal period, the tentative map's expiration date will become September 22, 2017. If a final map has not been recorded prior this date, a fourth extension of time request must be filed 180 days prior to map expiration.

**RECOMMENDATION:**

**APPROVAL** of the **THIRD EXTENSION OF TIME REQUEST** for **TENTATIVE TRACT MAP NO. 30808**, extending the expiration date and to reflect SB1185, AB333, AB208, and AB116 benefits to September 22, 2017, subject to all the previously approved and amended Conditions of Approval with the applicant's consent.

# 3rd EOT for TR30808

## Vicinity Map



### Legend

- City Boundaries
- Cities
- highways\_large
- HWY
- INTERCHANGE
- INTERSTATE
- USHWY
- majorroads
- counties
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- hydrographylines
- waterbodies
- Lakes
- Rivers

### Notes

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# Extension of Time Environmental Determination

Project Case Number: TR30808

Original E.A. Number: EA38916

Extension of Time No.: Third


Original Approval Date: September 22, 2004

Project Location: North of Eucalyptus Road, south of Olive Avenue, east of Leon Road, and west of Beeler Road.

Project Description: Schedule A subdivision of 128 acres into 346 single family residential lots, 8 open space lots and 1 park for Planning Areas 28A and 28B of Specific Plan (SP) 293.

On September 22, 2004 this Tentative Tract Map and its original environmental assessment/environmental impact report was reviewed to determine: 1) whether any significant or potentially significant changes in the original proposal have occurred; 2) whether its environmental conditions or circumstances affecting the proposed development have changed. As a result of this evaluation, the following determination has been made:

<input type="checkbox"/>	I find that although the proposed project could have a significant effect on the environment, NO NEW ENVIRONMENTAL DOCUMENTATION IS REQUIRED PRIOR TO APPROVAL OF THE EXTENSION OF TIME, because all potentially significant effects (a) have been adequately analyzed in an earlier EIR or Negative Declaration pursuant to applicable legal standards and (b) have been avoided or mitigated pursuant to that earlier EIR or Negative Declaration and the project's original conditions of approval.
<input checked="" type="checkbox"/>	I find that although the proposed project could have a significant effect on the environment, and there are one or more potentially significant environmental changes or other changes to the circumstances under which the project is undertaken, NO NEW ENVIRONMENTAL DOCUMENTATION IS REQUIRED PRIOR TO APPROVAL OF THE EXTENSION OF TIME, because all potentially significant effects (a) have been adequately analyzed in an earlier EIR or Negative Declaration pursuant to applicable legal standards and (b) have been avoided or mitigated pursuant to that earlier EIR or Negative Declaration and revisions to the project's original conditions of approval which have been made and agreed to by the project proponent.
<input type="checkbox"/>	I find that there are one or more potentially significant environmental changes or other changes to the circumstances under which the project is undertaken, which the project's original conditions of approval may not address, and for which additional required mitigation measures and/or conditions of approval cannot be determined at this time. Therefore, AN ENVIRONMENTAL ASSESSMENT/INITIAL STUDY IS REQUIRED in order to determine what additional mitigation measures and/or conditions of approval, if any, may be needed, and whether or not at least one of the conditions described in California Code of Regulations, Section 15162 (necessitating a Supplemental or Subsequent E.I.R.) exist. Additionally, the environmental assessment/initial study shall be used to determine WHETHER OR NOT THE EXTENSION OF TIME SHOULD BE RECOMMENDED FOR APPROVAL.
<input type="checkbox"/>	I find that the original project was determined to be exempt from CEQA, and the proposed project will not have a significant effect on the environment, therefore NO NEW ENVIRONMENTAL DOCUMENTATION IS REQUIRED PRIOR TO APPROVAL OF THE EXTENSION OF TIME.

Signature:   
Tim Wheeler, Urban Regional Planner III

Date: March 20, 2017  
For Charissa Leach P.E., Assistant TLMA Director

## Wheeler, Timothy

---

**From:** Adam Rush <arush@cascinc.com>  
**Sent:** Monday, March 20, 2017 4:32 PM  
**To:** Wheeler, Timothy  
**Cc:** Ross, Larry  
**Subject:** RE: 2nd & 3rd EOT Recommended COA for TR30808

Tim,

These Conditions of Approval are acceptable and acknowledge they are replacing the previously provided Conditions. Please forward the staff report (and all applicable conditions) for review at your earliest convenience.

Thanks!

Sincerely,

**Adam Rush, AICP**  
**Director of Planning**  
**CASC ENGINEERING & CONSULTING, INC.**

Corporate Office  
1470 Cooley Drive  
Colton, CA 92324  
T: (855) 383-0101 x5370  
F: (909) 783-0108  
C: (951) 833-0878  
[arush@cascinc.com](mailto:arush@cascinc.com)  
[www.cascinc.com](http://www.cascinc.com)



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**Subject:** 2nd & 3rd EOT Recommended COA for TR30808  
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RE: TR30808 2<sup>nd</sup> and 3<sup>rd</sup> Recommended COA:



The County Planning Department has determined it necessary to recommend the addition of nine (9) new conditions of approval in order to be able to make a determination that the project does not adversely affect the general health, safety and welfare of the public.

Tim Wheeler  
Urban Regional Planner III  
4080 Lemon St - 12<sup>th</sup> floor  
Riverside, CA 92501  
951-955-6060

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03/20/17  
11:19

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CONDITIONS OF APPROVAL

Page: 1

TRACT MAP Tract #: TR30808

Parcel: 461-180-048

50. PRIOR TO MAP RECORDATION

E HEALTH DEPARTMENT

50.E HEALTH. 5 EOT2 - REQ E HEALTH DOCUMENTS

RECOMMND

Prior to map recordation, provide the following documents to the Riverside County Environmental Health Department:

1. Provide current documentation from the appropriate purveyor(s) for the establishment of water and/or sewer service for this project.
2. Provide documentation from an approved waste hauler in regards to solid waste service. Please call (951)955-8980 for additional details.
3. Provide written clearance from DEH Environmental Cleanup Programs. Please note that an Environmental Site Assessment, Phase 1 study may be required at their discretion. For further information, please contact (951) 955-8982.

(This Extension of Time condition may be considered "Met" if it duplicates another similar condition issued by this department)

FLOOD RI DEPARTMENT

50.FLOOD RI. 6 EOT2 - ADP FEES

RECOMMND

A notice of drainage fees shall be placed on the environmental constraint sheet and final map. The exact wording of the note shall be as follows:

NOTICE OF DRAINAGE FEES

Notice is hereby given that this property is located in the Salt Creek Channel/Winchester/North Hemet Area Drainage Plan which was adopted by the Board of Supervisors of the County of Riverside pursuant to Section 10.25 of Ordinance 460 and Section 66483, et seq, of the Government Code and that said property is subject to fees for said drainage area.

Notice is further given that, pursuant to Section 10.25 of Ordinance 460, payment of the drainage fees shall be paid with cashier's check or money order only to the Riverside County Flood Control and Water Conservation District at the time of issuance of the grading or building permit for

03/20/17  
11:19

Riverside County LMS  
CONDITIONS OF APPROVAL

Page: 2

TRACT MAP Tract #: TR30808

Parcel: 461-180-048

50. PRIOR TO MAP RECORDATION

50.FLOOD RI. 6                    EOT2 - ADP FEES (cont.)                    RECOMMND

said parcels, whichever occurs first, and that the owner of each parcel, at the time of issuance of either the grading or building permit, shall pay the fee required at the rate in effect at the time of issuance of the actual permit.

TRANS DEPARTMENT

50.TRANS. 40                    EOT2 - FINAL ACCESS AND MAINT                    RECOMMND

Prior to the map recordation, the applicant shall submit a Water Quality Management Plan (WQMP) subject to the State Regional Water Quality Board Order No. (See watershed below) to Transportation Department for review and approval. However, the applicant may be required to comply with the latest version of the WQMP manual if required by the State Regional Water Quality Board. All water quality features shall be included on the grading plan. WQMP applicability checklist, templates, LID design requirements, and guidance can be found on-line at: [www.rcflood.org/npdes](http://www.rcflood.org/npdes). For any questions, please contact (951) 712-5494.

Watersheds: Santa Ana No. R8-2013-0024 / Santa Margarita No. R9-2010-0016 / Whitewater No. R7-2013-0011

Additionally, prior to the map recordation, the applicant shall ensure that BMP facilities are placed in dedicated easements and that sufficient legal access to the BMPs are provided. This requirement is for both onsite and offsite property.

(This Extension of Time condition may be considered "Met" if it duplicates another similar condition issued by this department)

60. PRIOR TO GRADING PRMT ISSUANCE

BS GRADE DEPARTMENT

60.BS GRADE. 14                    EOT2 - REQ BMP SWPPP WQMP                    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

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11:19

Riverside County LMS  
CONDITIONS OF APPROVAL

Page: 3

TRACT MAP Tract #: TR30808

Parcel: 461-180-048

60. PRIOR TO GRADING PRMT ISSUANCE

60.BS GRADE. 14

EOT2 - REQ BMP SWPPP WQMP (cont.)

RECOMMND

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.

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.

If a Water Quality Management Plan (WQMP) is required, the owner / applicant shall submit to the Building & Safety Department, the approved project - specific Water Quality Management Plan (WQMP) and ensure that all approved water quality treatment control BMPs have been included on the grading plan.

(This Extension of Time condition may be considered "Met" if it duplicates another similar condition issued by this department)

FLOOD RI DEPARTMENT

60.FLOOD RI. 7

EOT2 - ADP FEES

RECOMMND

Tract 30808 is located within the limits of the Salt Creek Channel/Winchester/North Hemet Area Drainage Plan for which drainage fees have been adopted.

Drainage fees shall be paid with cashier's check or money order only to the District at the time of the issuance of grading permits for the approved parcels or at the time of issuance of building permits if no grading permits are issued for the parcels and may be paid, at the option of the land owner, in pro rata amounts. The amount of the drainage fee required to be paid shall be the amount that is in effect for the particular Area Drainage Plan at the time of issuance of the grading permits or issuance of the building permits if grading permits are not issued.

TRACT MAP Tract #: TR30808

Parcel: 461-180-048

60. PRIOR TO GRADING PRMT ISSUANCE

TRANS DEPARTMENT

60.TRANS. 1

EOT2 - FINAL WQMP FOR GRADING

RECOMMND

This condition would apply when grading occurs before map recordation. Prior to the issuance of a grading permit, the applicant shall submit a Water Quality Management Plan (WQMP) subject to the State Regional Water Quality Board Order No. (See watershed below) to Transportation Department for review and approval. However, the applicant may be required to comply with the latest version of the WQMP manual if required by the State Regional Water Quality Board. All water quality features shall be included on the grading plan. WQMP applicability checklist, templates, LID design requirements, and guidance can be found on-line at: [www.rcflood.org/npdes](http://www.rcflood.org/npdes). For any questions, please contact (951) 712-5494.

Watersheds: Santa Ana No. R8-2013-0024 / Santa Margarita No. R9-2010-0016 / Whitewater No. R7-2013-0011

(This Extension of Time condition may be considered "Met" if it duplicates another similar condition issued by this department)

80. PRIOR TO BLDG PRMT ISSUANCE

TRANS DEPARTMENT

80.TRANS. 4

EOT2 - WQMP AND MAINTENANCE

RECOMMND

The project shall begin constructing and installing the BMP facilities described in the approved Final WQMP. The project shall be responsible for performing all activities described in the WQMP and that copies of the approved Final WQMP are available for the future owners/occupants.

A maintenance plan and signed maintenance agreement shall be submitted to the Transportation Department for review and approval prior to issuance of occupancy permits. A maintenance organization will be established with a funding source for the permanent maintenance. The maintenance plan shall require that all BMP facilities are inspected, if required, cleaned no later than October 15 each year.

(This Extension of Time condition may be considered "Met" if it duplicates another similar condition issued by this department)

TRACT MAP Tract #: TR30808

Parcel: 461-180-048

90. PRIOR TO BLDG FINAL INSPECTION

BS GRADE DEPARTMENT

90.BS GRADE. 3 EOT2 - WQMP REQUIRED

RECOMMND

Prior to final building inspection, the applicant shall comply with the following:

1. 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 and indicated on the approved grading plan shall be constructed and installed in conformance with the approved plans and specifications.
2. 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.
3. The applicant/owner shall provide the Department of Building Safety with GPS coordinates for the location of the project - specific WQMP treatment control BMPs.
4. 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.
5. The applicant shall make payment to the Building and Safety Department for the Water Quality Management Plan (WQMP) Annual Inspection.

(This Extension of Time condition may be considered "Met" if it duplicates another similar condition issued by this department)

TRANS DEPARTMENT

90.TRANS. 11 EOT2 - WQMP COMP AND BNS REG

RECOMMND

Prior to Building Final Inspection, the applicant will be required to hand out educational materials regarding water quality, provide a engineered WQMP certification, inspection of BMPs, GPS location of BMPs, and ensure that the requirements for inspection and cleaning the BMPs are

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11:19

Riverside County LMS  
CONDITIONS OF APPROVAL

Page: 6

TRACT MAP Tract #: TR30808

Parcel: 461-180-048

90. PRIOR TO BLDG FINAL INSPECTION

90.TRANS. 11

EOT2 - WQMP COMP AND BNS REG (cont.)

RECOMMND

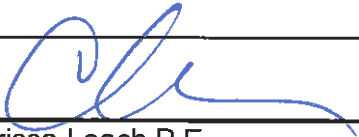
established. Additionally, the applicant will be required to register BMPs with the Transportation Department's Business Registration Division.

(This Extension of Time condition may be considered "Met" if it duplicates another similar condition issued by this department)

1.10

Agenda Item No.  
Area Plan: Harvest Valley/Winchester  
Zoning Area: Winchester  
Supervisory District: Third  
Project Planner: Tim Wheeler  
Planning Commission Hearing: April 5, 2017

TENTATIVE PARCEL MAP NO. 35671  
FIRST EXTENSION OF TIME  
Applicant: Rancon Winchester Valley 85  
c/o Daniel Stephenson

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Charissa Leach P.E.,  
Assistant TLMA Director

## COUNTY OF RIVERSIDE PLANNING DEPARTMENT EXTENSION OF TIME STAFF REPORT

The applicant of the subject case has requested an extension of time to allow the recordation of the final map to subdivide a commercial subdivision of 18.37 acres into nine (9) commercial parcels.

Unless specifically requested by the applicant, this request will not be discussed at the time it is presented to the Planning Commission as a consent calendar item.

CEQA: The subject case has conformed to the requirements of the California Environmental Quality Act, and all impacts have been analyzed in order to protect the public health, safety and welfare. No new environmental documentation is required prior to the extension of time.

GENERAL PLAN: Unless otherwise noted, the subject case had been determined to be consistent with the General Plan and all of its elements.

### REQUEST:

**FIRST EXTENSION OF TIME REQUEST for TENTATIVE PARCEL MAP NO. 35671**

### BACKGROUND:

The Tentative Parcel Map was originally approved by the Board of Supervisors on April 28, 2009 per Fast Track processing (FTA-2007-07).

The first Extension of Time was received February 10, 2016, ahead of the expiration date of April 28, 2016. The County has been negotiating conditions of approval and processing the extension of time.

A second Extension of Time was filed February 10, 2017. The second extension of time will appear on the same agenda as this first extension of time, and be acted upon subsequent to this action.





The County Planning Department, as part of the review of this Extension of Time request recommends the addition of six (6) new conditions of approval in order to be able to make a determination that the project does not adversely affect the general health, safety and welfare of the public.

The applicant was informed of these recommended conditions and has agreed to accept them. Included in this staff report package are the recommended conditions of approval, and the correspondence from the Extension of Time applicant (dated June 15, 2016) indicating the acceptance of the six (6) recommended conditions.

### **FURTHER PLANNING CONSIDERATIONS:**

**EFFECT OF Senate Bill No. 1185 (SB1185):** On July 15, 2008, AB208 was signed into law, which grants a one-time extension of existing subdivision maps so developers can build immediately when the demand for housing goes up. It gives developers an automatic 12 month extension on previously approved subdivision maps set to expire between July 15, 2008 and January 1, 2011.

**EFFECT OF Assembly Bill No. 333 (AB333):** On July 15, 2009, AB333 was signed into law, which grants a one-time extension of existing subdivision maps so developers can build immediately when the demand for housing goes up. It gives developers an automatic 24 month extension on previously approved subdivision maps set to expire between July 15, 2009 and January 1, 2012.

**EFFECT OF Assembly Bill No. 208 (AB208):** On July 13, 2011, AB208 was signed into law, which grants a one-time extension of existing subdivision maps so developers can build immediately when the demand for housing goes up. It gives developers an automatic 24 month extension on previously approved subdivision maps set to expire between July 13, 2011 and January 1, 2014.

**EFFECT OF Assembly Bill No. 116 (AB116):** On July 11, 2013, AB116 was signed into law, which grants a one-time extension of existing subdivision maps so developers can build immediately when the demand for housing goes up. It gives developers an automatic 24 month extension on previously approved subdivision maps set to expire between January 1, 2000 and July 11, 2013.

Therefore, upon an approval action by the Planning Commission, subsequent receive and file action by the Board of Supervisors, and the conclusion of the 10-day appeal period, the tentative map's expiration date will become April 28, 2017. If a final map has not been recorded prior this date, a second extension of time request must be filed 180 days prior to map expiration (which was applied for on February 10, 2017).

### **RECOMMENDATION:**

**APPROVAL of the FIRST EXTENSION OF TIME REQUEST for TENTATIVE PARCEL MAP NO. 35671**, extending the expiration date and to reflect SB1185, AB333, AB208, and AB116 benefits to April 28, 2017, subject to all the previously approved and amended Conditions of Approval with the applicant's consent.

# 1st EOT for PM35671

## Vicinity Map



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

**Notes**

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



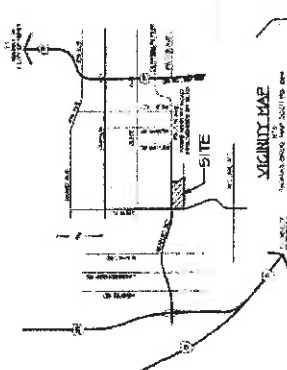
2,938 Feet

1,469



REPORT PRINTED ON... 3/21/2017 12:52:12 PM

© Riverside County RCIT GIS



**OWNER:**  
 DOMENIGONI P&K, INC.  
 10000 NEWFORT RD, SUITE 100  
 NEWPORT NEWS, VA 23601

**ENGINEER/DESIGNER:**  
 WEBB ENGINEERING, INC.  
 10000 NEWFORT RD, SUITE 100  
 NEWPORT NEWS, VA 23601

**ARCHITECT:**  
 ARCHITECTURAL DESIGN GROUP, INC.  
 10000 NEWFORT RD, SUITE 100  
 NEWPORT NEWS, VA 23601

**APPLICANT:**  
 DOMENIGONI P&K, INC.  
 10000 NEWFORT RD, SUITE 100  
 NEWPORT NEWS, VA 23601

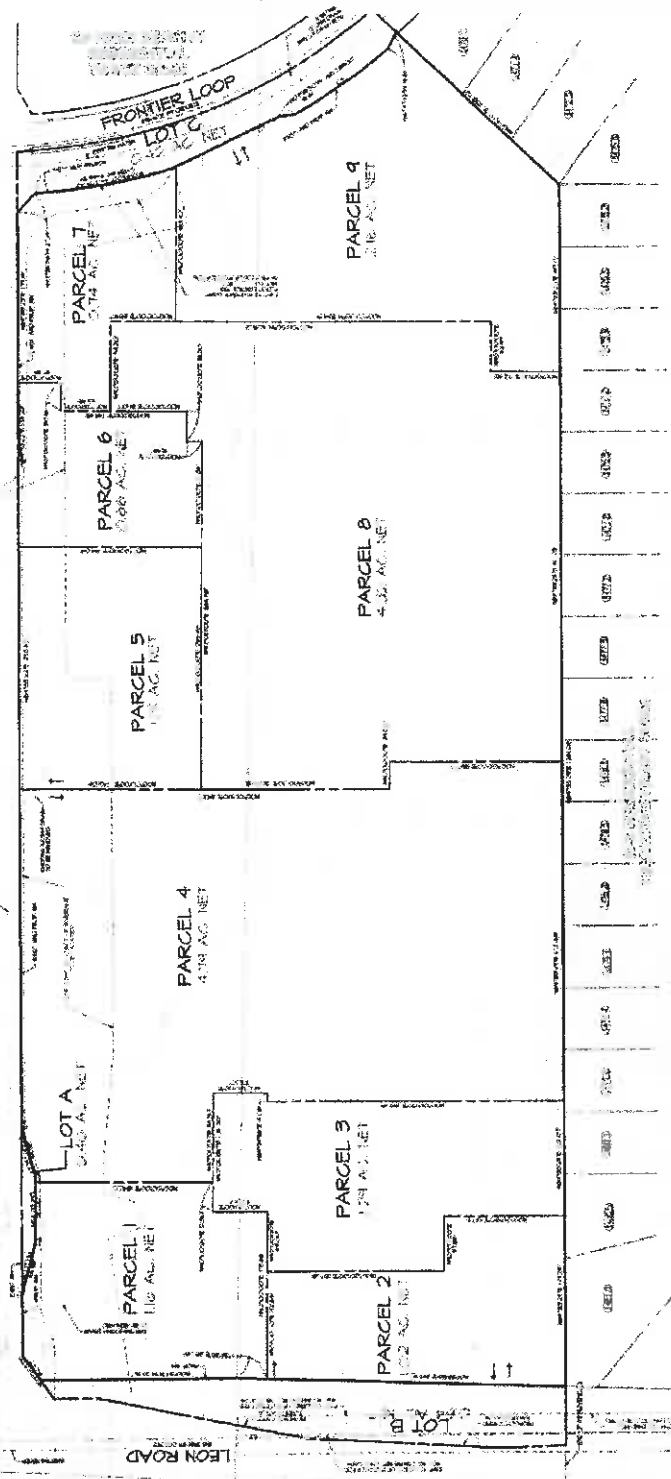
**APRIN:**  
 APPLICANT'S PRELIMINARY INFORMATION REPORT

**ACREAGE:**  
 127.76 AC.

**UTILITIES:**  
 WATER, SEWER, GAS, ELECTRIC, TELEPHONE

**SCHOOL DISTRICT:**  
 NEWPORT NEWS CITY SCHOOLS

**LEGEND:**  
 1. EXISTING ROADWAY  
 2. PROPOSED ROADWAY  
 3. EXISTING SIDEWALK  
 4. PROPOSED SIDEWALK  
 5. EXISTING CURB  
 6. PROPOSED CURB  
 7. EXISTING UTILITY  
 8. PROPOSED UTILITY



**PARCEL SUMMARY:**

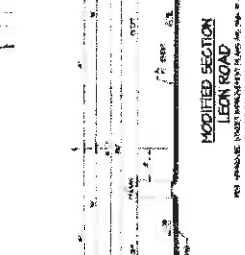
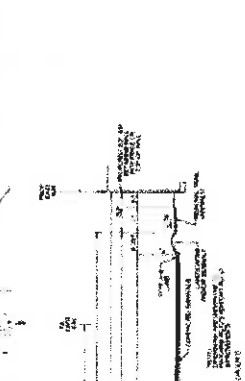
Parcel	Area (Ac)	Area (Sq Ft)
Parcel 1	1.10	47,900
Parcel 2	1.02	44,300
Parcel 3	1.29	55,800
Parcel 4	4.14	180,000
Parcel 5	1.14	49,500
Parcel 6	1.00	43,600
Parcel 7	0.74	32,300
Parcel 8	4.35	188,000
Parcel 9	2.16	93,800
<b>Lot A</b>	<b>0.40</b>	<b>17,400</b>
<b>Lot C</b>	<b>12.2</b>	<b>531,000</b>
<b>Grand Total</b>	<b>27.57</b>	<b>1,178,800</b>

**NOTES:**

1. THIS PLAN IS A PRELIMINARY PLAN AND IS SUBJECT TO THE APPROVAL OF THE LOCAL GOVERNMENT AND THE STATE DEPARTMENT OF TRANSPORTATION.
2. THE PROPOSED ROADWAY IS TO BE CONSTRUCTED IN ACCORDANCE WITH THE STANDARD SPECIFICATIONS FOR PUBLIC WORKS, LATEST EDITION.
3. THE PROPOSED SIDEWALKS AND CURBS ARE TO BE CONSTRUCTED IN ACCORDANCE WITH THE STANDARD SPECIFICATIONS FOR PUBLIC WORKS, LATEST EDITION.
4. THE PROPOSED UTILITY LINES ARE TO BE CONSTRUCTED IN ACCORDANCE WITH THE STANDARD SPECIFICATIONS FOR PUBLIC WORKS, LATEST EDITION.
5. ALL UTILITIES ARE TO BE DEEPENED AND RECONSTRUCTED TO A MINIMUM DEPTH OF 48 INCHES.
6. THERE ARE NO EXISTING UTILITY LINES UNDER THE PROPOSED ROADWAY.
7. THERE ARE NO EXISTING UTILITY LINES UNDER THE PROPOSED SIDEWALKS AND CURBS.
8. THERE ARE NO EXISTING UTILITY LINES UNDER THE PROPOSED LOT A AND LOT C.
9. ALL UTILITIES ARE TO BE DEEPENED AND RECONSTRUCTED TO A MINIMUM DEPTH OF 48 INCHES.
10. THERE ARE NO EXISTING UTILITY LINES UNDER THE PROPOSED ROADWAY.

**LAND USE ZONING:**  
 R-100 (RESIDENTIAL SINGLE-FAMILY)

**LEGAL DESCRIPTION:**  
 A CERTAIN PORTION OF THE EAST HALF OF SECTION 16, TOWNSHIP 3 NORTH, RANGE 12 WEST, COUNTY OF RIVERSIDE, STATE OF VIRGINIA, BEING THE TRACT OF LAND DESCRIBED AS PARCELS 1 THROUGH 9, LOT A AND LOT C, AS SHOWN ON THE ATTACHED PLANS.



**CURVE DATA:**

Stationing	Curve No.	Radius (ft)	Delta (deg)	Length (ft)	Chord (ft)	Offset (ft)
1+00.00	1	1000.00	30.00	173.65	173.65	0.00
2+73.65	2	1000.00	30.00	173.65	173.65	0.00
4+47.30	3	1000.00	30.00	173.65	173.65	0.00
6+20.95	4	1000.00	30.00	173.65	173.65	0.00
7+94.60	5	1000.00	30.00	173.65	173.65	0.00
9+68.25	6	1000.00	30.00	173.65	173.65	0.00
11+41.90	7	1000.00	30.00	173.65	173.65	0.00
13+15.55	8	1000.00	30.00	173.65	173.65	0.00
14+89.20	9	1000.00	30.00	173.65	173.65	0.00
16+62.85	10	1000.00	30.00	173.65	173.65	0.00
18+36.50	11	1000.00	30.00	173.65	173.65	0.00
20+10.15	12	1000.00	30.00	173.65	173.65	0.00
21+83.80	13	1000.00	30.00	173.65	173.65	0.00
23+57.45	14	1000.00	30.00	173.65	173.65	0.00
25+31.10	15	1000.00	30.00	173.65	173.65	0.00
27+04.75	16	1000.00	30.00	173.65	173.65	0.00
28+78.40	17	1000.00	30.00	173.65	173.65	0.00
30+52.05	18	1000.00	30.00	173.65	173.65	0.00
32+25.70	19	1000.00	30.00	173.65	173.65	0.00
33+99.35	20	1000.00	30.00	173.65	173.65	0.00
35+73.00	21	1000.00	30.00	173.65	173.65	0.00
37+46.65	22	1000.00	30.00	173.65	173.65	0.00
39+20.30	23	1000.00	30.00	173.65	173.65	0.00
40+93.95	24	1000.00	30.00	173.65	173.65	0.00
42+67.60	25	1000.00	30.00	173.65	173.65	0.00
44+41.25	26	1000.00	30.00	173.65	173.65	0.00
46+14.90	27	1000.00	30.00	173.65	173.65	0.00
47+88.55	28	1000.00	30.00	173.65	173.65	0.00
49+62.20	29	1000.00	30.00	173.65	173.65	0.00
51+35.85	30	1000.00	30.00	173.65	173.65	0.00
53+09.50	31	1000.00	30.00	173.65	173.65	0.00
54+83.15	32	1000.00	30.00	173.65	173.65	0.00
56+56.80	33	1000.00	30.00	173.65	173.65	0.00
58+30.45	34	1000.00	30.00	173.65	173.65	0.00
60+04.10	35	1000.00	30.00	173.65	173.65	0.00
61+77.75	36	1000.00	30.00	173.65	173.65	0.00
63+51.40	37	1000.00	30.00	173.65	173.65	0.00
65+25.05	38	1000.00	30.00	173.65	173.65	0.00
66+98.70	39	1000.00	30.00	173.65	173.65	0.00
68+72.35	40	1000.00	30.00	173.65	173.65	0.00
70+46.00	41	1000.00	30.00	173.65	173.65	0.00
72+19.65	42	1000.00	30.00	173.65	173.65	0.00
73+93.30	43	1000.00	30.00	173.65	173.65	0.00
75+66.95	44	1000.00	30.00	173.65	173.65	0.00
77+40.60	45	1000.00	30.00	173.65	173.65	0.00
79+14.25	46	1000.00	30.00	173.65	173.65	0.00
80+87.90	47	1000.00	30.00	173.65	173.65	0.00
82+61.55	48	1000.00	30.00	173.65	173.65	0.00
84+35.20	49	1000.00	30.00	173.65	173.65	0.00
86+08.85	50	1000.00	30.00	173.65	173.65	0.00
87+82.50	51	1000.00	30.00	173.65	173.65	0.00
89+56.15	52	1000.00	30.00	173.65	173.65	0.00
91+29.80	53	1000.00	30.00	173.65	173.65	0.00
93+03.45	54	1000.00	30.00	173.65	173.65	0.00
94+77.10	55	1000.00	30.00	173.65	173.65	0.00
96+50.75	56	1000.00	30.00	173.65	173.65	0.00
98+24.40	57	1000.00	30.00	173.65	173.65	0.00
100+98.05	58	1000.00	30.00	173.65	173.65	0.00
102+71.70	59	1000.00	30.00	173.65	173.65	0.00
104+45.35	60	1000.00	30.00	173.65	173.65	0.00
106+19.00	61	1000.00	30.00	173.65	173.65	0.00
107+92.65	62	1000.00	30.00	173.65	173.65	0.00
109+66.30	63	1000.00	30.00	173.65	173.65	0.00
111+39.95	64	1000.00	30.00	173.65	173.65	0.00
113+13.60	65	1000.00	30.00	173.65	173.65	0.00
114+87.25	66	1000.00	30.00	173.65	173.65	0.00
116+60.90	67	1000.00	30.00	173.65	173.65	0.00
118+34.55	68	1000.00	30.00	173.65	173.65	0.00
120+08.20	69	1000.00	30.00	173.65	173.65	0.00
121+81.85	70	1000.00	30.00	173.65	173.65	0.00
123+55.50	71	1000.00	30.00	173.65	173.65	0.00
125+29.15	72	1000.00	30.00	173.65	173.65	0.00
127+02.80	73	1000.00	30.00	173.65	173.65	0.00
128+76.45	74	1000.00	30.00	173.65	173.65	0.00
130+50.10	75	1000.00	30.00	173.65	173.65	0.00
132+23.75	76	1000.00	30.00	173.65	173.65	0.00
133+97.40	77	1000.00	30.00	173.65	173.65	0.00
135+71.05	78	1000.00	30.00	173.65	173.65	0.00
137+44.70	79	1000.00	30.00	173.65	173.65	0.00
139+18.35	80	1000.00	30.00	173.65	173.65	0.00
140+92.00	81	1000.00	30.00	173.65	173.65	0.00
142+65.65	82	1000.00	30.00	173.65	173.65	0.00
144+39.30	83	1000.00	30.00	173.65	173.65	0.00
146+12.95	84	1000.00	30.00	173.65	173.65	0.00
147+86.60	85	1000.00	30.00	173.65	173.65	0.00
149+60.25	86	1000.00	30.00	173.65	173.65	0.00
151+33.90	87	1000.00	30.00	173.65	173.65	0.00
153+07.55	88	1000.00	30.00	173.65	173.65	0.00
154+81.20	89	1000.00	30.00	173.65	173.65	0.00
156+54.85	90	1000.00	30.00	173.65	173.65	0.00
158+28.50	91	1000.00	30.00	173.65	173.65	0.00
160+02.15	92	1000.00	30.00	173.65	173.65	0.00
161+75.80	93	1000.00	30.00	173.65	173.65	0.00
163+49.45	94	1000.00	30.00	173.65	173.65	0.00
165+23.10	95	1000.00	30.00	173.65	173.65	0.00
166+96.75	96	1000.00	30.00	173.65	173.65	0.00
168+70.40	97	1000.00	30.00	173.65	173.65	0.00
170+44.05	98	1000.00	30.00	173.65	173.65	0.00
172+17.70	99	1000.00	30.00	173.65	173.65	0.00
173+91.35	100	1000.00	30.00	173.65	173.65	0.00

**AMENDED #2**  
 EAST TRACT NO. 2007-027

**MINCHESTER RANCH MARKETPLACE**  
 COUNTY OF RIVERSIDE  
 TENTATIVE PARCEL NO. 356711

**WEBB ENGINEERING, INC.**  
 10000 NEWFORT RD, SUITE 100  
 NEWPORT NEWS, VA 23601  
 TEL: 757-246-1111  
 FAX: 757-246-1112  
 WWW.WEBBENGINEERING.COM

DATE: 11/11/11  
 DRAWN BY: J. W. WEBB  
 CHECKED BY: J. W. WEBB  
 SCALE: AS SHOWN


# Extension of Time Environmental Determination

Project Case Number: PM35671  
 Original E.A. Number: EA41581  
 Extension of Time No.: First  
 Original Approval Date: April 28, 2009  
 Project Location: South of Domenigoni Parkway, west of Frontier Loop, and north of Trail Side Rd. \_\_\_\_\_

Project Description: Schedule E commercial subdivision of 18.37 acres into nine (9) commercial parcels.

On April 28, 2009, this Tentative Parcel Map and its original environmental assessment/environmental impact report was reviewed to determine: 1) whether any significant or potentially significant changes in the original proposal have occurred; 2) whether its environmental conditions or circumstances affecting the proposed development have changed. As a result of this evaluation, the following determination has been made:

<input type="checkbox"/>	I find that although the proposed project could have a significant effect on the environment, NO NEW ENVIRONMENTAL DOCUMENTATION IS REQUIRED PRIOR TO APPROVAL OF THE EXTENSION OF TIME, because all potentially significant effects (a) have been adequately analyzed in an earlier EIR or Negative Declaration pursuant to applicable legal standards and (b) have been avoided or mitigated pursuant to that earlier EIR or Negative Declaration and the project's original conditions of approval.
<input checked="" type="checkbox"/>	I find that although the proposed project could have a significant effect on the environment, and there are one or more potentially significant environmental changes or other changes to the circumstances under which the project is undertaken, NO NEW ENVIRONMENTAL DOCUMENTATION IS REQUIRED PRIOR TO APPROVAL OF THE EXTENSION OF TIME, because all potentially significant effects (a) have been adequately analyzed in an earlier EIR or Negative Declaration pursuant to applicable legal standards and (b) have been avoided or mitigated pursuant to that earlier EIR or Negative Declaration and revisions to the project's original conditions of approval which have been made and agreed to by the project proponent.
<input type="checkbox"/>	I find that there are one or more potentially significant environmental changes or other changes to the circumstances under which the project is undertaken, which the project's original conditions of approval may not address, and for which additional required mitigation measures and/or conditions of approval cannot be determined at this time. Therefore, AN ENVIRONMENTAL ASSESSMENT/INITIAL STUDY IS REQUIRED in order to determine what additional mitigation measures and/or conditions of approval, if any, may be needed, and whether or not at least one of the conditions described in California Code of Regulations, Section 15162 (necessitating a Supplemental or Subsequent E.I.R.) exist. Additionally, the environmental assessment/initial study shall be used to determine WHETHER OR NOT THE EXTENSION OF TIME SHOULD BE RECOMMENDED FOR APPROVAL.
<input type="checkbox"/>	I find that the original project was determined to be exempt from CEQA, and the proposed project will not have a significant effect on the environment, therefore NO NEW ENVIRONMENTAL DOCUMENTATION IS REQUIRED PRIOR TO APPROVAL OF THE EXTENSION OF TIME.

Signature:  \_\_\_\_\_ Date: March 20, 2017 \_\_\_\_\_  
 Tim Wheeler, Urban Regional Planner III For Charissa Leach P.E., Assistant TLMA Director



To: Tim Wheeler  
From: Dan Long  
Date: June 15, 2016  
Re: Acceptance of EOT-2 Conditions of Approval for CASE PM35671

Mr. Wheeler:

I am the applicant for the EOT Case PM35671. I accept the following conditions of approval associated with this Extension of Time Request.

1. Prior to Map Recordation  
50-E-HEALTH.1 – EOT 2 PHASE I ESA Required
2. Prior to Grading Permit – Issuance  
60-BS-GRADE.7 – EOT 2 NPDES/SWPPP  
60-BS-GRADE.8 – EOT 2 APPROVED WQMP  
60-BS-GRADE.9 – EOT 2 BMP CONST NPDES PERM  
60-BS-GRADE.10 – EOT 2 SWPPP REVIEW  
60-BS-GRADE.11 – EOT 2 IF WQMP REQUIRED
3. Prior to Building Permit - Issuance  
80-BS-GRADE.2 – EOT 2 BMP CONST NPDES PERMIT  
80-BS-GRADE.3 – EOT 2 ROUGH GRADE APPROVAL
4. Prior to Building Final Inspection  
90-BS-GRADE.1 – EOT 2 WQMP BMP INSPECTION  
90-BS-GRADE.2 – EOT 2 WQMP BMP CERT REQUIRED  
90-BS-GRADE.3 – EOT 2 WQMP GPS COORDINATES  
90-BS-GRADE.4 – EOT 2 WQMP REGISTRATION  
90-BS-GRADE.5 – EOT 2 IF WQMP REQUIRED

Regards,

A handwritten signature in black ink, appearing to be 'DL', is written over the signature line.

Dan Long  
Deputy Director of Development



To: Tim Wheeler  
 From: Dan Long  
 Date: June 15, 2016  
 Re: Acceptance of EOT-2 Conditions of Approval for CASE PM35671

Mr. Wheeler:

I am the applicant for the EOT Case PM35671. I accept the following conditions of approval associated with this Extension of Time Request.

1. Prior to Map Recordation  
 50-E-HEALTH.1 – EOT 2 PHASE I ESA Required
2. Prior to Grading Permit – Issuance  
 60-BS-GRADE.7 – EOT 2 NPDES/SWPPP  
 60-BS-GRADE.8 – EOT 2 APPROVED WQMP  
 60-BS-GRADE.9 – EOT 2 BMP CONST NPDES PERM  
~~60-BS-GRADE.10 – EOT 2 SWPPP REVIEW removed~~  
~~60-BS-GRADE.11 – EOT 2 IF WQMP REQUIRED removed~~
3. Prior to Building Permit - Issuance  
~~80-BS-GRADE.2 – EOT 2 BMP CONST NPDES PERMIT removed~~  
 80-BS-GRADE.3 – EOT 2 ROUGH GRADE APPROVAL
4. Prior to Building Final Inspection  
~~90-BS-GRADE.1 – EOT 2 WQMP BMP INSPECTION removed~~  
~~90-BS-GRADE.2 – EOT 2 WQMP BMP CERT REQUIRED removed~~  
~~90-BS-GRADE.3 – EOT 2 WQMP GPS COORDINATES removed~~  
~~90-BS-GRADE.4 – EOT 2 WQMP REGISTRATION removed~~  
 90-BS-GRADE.5 – EOT 2 IF WQMP REQUIRED

*Planning Copy  
 Strike out  
 Comments*

Regards,

Dan Long  
 Deputy Director of Development

PARCEL MAP Parcel Map #: PM35671

Parcel: 461-190-082

50. PRIOR TO MAP RECORDATION

E HEALTH DEPARTMENT

50.E HEALTH. 1 EOT1 - PHASE I ESA REQUIRED

RECOMMND

A Phase I Environmental Site Assessment is required to be submitted to the Department of Environmental Health for review and approval. Contact the Environmental Cleanup Programs at (951)-955-8980 for further information.

60. PRIOR TO GRADING PRMT ISSUANCE

BS GRADE DEPARTMENT

60.BS GRADE. 7 EOT1 - 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](http://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.

60.BS GRADE. 8 EOT1 - 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.

PARCEL MAP Parcel Map #: PM35671

Parcel: 461-190-082

60. PRIOR TO GRADING PRMT ISSUANCE

60.BS GRADE. 9 EOT1 - BMP CONST NPDES PERM

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.

80. PRIOR TO BLDG PRMT ISSUANCE

BS GRADE DEPARTMENT

80.BS GRADE. 3 EOT1 - 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



PARCEL MAP Parcel Map #: PM35671

Parcel: 461-190-082

80. PRIOR TO BLDG PRMT ISSUANCE

80.BS GRADE. 3 EOT1 - ROUGH GRADE APPROVAL (cont.)

RECOMMND

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. 5 EOT1 - IF WQMP REQUIRED

RECOMMND

Prior to final building inspection, the applicant shall comply with the following:

1. 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 and indicated on the approved grading plan shall be constructed and installed in conformance with the approved plans and specifications.

2. 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.

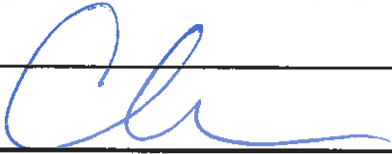
3. The applicant/owner shall provide the Department of Building Safety with GPS coordinates for the location of the project - specific WQMP treatment control BMPs.

4. 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.

5. The applicant shall make payment to the Building and Safety Department for the Water Quality Management Plan (WQMP) Annual Inspection.

Agenda Item No. 1.11  
Area Plan: Harvest Valley/Winchester  
Zoning Area: Winchester Zoning  
Supervisorial District: Third  
Project Planner: Dionne Harris  
Planning Commission Hearing: April 5, 2017

TENTATIVE PARCEL MAP NO. 35671  
SECOND EXTENSION OF TIME  
Applicant: Rancon Winchester Valley 85

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Charissa Leach P.E.  
Assistant TLMA Director

## COUNTY OF RIVERSIDE PLANNING DEPARTMENT EXTENSION OF TIME STAFF REPORT

The applicant of the subject case has requested an extension of time to allow the recordation of the final map of a Schedule 'E' commercial subdivision of 18.37 acres into nine (9) commercial parcels.

Unless specifically requested by the applicant, this request will not be discussed at the time it is presented to the Planning Director for approval.

CEQA: The subject case has conformed to the requirements of the California Environmental Quality Act, and all impacts have been analyzed in order to protect the public health, safety, and welfare. No new environmental documentation is required prior to the extension of time.

GENERAL PLAN: Unless otherwise noted, the subject case had been determined to be consistent with the General Plan and all of its elements.

### REQUEST:

**SECOND EXTENSION OF TIME REQUEST for TENTATIVE PARCEL MAP NO. 35671**

### BACKGROUND:

The Tentative Parcel Map No. 35671 was originally approved as a Fast Track 2007-07 with Conditional Use Permit No. 3569 at Board of Supervisors on April 28, 2009.

The First Extension of Time is being processed concurrently with the Second Extension of time. A First Extension of Time was filed February 10, 2016. The Second Extension of Time is being processed concurrently, but as a subsequent action, with the First Extension of Time.

The County Planning Department, as part of this Extension of Time review, recommends the addition of seven (7) new conditions of approval in order to determine that the project does not adversely affect the general health, safety, and welfare of the public.

W

The applicant was provided the recommended new conditions and is in concurrence with them. Included in this staff report package are the recommended conditions of approval, and the correspondence from the Extension of Time applicant (dated February 22, 2017) indicating the acceptance of the seven (7) recommended conditions.

**FURTHER PLANNING CONSIDERATIONS:**

**EFFECT OF Senate Bill No. 1185 (SB1185):** On July 15, 2008, AB208 was signed into law, which grants a one-time extension of existing subdivision maps so developers can build immediately when the demand for housing goes up. It gives developers an automatic 12 month extension on previously approved subdivision maps set to expire between July 15, 2008 and January 1, 2011.

**EFFECT OF Assembly Bill No. 333 (AB333):** On July 15, 2009, AB333 was signed into law, which grants a one-time extension of existing subdivision maps so developers can build immediately when the demand for housing goes up. It gives developers an automatic 24 month extension on previously approved subdivision maps set to expire between July 15, 2009 and January 1, 2012.

**EFFECT OF Assembly Bill No. 208 (AB208):** On July 13, 2011, AB208 was signed into law, which grants a one-time extension of existing subdivision maps so developers can build immediately when the demand for housing goes up. It gives developers an automatic 24 month extension on previously approved subdivision maps set to expire between July 13, 2011 and January 1, 2014.

**EFFECT OF Assembly Bill No. 116 (AB116):** On July 11, 2013, AB116 was signed into law, which grants a one-time extension of existing subdivision maps so developers can build immediately when the demand for housing goes up. It gives developers an automatic 24 month extension on previously approved subdivision maps set to expire between January 1, 2000 and July 11, 2013.

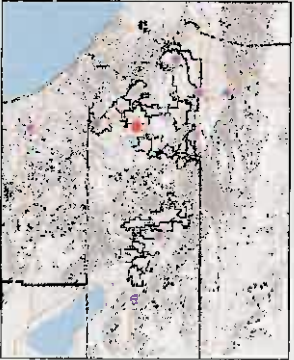
Therefore, upon an approval action by the Planning Director, subsequent receive and file action by the Board of Supervisors, and the conclusion of the 10-day appeal period, the tentative map's expiration date will become April 28, 2018. If a final map has not been recorded prior this date, a third extension of time request must be filed 180 days prior to map expiration.

**RECOMMENDATION:**

**APPROVAL the **SECOND EXTENSION OF TIME REQUEST for TENTATIVE PARCEL MAP NO. 35671**, extending the expiration date and to reflect SB1185, AB333, AB208, and AB116 benefits to April 28, 2018, subject to all the previously approved and amended Conditions of Approval.**

# 2nd Extension of Time for PM35671

## VICINITY MAP



### Legend

- City Boundaries
- Cities
- roadsanno
- highways
- HWY
- INTERCHANGE
- INTERSTATE
- OFFRAMP
- ONRAMP
- USHWY
- counties
- cities
- hydrographylines
- waterbodies
- Lakes
- Rivers
- World Street Map

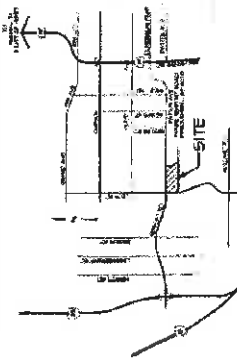
### Notes

\*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.

REPORT PRINTED ON... 3/15/2017 4:26:11 PM

© Riverside County RCIT GIS





VICINITY MAP  
PROJECT SITE IS SHOWN IN RED

**OWNER:**  
WINCHESTER RANCH MARKETPLACE  
10000 WEST 10TH AVENUE  
DENVER, CO 80202

**ENGINEER/REPAIRER:**  
WEBB ENGINEERING  
10000 WEST 10TH AVENUE  
DENVER, CO 80202

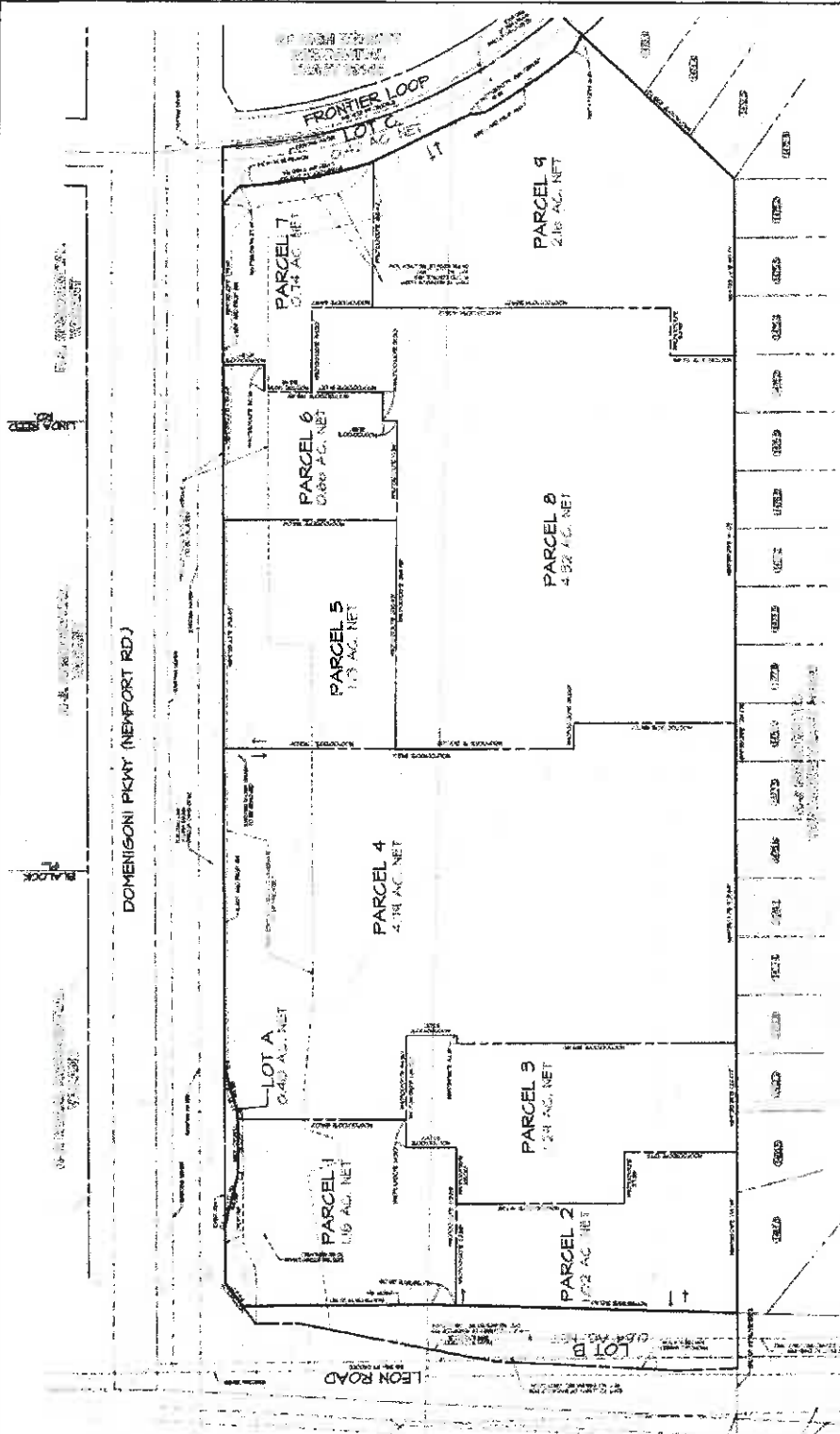
**APPLICANT:**  
WEBB ENGINEERING  
10000 WEST 10TH AVENUE  
DENVER, CO 80202

**APN:**  
021000000000000000

**UTILITIES:**  
WATER, SEWER, GAS, ELECTRIC, TELEPHONE, CABLE

**SCHOOL DISTRICT:**  
DENVER SCHOOL DISTRICT

**LEGEND:**  
PROPERTY BOUNDARIES  
EXISTING CURBS  
EXISTING DRIVEWAYS  
EXISTING SIDEWALKS  
EXISTING UTILITIES



**LAND USE / ZONING:**  
COMMERCIAL, GENERAL (C-1)

**LEGAL DESCRIPTION:**  
EAST TRACT NO. 202-007  
WINCHESTER RANCH MARKETPLACE  
TENTATIVE PARCEL NO. 956671

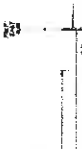
**NOTES:**

- ALL UTILITIES SHOWN ARE BASED ON RECORD PLANS AND FIELD SURVEY.
- ALL UTILITIES SHALL BE DEEPENED TO A MINIMUM OF 48" BELOW FINISHED GRADE.
- ALL UTILITIES SHALL BE PROTECTED BY CONCRETE CURBS AND SIDEWALKS.
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- ALL UTILITIES SHALL BE PROTECTED BY CONCRETE CURBS AND SIDEWALKS.

**PARCEL SUMMARY:**

PARCEL	AREA (AC)	TOTAL AREA (AC)
PARCEL 1	1.19	1.19
PARCEL 2	1.02	2.21
PARCEL 3	1.24	3.45
PARCEL 4	4.74	8.19
PARCEL 5	1.13	9.32
PARCEL 6	0.86	10.18
PARCEL 7	0.74	10.92
PARCEL 8	4.52	15.44
PARCEL 9	2.18	17.62
<b>TOTAL</b>	<b>17.74</b>	<b>17.74</b>

**MODIFIED SECTION**



**TYPICAL SECTION**



**CURVE DATA:**

STATION	PC	PT	PI	LC	EA	EB	EC	EA	EB	EC
1+00	1+00	1+00	1+00	1+00	1+00	1+00	1+00	1+00	1+00	1+00
2+00	2+00	2+00	2+00	2+00	2+00	2+00	2+00	2+00	2+00	2+00
3+00	3+00	3+00	3+00	3+00	3+00	3+00	3+00	3+00	3+00	3+00
4+00	4+00	4+00	4+00	4+00	4+00	4+00	4+00	4+00	4+00	4+00
5+00	5+00	5+00	5+00	5+00	5+00	5+00	5+00	5+00	5+00	5+00
6+00	6+00	6+00	6+00	6+00	6+00	6+00	6+00	6+00	6+00	6+00
7+00	7+00	7+00	7+00	7+00	7+00	7+00	7+00	7+00	7+00	7+00
8+00	8+00	8+00	8+00	8+00	8+00	8+00	8+00	8+00	8+00	8+00
9+00	9+00	9+00	9+00	9+00	9+00	9+00	9+00	9+00	9+00	9+00
10+00	10+00	10+00	10+00	10+00	10+00	10+00	10+00	10+00	10+00	10+00

**AMENDED #2**  
EAST TRACT NO. 202-007  
WINCHESTER RANCH MARKETPLACE  
COUNTY OF RIVERSIDE  
TENTATIVE PARCEL NO. 956671

**WEBB ENGINEERING**  
10000 WEST 10TH AVENUE  
DENVER, CO 80202  
TEL: 303.733.1111  
WWW.WEBBENGINEERING.COM

DATE: 10/15/2010  
DRAWN BY: J. J. JENSEN  
CHECKED BY: J. J. JENSEN  
SCALE: AS SHOWN  
SHEET NO. 1 OF 1

# Extension of Time Environmental Determination

Project Case Number: PM35671

Original E.A. Number: 41581

Extension of Time No.: Second

Original Approval Date: April 28, 2009

Project Location: Southerly of Domenigoni Parkway, westerly of Frontier Loop, and northerly of Trail Side Rd.

Project Description: Schedule 'E' commercial subdivision of 18.37 acres into nine (9) commercial parcels.

On April 24, 2008, this Tentative Parcel Map and its original environmental assessment/environmental impact report was reviewed to determine: 1) whether any significant or potentially significant changes in the original proposal have occurred; 2) whether its environmental conditions or circumstances affecting the proposed development have changed. As a result of this evaluation, the following determination has been made:

<input type="checkbox"/>	I find that although the proposed project could have a significant effect on the environment, <b>NO NEW ENVIRONMENTAL DOCUMENTATION IS REQUIRED PRIOR TO APPROVAL OF THE EXTENSION OF TIME</b> , because all potentially significant effects (a) have been adequately analyzed in an earlier EIR or Negative Declaration pursuant to applicable legal standards and (b) have been avoided or mitigated pursuant to that earlier EIR or Negative Declaration and the project's original conditions of approval.
<input checked="" type="checkbox"/>	I find that although the proposed project could have a significant effect on the environment, and there are one or more potentially significant environmental changes or other changes to the circumstances under which the project is undertaken, <b>NO NEW ENVIRONMENTAL DOCUMENTATION IS REQUIRED PRIOR TO APPROVAL OF THE EXTENSION OF TIME</b> , because all potentially significant effects (a) have been adequately analyzed in an earlier EIR or Negative Declaration pursuant to applicable legal standards and (b) have been avoided or mitigated pursuant to that earlier EIR or Negative Declaration and revisions to the project's original conditions of approval which have been made and agreed to by the project proponent.
<input type="checkbox"/>	I find that there are one or more potentially significant environmental changes or other changes to the circumstances under which the project is undertaken, which the project's original conditions of approval may not address, and for which additional required mitigation measures and/or conditions of approval cannot be determined at this time. Therefore, <b>AN ENVIRONMENTAL ASSESSMENT/INITIAL STUDY IS REQUIRED</b> in order to determine what additional mitigation measures and/or conditions of approval, if any, may be needed, and whether or not at least one of the conditions described in California Code of Regulations, Section 15162 (necessitating a Supplemental or Subsequent E.I.R.) exist. Additionally, the environmental assessment/initial study shall be used to determine <b>WHETHER OR NOT THE EXTENSION OF TIME SHOULD BE RECOMMENDED FOR APPROVAL</b> .
<input type="checkbox"/>	I find that the original project was determined to be exempt from CEQA, and the proposed project will not have a significant effect on the environment, therefore <b>NO NEW ENVIRONMENTAL DOCUMENTATION IS REQUIRED PRIOR TO APPROVAL OF THE EXTENSION OF TIME</b> .

Signature: *Dionne Harris*  
 Dionne Harris, Urban Regional Planner I

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



## THE RANCON GROUP

41391 Kalmia Street, Suite 200 • Murrieta, CA 92562 Tel 951.696.0600 Fax 951.834.9801 www.rancongroup.com

To: Dionne Harris  
From: Dan Long  
Date: February 22, 2017  
Re: Acceptance of EOT-2 Conditions of Approval for CASE PM35671

Ms. Harris:

I am the applicant for the EOT Case PM35671. I accept the following conditions of approval associated with this Extension of Time Request.

### Accepted EOT-2 Conditions

1. Prior to Map Recordation
  - 50-E-HEALTH.2 – EOT 2 WATER AND SEWER WILL SERVE
  - 50.E-HEALTH.3 – EOT 2 SOLID WASTE SERVICE
  - 50.E-HEALTH.4 – EOT 2 ENV CLEAN UP PROGRAM
  - 50.FLOOD RI.11 – EOT 2 SUBMIT WQMP
  - 50.TRANS.19 – FINAL WQMP
  - 50.TRANS.20 – WQMP ACCESS AND MAINTENANCE
2. Prior to Grading Permit – Issuance
  - 60-BS-GRADE.12 EOT 2 BMP CONST NPDES PERMIT
  - 60-BS-GRADE.13 EOT 2 SWPPP REVIEW
  - 60-BS-GRADE.14 – EOT 2 IF WQMP REQUIRED
  - 60.TRANS.1 – EOT 2 FINAL WQMP FOR GRADING
3. Prior to Building Permit - Issuance
  - 80-BS-TRANS.1 – IMPLEMENT WQMP
  - 80-BS-TRANS.2 – ESTAB WQMP MAINTENANCE ENTITY
4. Prior to Building Final Inspection
  - 90-BS-GRADE.6 – EOT 2 IF WQMP REQUIRED
  - 90-BS-TRANS.9 – EOT 2 WQMP COMPLETION
  - 90-BS-TRANS.10 – EOT 2 WQMP REGISTRATION

Regards,

Dan Long  
Director of Development



# THE RANCON GROUP

41391 Kalmia Street, Suite 200 • Murrieta, CA 92562 Tel 951.696.0600 Fax 951.834.9801 www.rancongroup.com

To: Dionne Harris  
From: Dan Long  
Date: February 22, 2017  
Re: Acceptance of EOT-2 Conditions of Approval for CASE PM35671

Ms. Harris:

I am the applicant for the EOT Case PM35671. I accept the following conditions of approval associated with this Extension of Time Request.

## Accepted EOT-2 Conditions

1. Prior to Map Recordation  
~~50-E-HEALTH.2 – EOT 2 WATER AND SEWER WILL SERVE~~  
~~50-E-HEALTH.3 – EOT 2 SOLID WASTE SERVICE~~ Included in condition 50. E HEALTH. 1  
~~50-E-HEALTH.4 – EOT 2 ENV CLEAN UP PROGRAM~~  
~~50.FLOOD RL.11 – EOT 2 SUBMIT WQMP REMOVED~~  
50.TRANS.19 – FINAL WQMP  
~~50.TRANS.20 – WQMP ACCESS AND MAINTENANCE~~ Included in condition 50. TRANS. 19
2. Prior to Grading Permit – Issuance  
60-BS-GRADE.12 EOT 2 BMP CONST NPDES PERMIT  
~~60-BS-GRADE.13 EOT 2 SWPPP REVIEW~~ Included in condition 60. BS GRADE. 13  
~~60-BS-GRADE.14 – EOT 2 IF WQMP REQUIRED~~ Included in condition 60. BS GRADE. 13  
60.TRANS.1 – EOT 2 FINAL WQMP FOR GRADING
3. Prior to Building Permit - Issuance  
80-BS-TRANS.1 – IMPLEMENT WQMP  
~~80-BS-TRANS.2 – ESTAB WQMP MAINTENANCE ENTITY~~ Included in condition 80. TRANS. 1
4. Prior to Building Final Inspection  
90-BS-GRADE.6 – EOT 2 IF WQMP REQUIRED  
90-BS-TRANS.9 – EOT 2 WQMP COMPLETION  
~~90-BS-TRANS.10 – EOT 2 WQMP REGISTRATION~~ Included in condition 90. TRANS. 9

Regards,

Dan Long  
Director of Development

*Planning  
Department  
DH*



PARCEL MAP Parcel Map #: PM35671

Parcel: 461-190-082

50. PRIOR TO MAP RECORDATION

E HEALTH DEPARTMENT

50.E HEALTH. 2 EOT2 - REQ E HEALTH DOCUMENTS

RECOMMND

Prior to map recordation, provide the following documents to the Riverside County Environmental Health Department:

1. Provide current documentation from the appropriate purveyor(s) for the establishment of water and/or sewer service for this project.

2. Provide documentation from an approved waste hauler in regards to solid waste service. Please call (951)955-8980 for additional details.

3. Provide written clearance from DEH Environmental Cleanup Programs. Please note that an Environmental Site Assessment, Phase 1 study may be required at their discretion. For further information, please contact (951) 955-8982.

(This Extension of Time condition may be considered "Met" if it duplicates another similar condition issued by this department)

TRANS DEPARTMENT

50.TRANS. 19 EOT2 - FINAL ACCESS AND MAINT

RECOMMND

Prior to the map recordation, the applicant shall submit a Water Quality Management Plan (WQMP) subject to the State Regional Water Quality Board Order No. (See watershed below) to Transportation Department for review and approval. However, the applicant may be required to comply with the latest version of the WQMP manual if required by the State Regional Water Quality Board. All water quality features shall be included on the grading plan. WQMP applicability checklist, templates, LID design requirements, and guidance can be found on-line at: [www.rcflood.org/npdes](http://www.rcflood.org/npdes). For any questions, please contact (951) 712-5494.

Watersheds: Santa Ana No. R8-2013-0024 / Santa Margarita No. R9-2010-0016 / Whitewater No. R7-2013-0011

Additionally, prior to the map recordation, the applicant shall ensure that BMP facilities are placed in dedicated easements and that sufficient legal access to the BMPs are

PARCEL MAP Parcel Map #: PM35671

Parcel: 461-190-082

50. PRIOR TO MAP RECORDATION

50.TRANS. 19 EOT2 - FINAL ACCESS AND MAINT (cont.) RECOMMND

provided. This requirement is for both onsite and offsite property.

(This Extension of Time condition may be considered "Met" if it duplicates another similar condition issued by this department)

60. PRIOR TO GRADING PRMT ISSUANCE

BS GRADE DEPARTMENT

60.BS GRADE. 12 EOT2 - REQ BMP SWPPP WQMP 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.

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.

If a Water Quality Management Plan (WQMP) is required, the owner / applicant shall submit to the Building & Safety Department, the approved project - specific Water Quality Management Plan (WQMP) and ensure that all approved water quality treatment control BMPs have been included on the grading plan.

(This Extension of Time condition may be considered "Met" if it duplicates another similar condition issued by this department)

PARCEL MAP Parcel Map #: PM35671

Parcel: 461-190-082

60. PRIOR TO GRADING PRMT ISSUANCE

TRANS DEPARTMENT

60.TRANS. 1 EOT2 - FINAL WQMP FOR GRADING

RECOMMND

This condition would apply when grading occurs before map recordation. Prior to the issuance of a grading permit, the applicant shall submit a Water Quality Management Plan (WQMP) subject to the State Regional Water Quality Board Order No. (See watershed below) to Transportation Department for review and approval. However, the applicant may be required to comply with the latest version of the WQMP manual if required by the State Regional Water Quality Board. All water quality features shall be included on the grading plan. WQMP applicability checklist, templates, LID design requirements, and guidance can be found on-line at: [www.rcflood.org/npdes](http://www.rcflood.org/npdes). For any questions, please contact (951) 712-5494.

Watersheds: Santa Ana No. R8-2013-0024 / Santa Margarita No. R9-2010-0016 / Whitewater No. R7-2013-0011

(This Extension of Time condition may be considered "Met" if it duplicates another similar condition issued by this department)

80. PRIOR TO BLDG PRMT ISSUANCE

TRANS DEPARTMENT

80.TRANS. 1 EOT2 -WQMP AND MAINTENANCE

RECOMMND

The project shall begin constructing and installing the BMP facilities described in the approved Final WQMP. The project shall be responsible for performing all activities described in the WQMP and that copies of the approved Final WQMP are available for the future owners/occupants.

A maintenance plan and signed maintenance agreement shall be submitted to the Transportation Department for review and approval prior to issuance of occupancy permits. A maintenance organization will be established with a funding source for the permanent maintenance. The maintenance plan shall require that all BMP facilities are inspected, if required, cleaned no later than October 15 each year.

(This Extension of Time condition may be considered "Met" if it duplicates another similar condition issued by this department)

PARCEL MAP Parcel Map #: PM35671

Parcel: 461-190-082

90. PRIOR TO BLDG FINAL INSPECTION

BS GRADE DEPARTMENT

90.BS GRADE. 6 EOT2 - WQMP REQUIRED

RECOMMND

Prior to final building inspection, the applicant shall comply with the following:

1. 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 and indicated on the approved grading plan shall be constructed and installed in conformance with the approved plans and specifications.
2. 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.
3. The applicant/owner shall provide the Department of Building Safety with GPS coordinates for the location of the project - specific WQMP treatment control BMPs.
4. 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.
5. The applicant shall make payment to the Building and Safety Department for the Water Quality Management Plan (WQMP) Annual Inspection.

(This Extension of Time condition may be considered "Met" if it duplicates another similar condition issued by this department)

TRANS DEPARTMENT

90.TRANS. 9 EOT2 - WQMP COMP AND BNS REG

RECOMMND

Prior to Building Final Inspection, the applicant will be required to hand out educational materials regarding water quality, provide a engineered WQMP certification, inspection of BMPs, GPS location of BMPs, and ensure that the requirements for inspection and cleaning the BMPs are

03/21/17  
17:00

Riverside County LMS  
CONDITIONS OF APPROVAL

Page: 5

PARCEL MAP Parcel Map #: PM35671

Parcel: 461-190-082

90. PRIOR TO BLDG FINAL INSPECTION

90.TRANS. 9

EOT2 - WQMP COMP AND BNS REG (cont.)

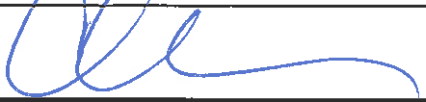
RECOMMND

established. Additionally, the applicant will be required to register BMPs with the Transportation Department's Business Registration Division.

(This Extension of Time condition may be considered "Met" if it duplicates another similar condition issued by this department)

Agenda Item No.: 1.12  
Area Plan: Elsinore  
Zoning District: Lakeland Village  
Supervisory District: First  
Project Planner: Tim Wheeler  
Planning Commission: April 5, 2017

PLOT PLAN NO. 26076  
CEQA Exempt  
Applicant: SBA Steel LLC  
Engineer/Representative: W-T Communication  
Design Group c/o Andrea Urbas



Charissa Leach, P.E.  
Assistant TLMA Director

## COUNTY OF RIVERSIDE PLANNING DEPARTMENT NOTICE OF DECISION STAFF REPORT

### PROJECT DESCRIPTION AND LOCATION:

Plot Plan No. 26076 proposes to utilize and re-permit an existing abandoned wireless communication facility which consists of a 62-foot-high tower, disguised as a pine tree with twelve (12) antennas, twelve (12) Remote Radio Units, one (1) parabolic antenna, two (2) RAYCAP boxes, two (2) Global Position System antennas attached to an existing equipment room and the replacement of two (2) existing A/C units with two (2) new A/C units inside the existing abandoned 480 sq. ft. lease area.

Ordinance No. 348.4818 requires the Planning Director file a "Notice of Decision" before Planning Commission with an accompanying report of the Director's Hearing approved on March 6, 2017.

The subject property is currently used as the Riverside County Lakeland Village Fire Station located at 17521 Grand Avenue Lake Elsinore, CA.

### RECOMMENDATION:

RECEIVE AND FILE the Notice of Decision for the above referenced case acted on by the Planning Director on March 6, 2017.

**The Planning Department recommended APPROVAL; and,  
THE PLANNING DIRECTOR:**

FOUND PLOT PLAN NO. 26076 EXEMPT from the California Environmental Quality Act (CEQA) pursuant to State CEQA Guidelines Section 15301 (Existing Facilities) and Section 15302 (Replacement or Reconstruction) based on the findings and conclusions provided in this staff report; and,

APPROVED PLOT PLAN NO. 26076, subject to the attached conditions of approval, and based upon the findings and conclusions incorporated in the staff report.

### BACKGROUND:

Plot Plan No. 26076 proposes to utilize and re-permit an existing abandoned wireless communication facility which consists of a 62-foot-high tower, disguised as a pine tree with twelve (12) antennas, twelve (12) Remote Radio Units, one (1) parabolic antenna, two (2) RAYCAP boxes, two (2) Global Position System antennas attached to an existing equipment room and the replacement of two (2) existing A/C units with two (2) new A/C units inside the existing abandoned 480 sq. ft. lease area. The subject

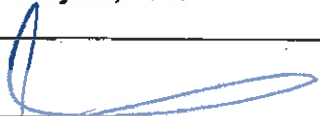
property is currently used as the Riverside County Lakeland Village Fire Station located at 17521 Grand Avenue Lake Elsinore, CA.

This site was previously approved for a disguised wireless facility (monopine) under approved Plot Plan No. 20281 dated October 17, 2005. Permits were issued and finalized for the construction of the disguised wireless facility by permit numbers BNR050234, BXX062320, and BEL051384. As the wireless facility never had a co-location permit filed or an extension of time applied for prior to the 10 year expiration date, it has expired.

This project was heard at the Director's Hearing dated February 6, 2017. The Indemnification Agreement was not completed by that date and was continued to February 27, 2017 to allow the applicant to complete the Indemnification Agreement. On February 27, 2017, the Indemnification Agreement still wasn't completed and the project was continued to March 6, 2017. The Indemnification Agreement has now been completed and is included this report package.

Agenda Item No.: 2.1  
Area Plan: Elsinore  
Zoning District: Lakeland Village  
Supervisory District: First  
Project Planner: Tim Wheeler  
Director's Hearing: February 27, 2017  
Continued From: February 6, 2017 and  
February 27, 2017

PLOT PLAN NO. 26076  
CEQA Exempt  
Applicant: SBA Steel LLC  
Engineer/Representative: W-T Communication  
Design Group c/o Andrea Urbas



Juan C. Perez  
TLMA Director

**COUNTY OF RIVERSIDE PLANNING DEPARTMENT  
STAFF REPORT**

**PROJECT DESCRIPTION AND LOCATION:**

Plot Plan No. 26076 proposes to utilize and re-permit an existing abandoned unmanned wireless communication facility that is proposed to consist of the existing 62-foot-high tower disguised as a pine tree with twelve (12) antennas, twelve (12) Remote Radio Units, one (1) parabolic antenna, two (2) RAYCAP boxes, two (2) Global Position System antennas attached to an existing equipment room, and replace two (2) existing A/C unit with two (2) new A/C units within the existing abandoned 480 sq. ft. lease area.

The subject property is currently used as the Riverside County Lakeland Village Fire Station located at 17521 Grand Avenue Lake Elsinore, CA.

**BACKGROUND:**

This site was previously approved for a disguised wireless facility (monopine) under approved Plot Plan No. 20281 dated October 17, 2005. Permits were issued and final for the construction of the disguised wireless facility by permit numbers BNR050234, BXX062320, and BEL051384. As the wireless facility never had a co-location permit filed or an extension of time applied for prior to the 10 year expiration date, it has expired.

This project was heard at the Director's Hearing dated February 6, 2017. The Indemnification Agreement was not completed by that date and was continued to February 27, 2017 to allow the applicant to complete the Indemnification Agreement. On February 27, 2017, the Indemnification Agreement still wasn't completed and the project was continued to March 6, 2017. As of the time this report, the applicant is getting the required notarized signatures on the agreement to have it completed by the time of the hearing.

**SUMMARY OF FINDINGS:**

- |                                       |  |
|---------------------------------------|--|
| 1. Existing General Plan Land Use:    | Community Development: Commercial Retail (CD: CR)  |
| 2. Surrounding General Plan Land Use: | Community Development: Commercial Retail (CD: CR) to the west and south; Community Development: Medium Density Residential (CD: MDR) to the east and north |



- |                            |  |
|----------------------------|--|
| 3. Existing Zoning:        | General Commercial (C-1/C-P)   |
| 4. Surrounding Zoning:     | General Commercial (C-1/C-P) to the north, south east, and west  |
| 5. Existing Land Use:      | County of Riverside Fire Station (Lakeland Village)  |
| 6. Surrounding Land Use:   | Single Family Residences to the north and south;<br>Vacant Land to the east and west   |
| 7. Project Data:           | Total Acreage: 1.15 acres<br>Lease area: 480 sq. ft.   |
| 8. Environmental Concerns: | Exempt from CEQA per Categorical Exemptions California Code of Regulations, title 14 ("State CEQA Guidelines"), Sections 15301 (Existing Facilities) and 15302 (Replacement or Reconstruction) |

**RECOMMENDATIONS:**

**FIND PLOT PLAN NO. 26076 EXEMPT** from the California Environmental Quality Act (CEQA) pursuant to State CEQA Guidelines Section 15301 (Existing Facilities) and Section 15302 (Replacement or Reconstruction) based on the findings and conclusions provided in this staff report; and,

**APPROVE PLOT PLAN NO. 26076**, subject to the attached conditions of approval, and based upon the findings and conclusions incorporated in the staff report.

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

1. The project site has the General Plan Land Use Designation of Community Development: Commercial Retail (CD: CR) (0.20 – 0.35 FAR) in the Elsinore Area Plan,.
2. The proposed use, a disguised wireless communication facility, is consistent with Community Development: Commercial Retail (CD: CR) designation which allows for development of single family detached residences, agriculture uses, and small scale commercial uses, such as wireless communication facilities.
3. The project site is surrounded by properties with General Plan Land Use Designations of Community Development: Commercial Retail (CD: CR) (0.20 – 0.35 FAR) to the west and south, Community Development: Medium Density Residential (CD: MDR) (2 - 5 da/ac) to the east and north.
4. The zoning classification for the subject site is General Commercial (C-1/C-P). The proposed use, a disguised wireless communication facility, is a permitted use, subject to approval of a plot plan, in that zone.
5. The project site is surrounded by properties which have zoning classification of General Commercial (C-1/C-P) to the north, south, east and west.

6. The subject property consists of a County of Riverside Fire Station (Lakeland Village). No other uses occur on the project site.
7. This disguised wireless communication facility project has met the requirements for approval per Section 19.404C; has met the processing requirements per Section 19.409; and is consistent with the development standards set forth in Section 19.410 for Ordinance No. 348, Article XIXg (Wireless Communication Facilities) based on the following:
  - a. The existing disguised wireless communication facility was designed and is still designed to be minimally visually intrusive per the following: It is disguised as a pine tree, allowing it to blend in with the surrounding area; the supporting equipment and enclosure is architecturally compatible with the surrounding area; the existing use is located within a County of Riverside Fire Station property and screened from view. This application has met the application requirements, processing requirements, and requirements for approval, location, and development standards set forth in Article 19g and Section 18.30 of Ordinance No. 348.
  - b. All required documentation for processing pursuant to Ordinance No. 348 Section 19.409 have been submitted, including a fully executed lease agreement, which was received and processed with the County of Riverside's Economic Development Agency, Real Estate Division, to re-establish the use of a disguised wireless communication facility.
  - c. The disguised wireless communication facility proposed is to re-establish a previously entitled wireless facility. Landscaping, parking, viewshed and treatment of the site is the same as it was originally approved under expired Plot Plan No. 20281. Since this entitlement was not extended by the previous tenant, this proposed plot plan was needed to re-establish the use.
  - d. The disguised wireless communication facility is located on a parcel zoned C-1/C-P. The project's zone classification is classified as non-residential. A disguised wireless communication facility in a non-residential zone classification must not exceed 70 feet in height. The proposed disguised monopine is 62 feet in height, not exceeding the maximum height for a non-residential zone classification.
  - e. Because the project is re-permitting an existing, developed site, there will be no disturbance to the natural landscape, and therefore disturbance to the natural landscape is not only minimized, but fully avoided.
  - f. The disguised wireless communication facility has existing walls from the fire station or previous wireless facility entitlement. No new walls or fencing is proposed for the re-permitting of the wireless facility.
  - g. The re-permitting of this disguised wireless communication facility will not impact the surrounding community or disturb any biological resources than what was previously permitted by Plot Plan No. 20281. Nothing currently has changed or will change at the site location.
  - h. The disguised wireless communication facility is setback approximately 95 feet from any habitable dwelling. The disguised wireless communication facility needs to be setback a distance equal to 125% of the height of the facility. With the height of the facility being 62 feet, the distance would need to be equal to 77.5 feet from a habitable dwelling. The nearest habitable dwelling is 95 feet away, and therefore the monopine exceeds the required setback distance.

- i. The project site has two (2) existing light posts for the Fire Station. No additional outside lighting is proposed for this project.
  - j. The disguised wireless communication facility will use the existing paved access of the Fire Station and parking lot for the minimal use of maintenance of the facility as needed.
  - k. The disguised wireless communication facility will use the previously approved areas for power and communication lines that was approved under Plot Plan No. 20281. Only changes will be for the updated equipment at those locations per approved Plot Plan No. 26076.
  - l. The disguised wireless communication facility is not roof mounted. All facilities and equipment will be installed in the same area and location as under the previous entitlement. This site is not a roof mounted facility project.
  - m. There is an existing equipment room that was previously used for the previous entitled wireless facility. Said equipment room again is being used for this re-establishment of a wireless facility. Total lease area including the monopine is 480 sq. ft.
  - n. The disguised wireless communication facility will be supported by two (2) new A/C units and equipment cabinets inside the existing equipment room on site. The equipment room is painted to match the existing storage building and consistent with the Fire Station itself and the surroundings of the area.
  - o. A standard condition of approval has been added to ensure that all noise produced by the disguised wireless communication facility will not exceed 60 decibels at the property line or 45 decibels inside the nearest dwelling, which is approximately 95 feet away.
8. This project is located within Lake Elsinore's Sphere of Influence. The City of Lake Elsinore was previously noticed under the original entitlement (per Plot Plan No. 20281) and no comments were received by the City at that time. Under Ordinance No. 348 Section 19.409.D, when a proposed wireless communication facility would be located within the sphere of influence of any city within the County and/or within one mile of city limits, Planning staff must transmit the application to the affected city for review and comment if a public hearing is required by Ordinance No. 348 Article 19g. For residential zoning classifications, no public hearing is required unless a property owner requests a public hearing. Because this project is in a residential zoning classification and no property owner has requested a hearing, there was no requirement to transmit this application to the City of Lake Elsinore, and, consistent with these provisions and given that this is the re-establishment of a prior use with no physical changes except the replacement of equipment in an area that is screened from view, no application was transmitted.
9. The proposed disguised wireless communication facility is within a Flood Plain. However, no additional construction to the proposed site, other than new antennas, replacement of A/C units, and equipment added or replaced in the existing enclosed equipment room, no further review was determined by Flood or Planning for this project.
10. The proposed disguised wireless facility is located within a Very High Fire Area. Most of the surrounding area and parcel(s) are developed with residences; and the project site is currently used as Lakeland Village Fire Station. The facility is at the rear of the fire station property.

11. The proposed project has been determined to be categorically exempt from CEQA, as set forth per Section 15301 (Existing Facilities) of the CEQA Guidelines. Section 15301 exempts the operation, repair, maintenance, permitting, leasing, licensing, or minor alteration of existing structures, facilities, mechanical equipment, or topographical features involving negligible or no expansion of use beyond that existing at the time of the lead agency's determination. Examples of this exemption include but are not limited to (a) interior or exterior alterations involving such things as electrical conveyances, (b) existing facilities of both investor or publicly owned utilities used to provide electrical power, natural gas, sewerage, or other public utility services and (d) restoration or rehabilitation of deteriorated or damaged structures, facilities, or mechanical equipment to meet current standards of public health and safety. The proposed project is exempt under Section 15301 because it is restoring the previous use of a disguised wireless facility as a monopine, without increasing the previous lease area and with no expansion of use beyond that existing previously. This will re-establish wireless communication utility services for the residents in the surrounding neighborhood(s).
12. The proposed project has also been determined to be categorically exempt from CEQA, as set forth per Section 15302 (Replacement or Reconstruction) of the CEQA Guidelines. Section 15302 exempts the replacement or reconstruction of existing structures and facilities and will have the substantially the same purpose and capacity as the structures replaced. Examples of this exemption include but are not limited to (c) replacement or reconstruction of existing utility systems or facilities involving negligible or no expansion of capacity. The proposed project is exempt under Section 15302 because it is replacing the previous utility system or facility with minor amounts of replaced equipment and is a new utility or facility of the same use by a new provider and without expansion of the capacity. This will re-establish utility services for the residents in the surrounding neighborhood(s).
13. Because all aspects of the project are exempt under Sections 15301 and 15302, 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 the Section 15301 or 15302 exemptions applies.

**CONCLUSIONS:**

1. The proposed project is in conformance with the Community Development: Commercial Retail (CD: CR) Land Use Designation, and with all other elements of the Riverside County General Plan.
2. The proposed project is consistent with the General Commercial (C-1/C-P) zoning classification of Ordinance No. 348, and with all other applicable provisions of Ordinance No. 348.
3. The public's health, safety, and general welfare are protected through project design.
4. The proposed project is compatible with the present and future logical development of the area.
5. The proposed project is exempt from CEQA and will not have a significant effect on the environment.

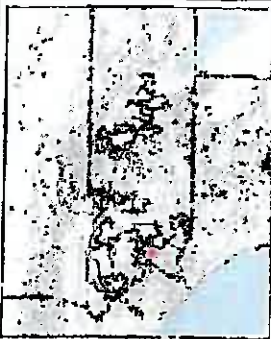
6. The proposed project will not preclude reserve design for the Western Riverside County Multiple Species Habitat Conservation Plan (WRCMSHCP).

**INFORMATIONAL ITEMS:**

1. As of this writing, no letters, in support or opposition have been received.
  
2. The project site is not located within:
  - a. An area drainage plan, or dam inundation area; or
  - b. The WRCMSHCP; or
  - c. The Stephens Kangaroo Rat Fee Area or Core Reserve Area; or,
  - d. A County Service Area (CSA); or
  - e. Not within an airport influence area or airport compatibility zone; or
  
3. The project site is located within:
  - a. The City of Lake Elsinore sphere of influence; and;
  - b. A 100-year flood plain; and
  - c. A Very High Fire Area; and
  - d. Zone B, 34.09 miles from Mt. Palomar Observatory (Ord. 655); and
  - e. An area with moderate potential for liquefaction; and
  
4. The subject site is currently designated as Assessor's Parcel Number 381-252-009.

# Vicinity Map

PP26076



- Legend**
- City Boundaries
  - Cities
  - roads
  - Highways
  - HWY
  - INTERCHANGE
  - INTERSTATE
  - OFFRAMP
  - ONRAMP
  - US HWY
  - counties
  - cities
  - hydrographylines
  - 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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# Land Use Map

PP26076



## Legend

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

## Notes

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948 Feet

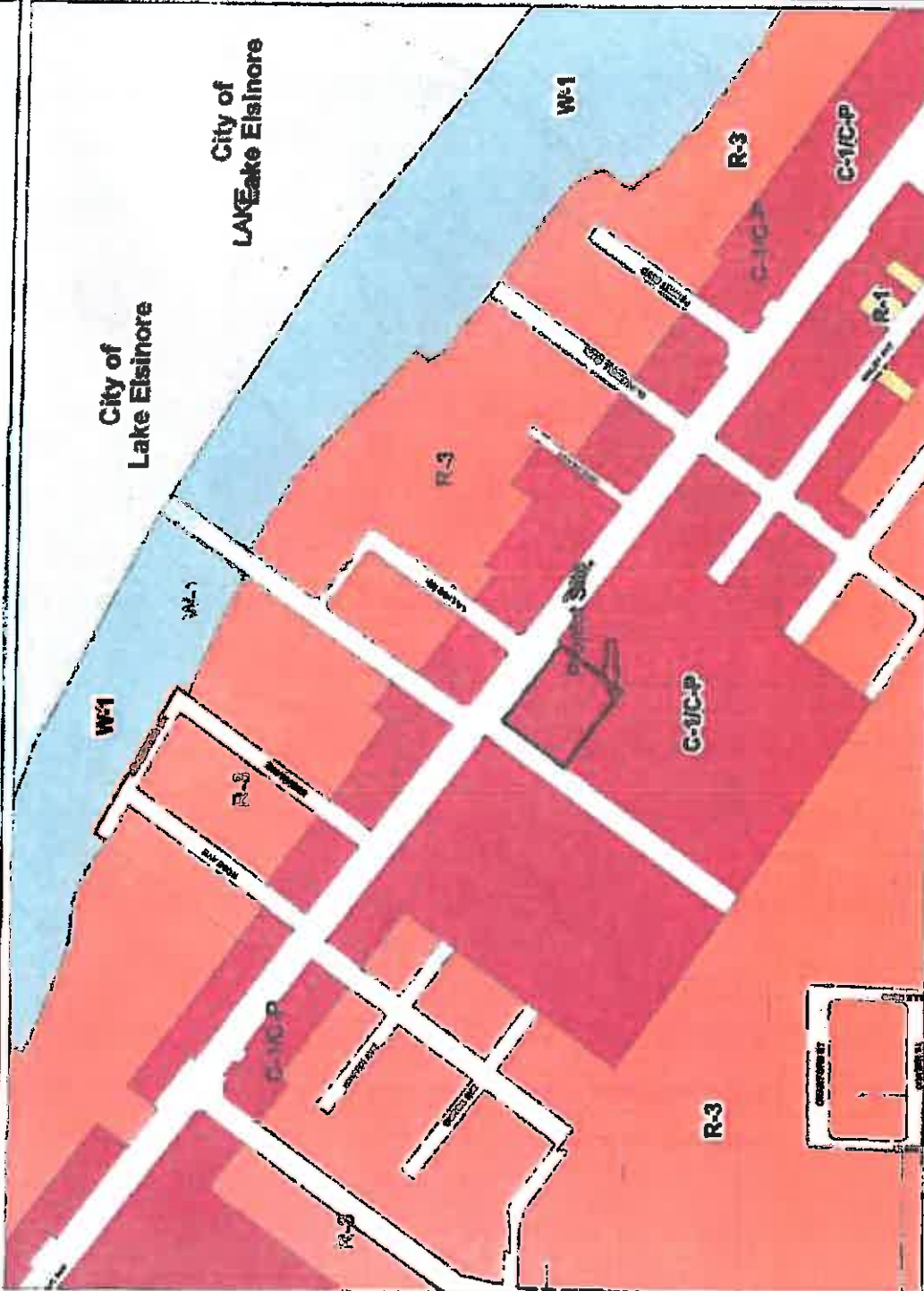


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# Zoning Map

PF26076



## Legend

- Zoning
- all other values
  - 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-2-30
  - A-2-5
  - A-D
  - A-P
  - A-P-10
  - A-P-2 1/2

## Notes

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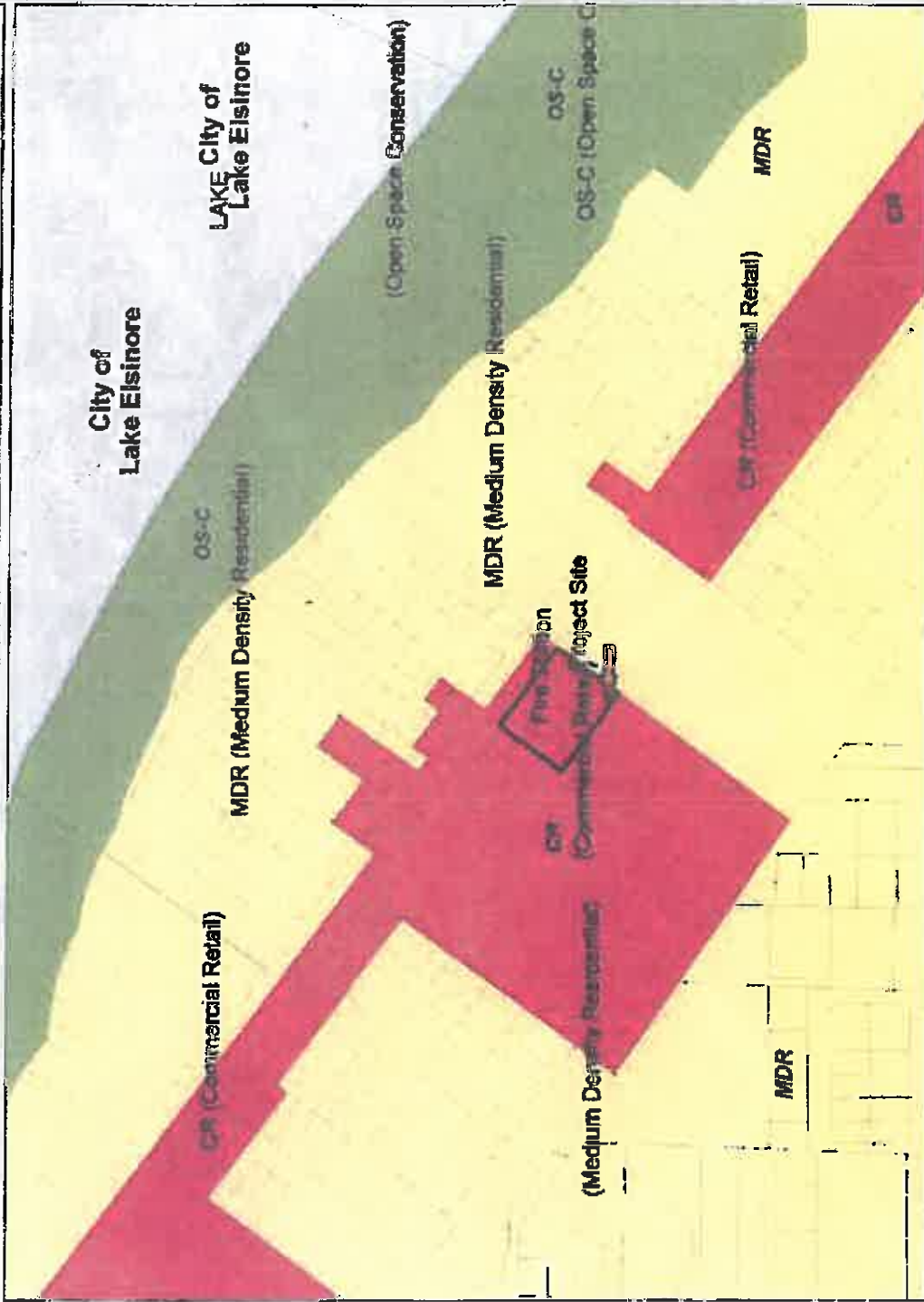
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# General Plan Map

PP26076



## Legend

- Landuses**
- 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 Planning Area
  - Rural Residential
  - Rural Mountleisure
  - 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. This 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.



0 475 949 Feet

REPORT PRINTED ON... 1/30/2017 10:46:07 AM

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NO.	DATE	DESCRIPTION
1	05/11/15	PERMITS
2	05/11/15	CONTRACT
3	05/11/15	CONTRACT
4	05/11/15	CONTRACT
5	05/11/15	CONTRACT
6	05/11/15	CONTRACT
7	05/11/15	CONTRACT
8	05/11/15	CONTRACT
9	05/11/15	CONTRACT

**SAL VADA SURVIVORS, INC.**  
 1000 W. 10TH AVENUE, SUITE 100  
 DENVER, CO 80202  
 PHONE: 303.733.1111  
 FAX: 303.733.1112  
 WWW.SALVADASURVIVORS.COM

**verizon**  
 1000 W. 10TH AVENUE, SUITE 100  
 DENVER, CO 80202  
 PHONE: 303.733.1111  
 FAX: 303.733.1112  
 WWW.SALVADASURVIVORS.COM

**W-F**  
 W-F COMMUNICATIONS  
 1000 W. 10TH AVENUE, SUITE 100  
 DENVER, CO 80202  
 PHONE: 303.733.1111  
 FAX: 303.733.1112  
 WWW.SALVADASURVIVORS.COM

**CHURCHILL**  
 1000 W. 10TH AVENUE, SUITE 100  
 DENVER, CO 80202  
 PHONE: 303.733.1111  
 FAX: 303.733.1112  
 WWW.SALVADASURVIVORS.COM

**TOPOGRAPHIC SURVEY**  
 1000 W. 10TH AVENUE, SUITE 100  
 DENVER, CO 80202  
 PHONE: 303.733.1111  
 FAX: 303.733.1112  
 WWW.SALVADASURVIVORS.COM

**LS-1**  
 SHEET 1 OF 1

**Results of Survey**  
 The following information was obtained from the survey conducted on 05/11/15.

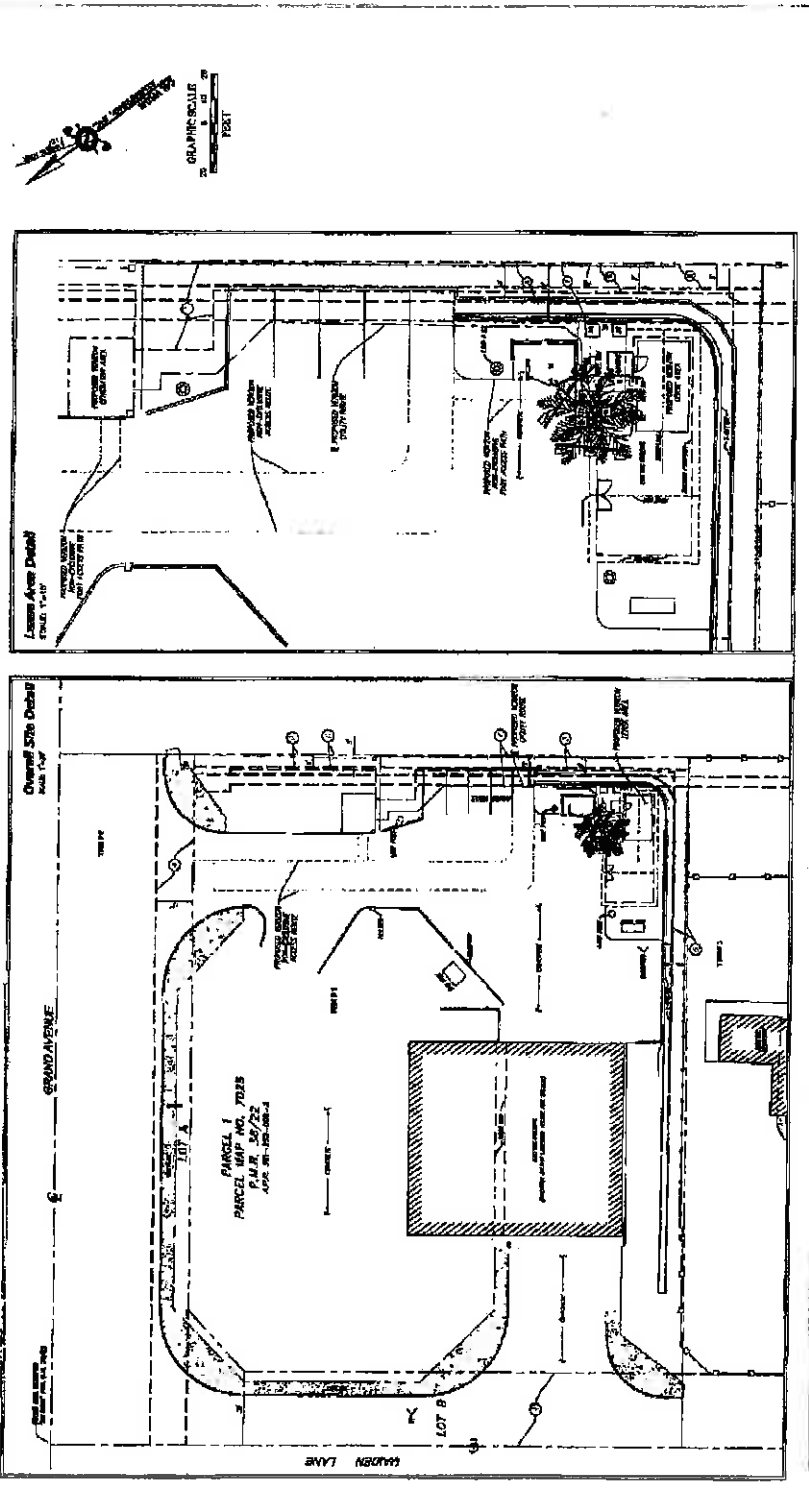
**Survey Method**  
 The survey was conducted using a total station and a GPS receiver.

**Date of Survey**  
 05/11/15

**Surveyor**  
 Sal Vada

**Access, Utility Routes & Easement**  
 The survey shows the location of the proposed building and the existing utility lines. The survey also shows the location of the easement for the proposed building.

**Notes**  
 1. The survey was conducted using a total station and a GPS receiver.  
 2. The survey shows the location of the proposed building and the existing utility lines.  
 3. The survey also shows the location of the easement for the proposed building.





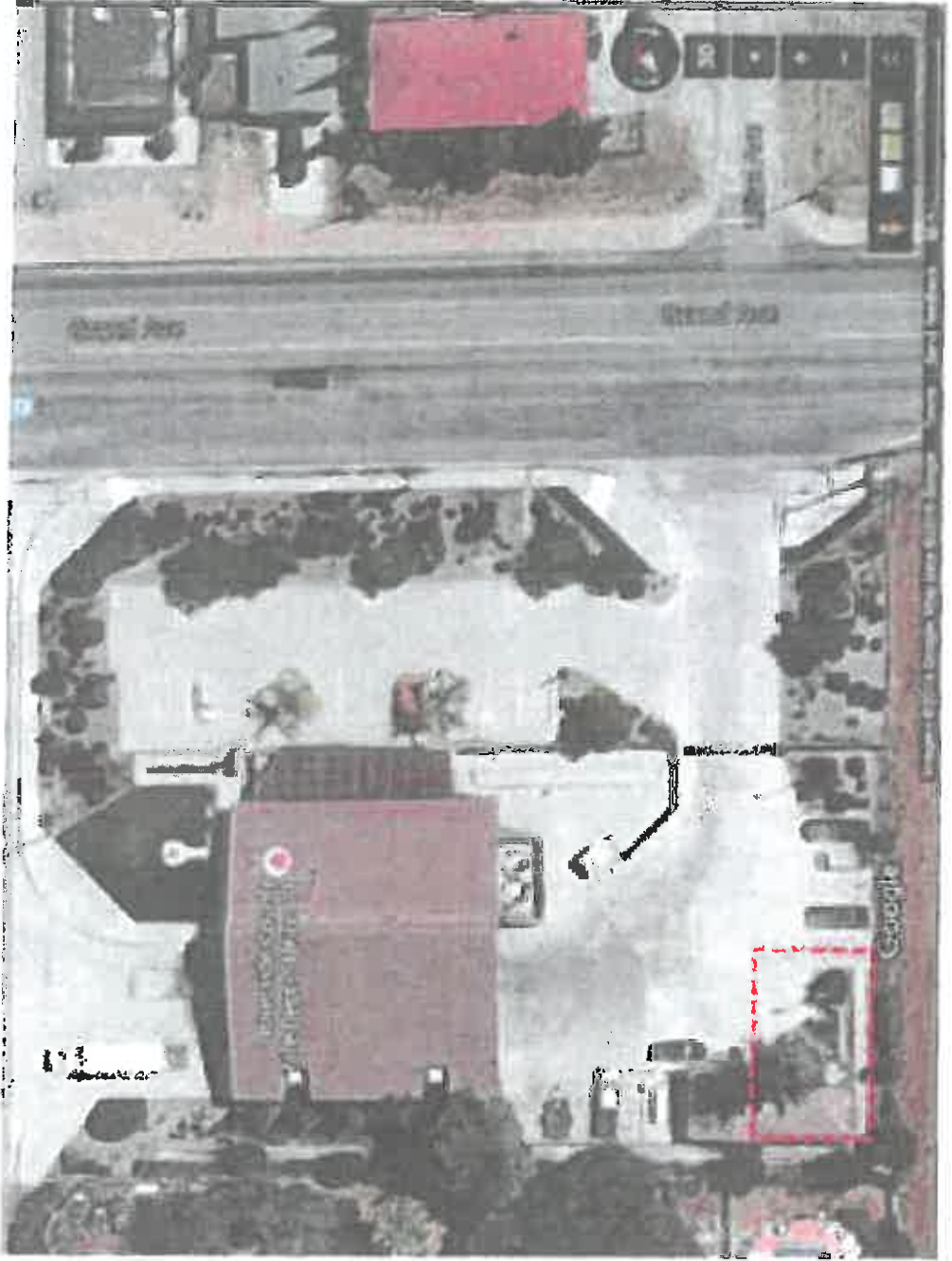








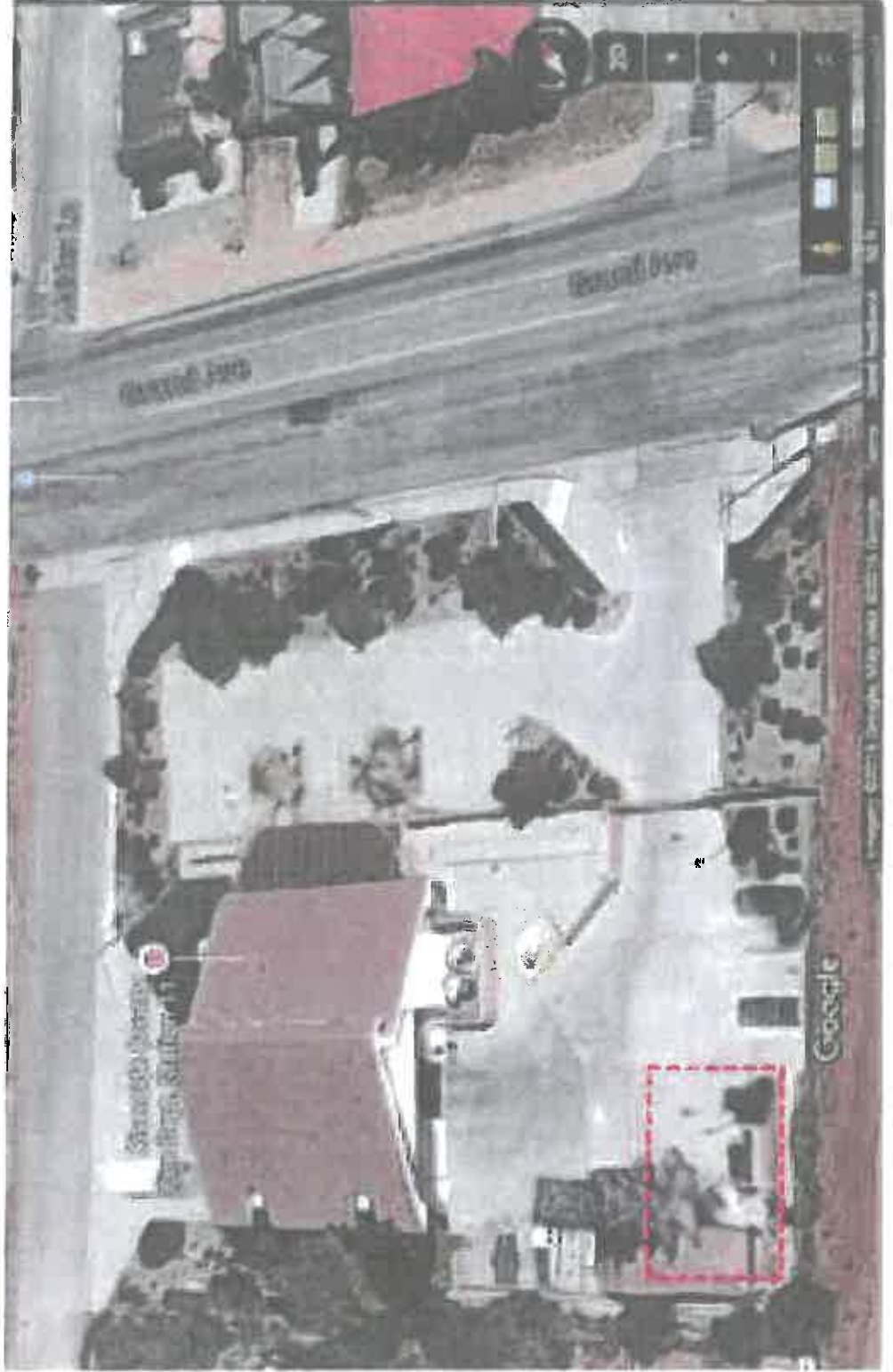
Address: 33020 Maiden Lane, Lake Elsinore, CA  
APN: 381-252-009-2  
Site ID: CA45808-A







Address: 33020 Maiden Lane, Lake Elsinore, CA  
APN: 381-252-009-2  
Site ID: CA45808-A





### Panoramic Site Photographs

1. Standing on the eastern corner of the property, facing south-west toward the fire station and the monopine wireless tower.





### Panoramic Site Photographs

2. Standing north-east of the wireless tower, outside the fire truck garage, facing south-east toward the monopine wireless tower.





### Panoramic Site Photographs

3. Standing north-east of the monopine wireless tower, facing south-west toward the tower.





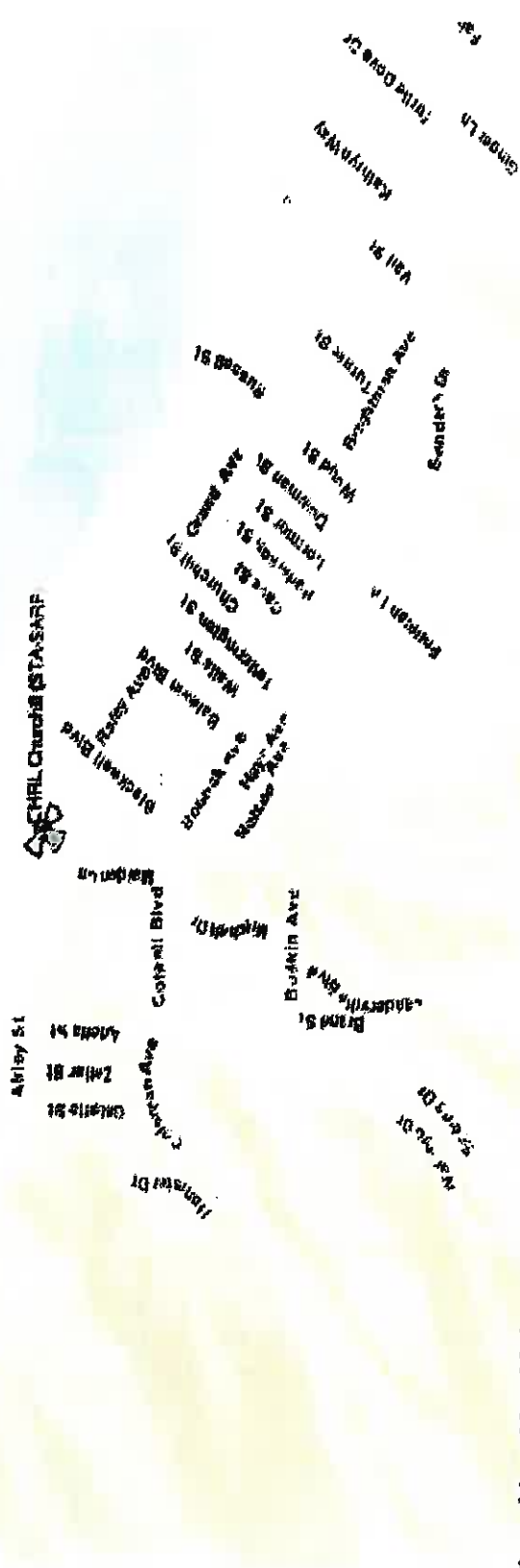
#### Panoramic Site Photographs

4. Standing on the south-east side of the monopine wireless tower and associated equipment shelter, facing north-west toward the tower and shelter.

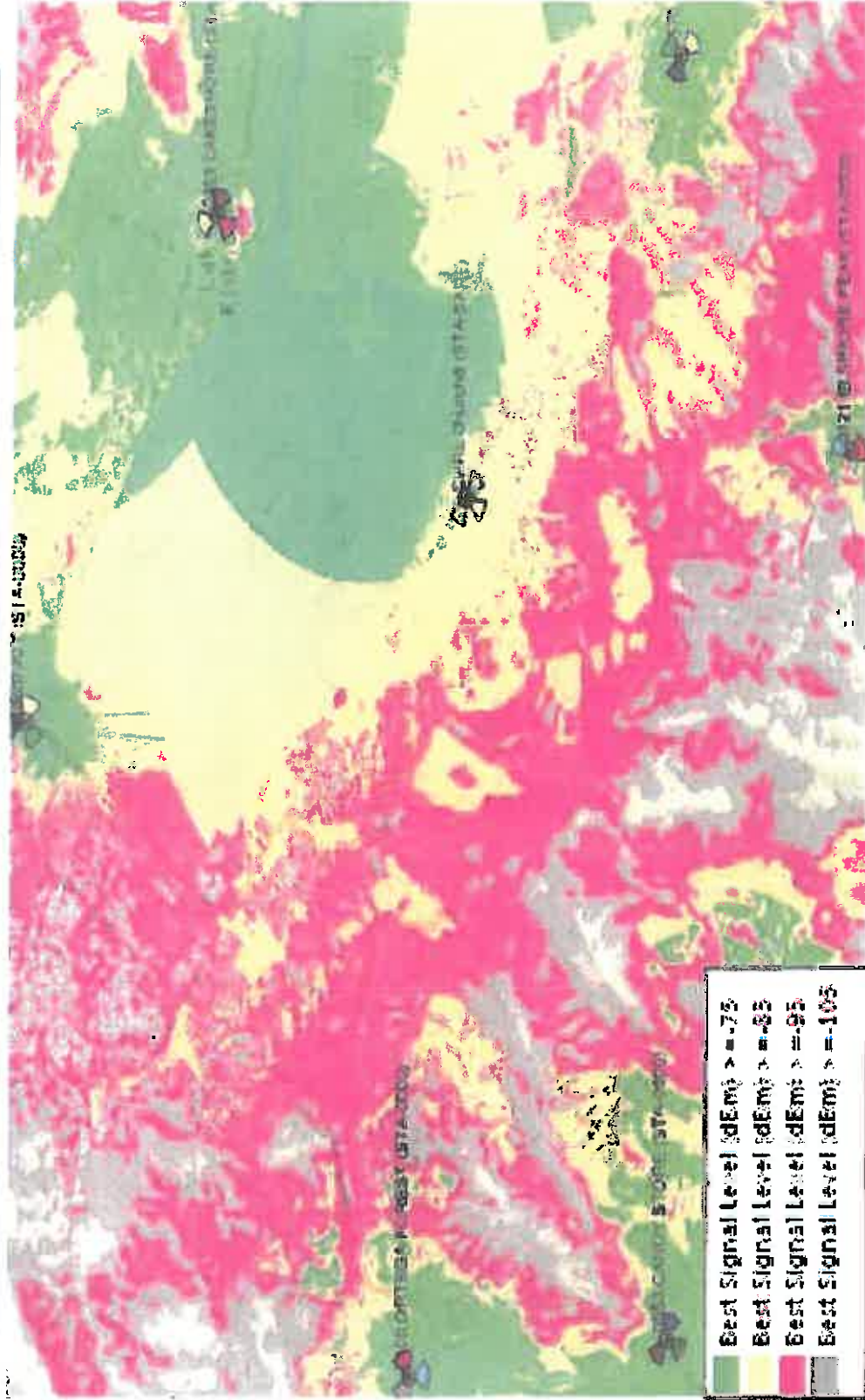


# Churchill Site Location Map

Lat: 33.640525  
Long: -117.348356



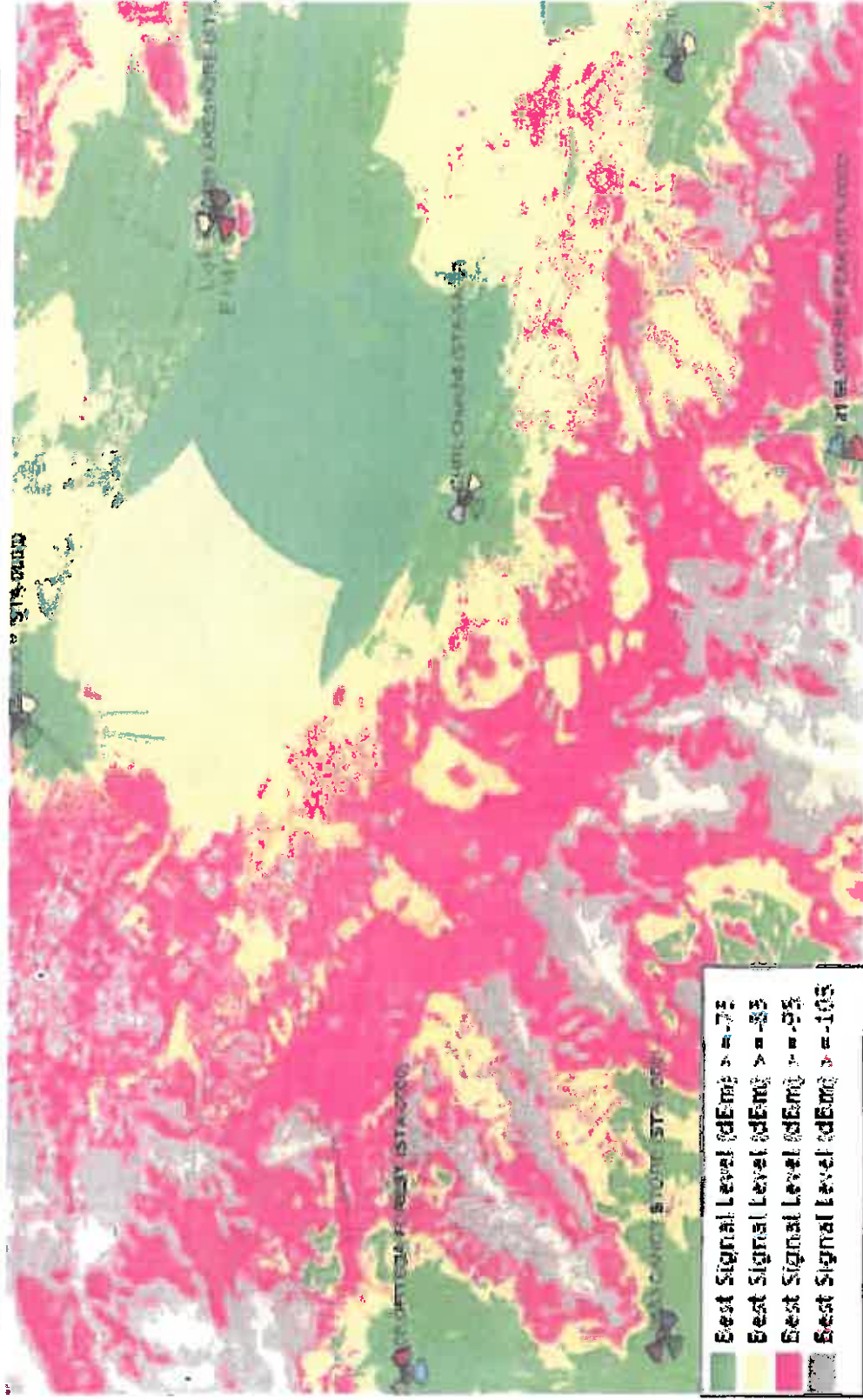
# Churchill Existing Coverage







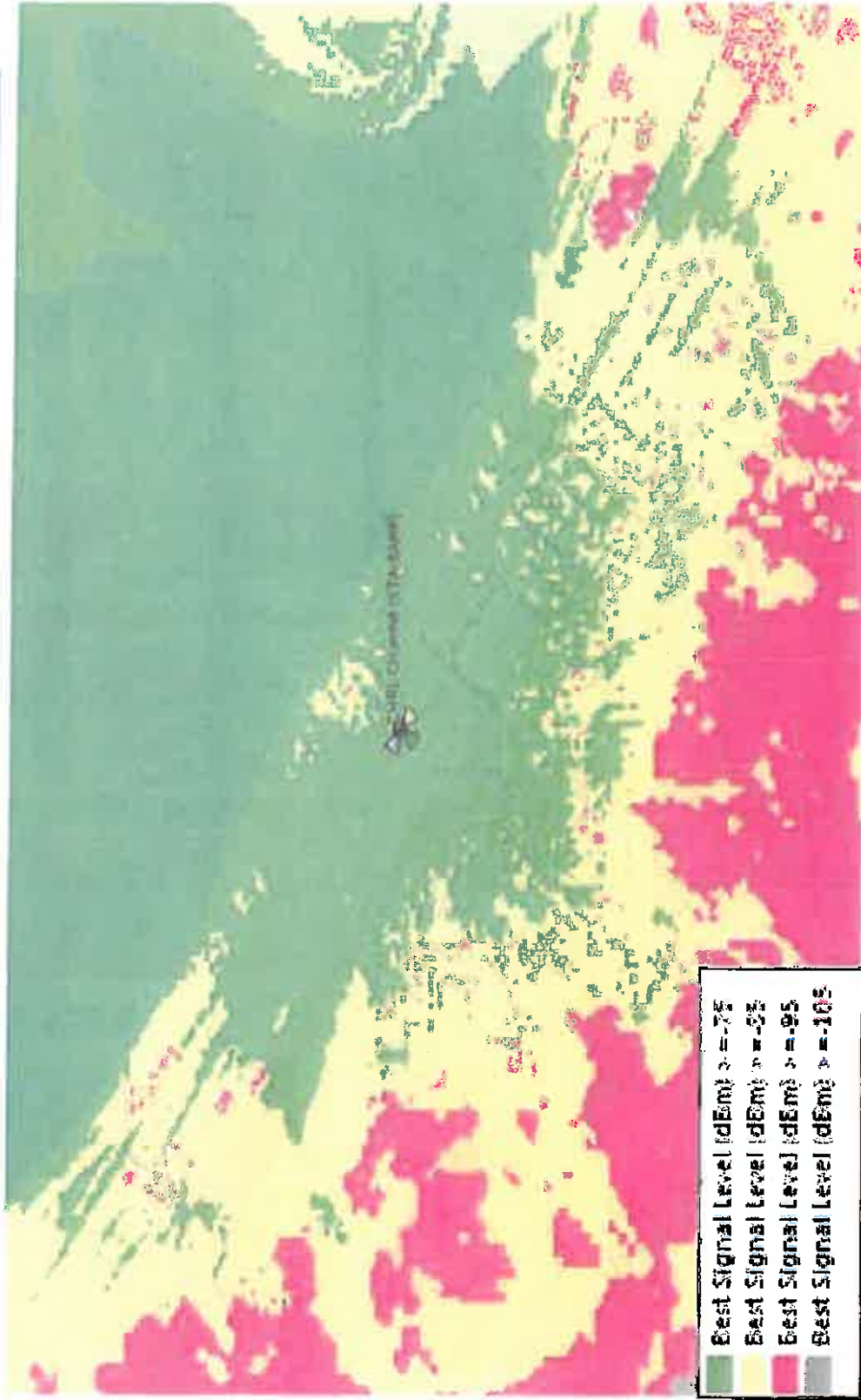
# Churchill Proposed Coverage eT=6



# Churchill Cell Coverage eT=0



# Churchill Cell Coverage eT=6



01/30/17  
11:57

Riverside County LMS  
CONDITIONS OF APPROVAL

Page: 1

PLOT PLAN: TRANSMITTED Case #: PP26076

Parcel: 381-252-009

10. GENERAL CONDITIONS

EVERY DEPARTMENT

10. EVERY. 1

USE - PROJECT DESCRIPTION

RECOMMND

Plot Plan No. 26076 proposes to utilize an existing abandoned wireless facility that will consist of an existing 62 foot high antenna tower disguised as a pine tree with twelve (12) antennas, twelve (12) Remote Radio Units, one (1) parabolic antenna, two (2) RAYCAP boxes, two (2) Global Position System antennas attached to an existing equipment room, and replace two (2) existing A/C unit with two (2) new A/C units within the existing abandoned 480 sq. ft. lease area.

The subject property is currently used as the Riverside County Lakeland Village Fire Station

10. EVERY. 2

USE - HOLD HARMLESS

RECOMMND

The applicant/permittee or any successor-in-interest shall defend, indemnify, and hold harmless the County of Riverside or its agents, officers, and employees (COUNTY) from the following:

(a) any claim, action, or proceeding against the COUNTY to attack, set aside, void, or annul an approval of the COUNTY, its advisory agencies, appeal boards, or legislative body concerning the [PLOT PLAN] [CONDITIONAL USE PERMIT] [PUBLIC USE PERMIT]; and,

(b) any claim, action or proceeding against the COUNTY to attack, set aside, void or annul any other decision made by the COUNTY concerning the [PLOT PLAN] [CONDITIONAL USE PERMIT] [PUBLIC USE PERMIT], including, but not limited to, decisions made in response to California Public Records Act requests.

The COUNTY shall promptly notify the applicant/permittee of any such claim, action, or proceeding and shall cooperate fully in the defense. If the COUNTY fails to promptly notify the applicant/permittee of any such claim, action, or proceeding or fails to cooperate fully in the defense, the applicant/permittee shall not, thereafter, be responsible to defend, indemnify or hold harmless the COUNTY.

The obligations imposed by this condition include, but are not limited to, the following: the applicant/permittee

PLOT PLAN:TRANSMITTED Case #: PP26076

Parcel: 381-252-009

10. GENERAL CONDITIONS

10. EVERY. 2 USE - HOLD HARMLESS (cont.) RECOMMND

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.

10. EVERY. 3 USE - DEFINITIONS RECOMMND

The words identified in the following list that appear in all capitals in the attached conditions of Plot Plan No. 26076 shall be henceforth defined as follows:

APPROVED EXHIBIT A = Plot Plan No. 26076, Exhibit A, dated February 6, 2017.

PLANNING DEPARTMENT

10.PLANNING. 1 USE - COMPLY WITH ORD./CODES RECOMMND

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

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

10.PLANNING. 2 USE - FEES FOR REVIEW RECOMMND

Any subsequent submittals required by these conditions of approval, including but not limited to grading plan, building plan or mitigation monitoring review, shall be reviewed on an hourly basis (research fee), or other such review fee as may be in effect at the time of submittal, as required by Ordinance No. 671. Each submittal shall be accompanied with a letter clearly indicating which condition or conditions the submittal is intended to comply with.

10.PLANNING. 3 USE - LIGHTING HOODED/DIRECTED RECOMMND

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

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11:57

Riverside County LMS  
CONDITIONS OF APPROVAL

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PLOT PLAN: TRANSMITTED Case #: PP26076

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10. GENERAL CONDITIONS

10. PLANNING. 4 USE - CEASED OPERATIONS RECOMMND

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

10. PLANNING. 5 USE - MAX HEIGHT RECOMMND

The monopine/antenna array located within the property shall not exceed a height of 62 feet.

10. PLANNING. 6 USE - CO-LOCATION RECOMMND

The applicant/operator of the facility shall agree to allow the co-location of equipment of other wireless telecommunications providers at this site when applications are received by the County and it is considered feasible, subject to an agreement between the applicant/operator, the other proposed wireless telecommunications provider, and the property owner.

10. PLANNING. 7 USE - FUTURE INTERFERENCE RECOMMND

If the operation of the facilities authorized by this approved unmanned wireless telecommunication facility generates electronic interference with or otherwise impairs the operation of Riverside County communication facilities, the applicant shall consult with Riverside County Information Technology staff and implement mitigation measures acceptable to the Riverside County Department of Information Technology.

10. PLANNING. 10 USE - NO USE PROPOSED LIMIT CT RECOMMND

The balance of the subject property, APN 381-252-009 (excluding the lease area and access easement), shall hereby be designated as "NO USE PROPOSED", and shall require approval of an appropriate land use application prior to utilization of any additional land uses subject to the requirements of County Ordinance No. 348.

10. PLANNING. 11 USE - EQUIPMENT/BLDG COLOR CT RECOMMND

The equipment cabinet color shall be grey or in earthtones, which will blend with the surrounding setting.

For monopines, the color of the monopole (trunk) shall be light to dark brown, and the color of the antenna array

PLOT PLAN:TRANSMITTED Case #: PP26076

Parcel: 381-252-009

10. GENERAL CONDITIONS

10.PLANNING. 11 USE - EQUIPMENT/BLDG COLOR CT (cont.) RECOMMND

shall be dark green or matching the branches in order to minimize visual impacts.

Changes in the above listed colors shall be reviewed and approved by the Planning Department prior to installation of the structures, or prior to repainting of the structures.

10.PLANNING. 12 USE - SITE MAINTENANCE CT RECOMMND

The project site shall be kept in good repair. Graffiti shall be removed from any structures within one week of observation and/or notification. The project site and a minimum area of 10 feet around the project site shall be kept free of weeds and other obtrusive vegetation for fire prevention purposes.

10.PLANNING. 13 USE - BUSINESS LICENSING RECOMMND

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

10.PLANNING. 14 USE - CAUSES FOR REVOCATION RECOMMND

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

10.PLANNING. 15 USE - BRNCH HGT CNT ANT SOCK RECOMMND

The branches for the monopine shall be spaced at three (3) branches per foot and all antennas shall have "socks" and the parabolic antenna be painted.

01/30/17  
11:52

Riverside County LMS  
CONDITIONS OF APPROVAL

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PLOT PLAN:TRANSMITTED Case #: PP26076

Parcel: 381-252-009

10. GENERAL CONDITIONS

10.PLANNING. 16 USE - MAINTAIN SOCKS/BRANCHES RECOMMND

The proposed monopine shall be kept in good repair. The branches as well as the antenna "socks" shall remain in good condition. If at any time the "socks" are missing or deteriorated (as determined by the Planning Department), they shall be replaced within 30 days.

10.PLANNING. 17 USE - NOISE REDUCTION RECOMMND

In accordance with Section 19.410.g. of Ordinance No. 348, and for the life of the project, all noise produced by the wireless communication facility shall in no case produce noise which exceeds 45 dB inside the nearest dwelling and 60 dB at the project site's property line.

TRANS DEPARTMENT

10.TRANS. 1 USE - FLOOD HAZARD REPORT RECOMMND

Plot Plan 26076 is a proposal utilize an existing abandoned wireless facility (tower and equipment shelter that was formerly Plot Plan 20281) in the Lake Elsinore area, within the existing fire station on the southeast corner of Grand Avenue and Maiden Lane.

This site receives sheet type runoff from the hills to the south. Improvements constructed with the firehouse shelter the proposed structure and monopole. The project is considered free from ordinary storm flood hazard. However, a storm of unusual magnitude could cause some damage. New construction should comply with all applicable ordinances.

20. PRIOR TO A CERTAIN DATE

PLANNING DEPARTMENT

20.PLANNING. 2 USE - LIFE OF PERMIT RECOMMND

A wireless communication facility shall have an initial approval period (life) of ten (10) years that may be extended if a revised permit application is made and approved by the Planning Director or the Planning Commission, whichever was the original approving officer or body. Such extensions, if approved, shall be in increments of ten (10) years. The determination as to the appropriateness of such extensions shall be made, in part, on adherence to the original conditions of approval and



PLOT PLAN:TRANSMITTED Case #: PP26076

Parcel: 381-252-009

20. PRIOR TO A CERTAIN DATE

20.PLANNING. 2 USE - LIFE OF PERMIT (cont.) RECOMMND

the number of complaints, if any, received by the County. In the case of co-located facilities, the permits of all co-locaters shall automatically be extended until the last co-locater's permit expires.

80. PRIOR TO BLDG PRMT ISSUANCE

PLANNING DEPARTMENT

80.PLANNING. 1 USE - ELEVATIONS & MATERIALS RECOMMND

Building and structure elevations shall be in substantial conformance with that shown on the APPROVED EXHIBIT A.

80.PLANNING. 2 USE - LIGHTING PLANS CT RECOMMND

Any proposed outdoor lighting must be shown on electrical plans submitted to the Department of Building and Safety for plan check approval and shall comply with the requirements of Riverside County Ordinance No. 655 and the Riverside County General Plan.

80.PLANNING. 3 USE - RVW BLDNG PLNS/SOCKS/BRN RECOMMND

Prior to building permit issuance, the Planning Department shall review the plan check approved building plans to insure that the branches for proposed monopine are spaced at three (3) branches per foot, all antennas have "socks", and the parabolic antenna painted to match the branches of the monopine in accordance with the APPROVED EXHIBIT A, dated February 6, 2017.

90. PRIOR TO BLDG FINAL INSPECTION

PLANNING DEPARTMENT

90.PLANNING. 1 USE - UTILITIES UNDERGROUND RECOMMND

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

PLOT PLAN: TRANSMITTED Case #: PP26076

Parcel: 381-252-009

90. PRIOR TO BLDG FINAL INSPECTION

90. PLANNING. 2                    USE - WALL & FENCE LOCATIONS                    RECOMMND

Wall and/or fence locations shall be in conformance with APPROVED EXHIBIT A.

90. PLANNING. 6                    USE - SIGNAGE REQUIREMENT                    RECOMMND

Prior to final inspection of any building permit, the permit holder, developer or successor-in-interest shall install a sign no smaller than 12 inches by 12 inches upon an exterior wall or fence that surrounds the lease area that provides the following contact information:

- Address of wireless communications facility and any internal site identification number or code;
- Name(s) of company who operates the wireless communications facility;
- Full company address, including mailing address and division name that will address problems;
- Telephone number of wireless communications facility company.

If a co-located facility (addition antennas and/or equipment shelters or cabinets) are added to an existing facility, an additional sign, including the above described information, shall be installed on said shelter or cabinet stating the name of the company who operates the primary wireless communications facility and the name of the company that operates the co-located facility.

90. PLANNING. 7                    USE - SITE INSPECTION                    RECOMMND

Prior to final inspection, the Planning Department shall inspect and determine that the conditions of PP26076 have been met; specifically that the branches for proposed monopine are spaced at three (3) branches per foot, all antennas have "socks", and that the parabolic antenna is painted to match the branches of the monopine in accordance with the APPROVED EXHIBIT A, dated February 6, 2017.



# 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. \_\_\_\_\_

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED.

### APPLICATION INFORMATION

Applicant Name: SBA Steel LLC

Contact Person: Diane Borchardt                      E-Mail: dborchardt@sbsite.com

Mailing Address: SBA Steel LLC, 8051 Congress Ave.

Boca Raton                      FL                      33487-1309  
City                      State                      ZIP

Daytime Phone No: (561) 226-9486                      Fax No: (561) 989-9208

Engineer/Representative Name: W-T Communication Design Group

Contact Person: \_\_\_\_\_                      E-Mail: info@wtengineering.com

Mailing Address: 8560 S. Eastern Ave. Suite 210

Las Vegas                      NV                      89123  
City                      State                      ZIP

Daytime Phone No: (702) 993-1000                      Fax No: ( )

Property Owner Name: County of Riverside

Contact Person: \_\_\_\_\_                      E-Mail: \_\_\_\_\_

Mailing Address: 3403 10th Street, Suite 400

Riverside                      CA                      92501  
City                      State                      ZIP

Daytime Phone No: (951) 955-4820                      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**

**PROJECT PROPOSAL:**

Describe the proposed project.

Application for renewal of a plot plan for Site CA45808-A, which was approved in 2005. The site contains an unmanned cell site, made up of a 62 foot monopine cell tower, and a 230 sq. ft. equipment shelter.

No changes to the current site are requested at this time

Identify the applicable Ordinance No. 348 Section and Subsection reference(s) describing the proposed land use(s): Article XIXg, and Section 19.404, "Disguised Wireless Communication Facilities."

Number of existing lots: 1

EXISTING Buildings/Structures: Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>						
No.*	Square Feet	Height	Stories	Use/Function	To be Removed	Bldg. Permit No.
1	230 sq. ft.	62'	N/A	Monopine Wireless Communication Facility	<input type="checkbox"/>	PP20281
2					<input type="checkbox"/>	
3					<input type="checkbox"/>	
4					<input type="checkbox"/>	
5					<input type="checkbox"/>	
6					<input type="checkbox"/>	
7					<input type="checkbox"/>	
8					<input type="checkbox"/>	
9					<input type="checkbox"/>	
10					<input type="checkbox"/>	

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

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

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

**APPLICATION FOR LAND USE AND DEVELOPMENT**

6		
7		
8		
9		
10		

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

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

Related cases filed in conjunction with this application:

N/A

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

If yes, provide Application No(s). PP20281

(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): N/A

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: SBA Steel LLC; Diane Borchardt

Address: 8051 Congress Ave. Boca Raton, FL 33487

Phone number: 561-226-9486

Address of site (street name and number if available, and ZIP Code): 33020 Maiden Lane, 92530

Local Agency: County of Riverside

Assessor's Book Page, and Parcel Number: 381-252-009-1

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

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

Date of list: N/A

Applicant: SBA Steel, LLC

Date 7/5/2016

**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 7/5/2016

Owner/Authorized Agent (2) \_\_\_\_\_ Date 7/5/2016

## APPLICATION FOR LAND USE AND DEVELOPMENT

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

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



**APPLICATION FOR LAND USE PROJECT**

Checklist for Identifying Projects Requiring a Project-Specific Water Quality Management Plan (WQMP) within the Santa Ana River Region		
Project File No.		
Project Name:	West Lake 2	
Project Location:	33020 Maiden Ln, Lake Elsinore, CA 92530	
Project Description:	Existing Wireless Telecom. Facility - Monopine Tower & Shelter	
<b>Proposed Project Consists of, or includes:</b>	<b>YES</b>	<b>NO</b>
Significant Redevelopment: The addition or replacement of 5,000 square feet or more of impervious surface on an already developed site. Does not include routine maintenance activities that are conducted to maintain original line and grade, hydraulic capacity, original purpose of the constructed facility or emergency redevelopment activity required to protect public health and safety.	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Residential development that creates 10,000 square feet or more of impervious surface (collectively over the entire project site), including residential housing subdivision requiring a Final Map (i.e. detached single family home subdivisions, multi-family attached subdivisions, condominiums, or apartments, etc.)	<input type="checkbox"/>	<input checked="" type="checkbox"/>
New Industrial and commercial development where the land area <sup>1</sup> represented by the proposed map or permit is 10,000 square feet or more.	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Mixed use developments that create 10,000 square feet or more of impervious surface (collectively over the entire project site).	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Automotive repair shops (Standard Industrial Classification (SIC) codes <sup>2</sup> 5013, 5014, 5541, 7532, 7533, 7534, 7536, 7537, 7538, 7539).	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Restaurants (SIC code 5812) where the land area of development is 5,000 square feet or more.	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Hillside developments disturbing 5,000 square feet or more which are located on areas with known erosive soil conditions or where natural slope is 25 percent or more.	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Developments of 2,500 square feet of impervious surface or more adjacent to (within 200 feet) or discharging directly into ESA's. "Directly" means situated within 200 feet of the ESA; "discharging directly" means outflow from a drainage conveyance system that is composed entirely of flows from the subject development or redevelopment site, and not commingled with flows from adjacent lands.	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Parking lots of 5,000 square feet or more exposed to stormwater, where "parking lot" is defined as a land area or facility for the temporary storage of motor vehicles.	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Retail Gasoline Outlets that are either 5,000 square feet or more of impervious surface with a projected average daily traffic of 100 or more vehicles per day.	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Public Projects, other than Transportation Projects, that are implemented by a permittee and similar in nature to the priority projects described above and meets the thresholds described herein.	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Other Development Projects whose site conditions or activity pose the potential for significant adverse impacts to water quality.	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<sup>1</sup> Land area is based on acreage disturbed		
<sup>2</sup> Descriptions of SIC codes can be found at <a href="http://www.osha.gov/dsl/imis/sicsearch.html">http://www.osha.gov/dsl/imis/sicsearch.html</a> .		
<b>DETERMINATION: Circle appropriate determination.</b>		
If <u>any</u> question answered "YES"	Project requires a project-specific WQMP.	
If <u>all</u> questions answered "NO"	Project requires incorporation of Site Design and source control BMPs imposed through Conditions of Approval or permit conditions.	

DOC # 2011-0242592

06/02/2011 11:09A Fee:NC

Page 1 of 5

Recorded in Official Records  
County of Riverside

Larry W. Ward

Assessor, County Clerk & Recorder



Prepared by and after recording return to:  
TowerCo  
Attention: Legal  
5000 Vallestone Drive  
Cary, NC 27519

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(Reco

STATE OF CALIFORNIA

Parcel No: 381-252-009

COUNTY OF RIVERSIDE



MEMORANDUM OF AGREEMENT

Document Date: MAY 16, 2011

Grantor/Lessor: COUNTY OF RIVERSIDE, a political subdivision  
Address: c/o Economic Development Agency, Real Estate - Facilities  
3403 10<sup>th</sup> Street, Suite 500, Riverside, CA 92501

Grantee/Lessee: TOWERCO ASSETS LLC, a Delaware limited liability company  
Address: 5000 Vallestone Drive, Cary, NC 27519

Legal Description of the Land is attached as Attachment A on Page 5

THE UNDERSIGNED GRANTOR DECLARES  
DOCUMENTARY TRANSFER TAX IS  ~~0%~~  
 TERM OF LEASE, INCL. OPTIONS UNDER 35 YEARS  
 COMPUTED ON FULL VALUE OF PROPERTY  
 COMPUTED ON FULL VALUE LESS VALUE OF LIENS  
OR ENCUMBRANCES REMAINING AT THE TIME OF SALE  
 UNINCORPORATED AREA CITY OF \_\_\_\_\_

## MEMORANDUM OF AGREEMENT

This Memorandum of Agreement ("Memorandum") is entered into on this 16<sup>th</sup> day of May, 2011, by and between **COUNTY OF RIVERSIDE**, a political subdivision, having a mailing address of c/o Economic Development Agency, Real Estate – Facilities, 3403 10<sup>th</sup> Street, Suite 500, Riverside, CA 92501 (hereinafter referred to as "Landlord"), and **TOWERCO ASSETS LLC**, a Delaware limited liability company, having a mailing address of 5000 Valleystone Drive, Cary, NC 27519 (hereinafter referred to as "Tenant").

1. Landlord and Nextel of California, Inc., a Delaware corporation d/b/a Nextel Communications ("Sprint/Nextel") entered into that certain unrecorded Communications Site Lease Agreement (Ground) dated July 31, 2006, as amended, if applicable (as amended, the "Agreement") for certain real property and easements described in **ATTACHMENT B** attached hereto (collectively, the "Premises"), which are a portion of that certain parcel of real property owned by Landlord located in the County of Riverside, State of California described in **ATTACHMENT A** attached hereto (the "Land").
2. Sprint/Nextel assigned all its right, title and interest in, to and under the Agreement to Tower Entity 7 LLC, a Delaware limited liability company ("Tower Entity"), by that certain Assignment and Assumption of Ground Lease dated September 23, 2008 and recorded as Doc# 2009-0083821 among the official records of the County of Riverside, State of California.
3. Thereafter, Tower Entity was acquired by and merged into Tenant.
4. The term of the Agreement is for five (5) years commencing on November 1, 2006.
5. The Agreement may be extended for one (1) successive five (5) year term.
6. The purpose of the Memorandum is to give record notice of the Agreement and of the rights created thereby, all of which are hereby confirmed. The terms of the Agreement are incorporated herein by reference.
7. This Memorandum may be executed in two or more counterparts, all of which shall be considered the same agreement and shall become effective when one or more counterparts have been signed by each of the parties. This Memorandum is not and will not be binding on either party until and unless it is fully executed by both parties.

[SIGNATURES BEGIN ON NEXT PAGE]

IN WITNESS WHEREOF, the parties have executed this Memorandum as of the day and year first above written.

LANDLORD:  
COUNTY OF RIVERSIDE, a political  
subdivision

By: [Signature]  
Name: Robert Field  
Title: Assistant County Executive Officer/EDA

Date: 5-11-11

FORM APPROVED COUNTY COUNSEL  
BY [Signature] 4-2-11  
SYBILIA M. GUNZEK DATE

LANDLORD ACKNOWLEDGMENT

State of California

County of Riverside

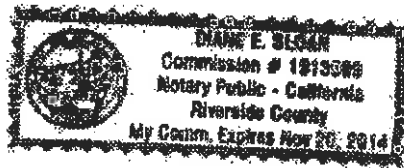
On 5-11-11 before me, Diane E. Sloan Notary Public  
(Here insert name and title of the officer)

personally appeared Robert Field  
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]  
(Notary Seal)



TENANT:  
TOWERCO ASSETS LLC, a Delaware  
limited liability company

By: *Daniel Hunt*  
Name: Daniel Hunt  
Title: Vice President and CFO  
Date: 5/16/11

TENANT ACKNOWLEDGMENT

State of North Carolina

County of Wake

On May 16, 2011 before me, Raymond W Moore Notary Public  
(Here insert name and title of the officer)

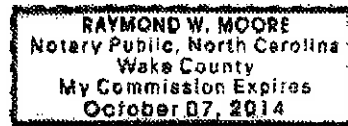
personally appeared Daniel Hunt, Vice President and CFO  
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are  
subscribed to the within instrument and acknowledged to me that he/she/they executed the same in  
his/her/their authorized capacity(ies), and that 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 North Carolina that the foregoing  
paragraph is true and correct.

WITNESS my hand and official seal.

*Raymond W Moore*  
Signature of Notary Public

(Notary Seal)



**ATTACHMENT A  
LAND**

**Parcel 1 and Lettered Lot B of Parcel Map 7025, as shown by Map on File in Book 36, Page 22,  
of Parcel Maps, records of Riverside County, California.**

**ATTACHMENT B  
PREMISES**

Lease Area:

All that portion of Parcel 1 and Lettered Lot B of Parcel Map 7025, as shown by map on file in Book 36, Page 22 of Parcel Maps, Records of Riverside County California, being more particularly described as follows:

Commencing at a found 1.5 inch iron pipe at the intersection of Grand Avenue and Lilian Street as shown hereon;

Thence South 38° 47' 24" West, a distance of 55.02 feet;

Thence South 37° 04' 39" West, a distance of 121.29 feet;

Thence South 15° 35' 51" West, a distance of 56.63 feet to the Point of Beginning;

Thence South 52° 24' 31" East, a distance of 17.38 feet;

Thence South 37° 35' 29" West, a distance of 27.00 feet;

Thence North 52° 24' 31" West, a distance of 23.00 feet to the outside face of wall of an existing building;

Thence North 37° 35' 29" East, along side outside face of wall a distance of 27.00 feet;

Thence South 52° 24' 31" East, a distance of 5.62 feet to the Point of Beginning.

Access Easement:

All that portion of Parcel 1 and Lettered Lot B of Parcel Map 7025, as shown by Map on file in Book 36, Page 22 of Parcel Maps, Records of Riverside County California, being a 12.00 foot wide strip of land, lying 6.00 feet on each side of the following described centerline:

Commencing at a found 1.5 inch iron pipe at the intersection of Grand Avenue and Lilian Street as shown hereon;

Thence South 38° 47' 24" West, a distance of 55.02 feet to the Point of Beginning;

Thence South 37° 04' 39" West, a distance of 121.29 feet;

Thence South 15° 35' 51" West, a distance of 56.63 feet to the Point of Terminus.

The Recording Officer:  
CLERK OF BOARD OF SUPERVISORS

458778

RECEIVED FOR RECORD  
AT 8:00AM

OCT 26 1998

TRUST AND TRUST

Recorder  
Page 1

Following at request of applicant for:  
Department of Building Services  
Real Property Division  
3133 Main Street, Suite 200  
Riverside, California 92507-2100

FREE RECORDING  
This instrument is for the benefit of  
the County of Riverside, and is  
exempt from recording without fee.  
(Govt. Code § 9152)

065053 Space above this line reserved for Recorder's use

T  
10

Project: Lakeland Village Fire Station  
APN: 251-232-005

### GRANT DEED

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

DESERT RECOVERY, LLC,  
a California Limited Liability Company

GRANT(S) to the COUNTY OF RIVERSIDE, a political subdivision, the real property in the  
County of Riverside, State of California, described as:

PARCEL 1 AND LETTERED LOT B OF PARCEL MAP 7025, AS SHOWN BY MAP ON  
FILE IN BOOK 38, PAGE 22, OF PARCEL MAPS, RECORDS OF RIVERSIDE COUNTY,  
CALIFORNIA

OCT 26 1998 3.14

3133 MAIN ST  
RIVERSIDE, CA 92507  
10 26 98

RIVERSIDE



Project: Lakeland Village Fire Station  
APN: 281-282-005

Dated: 8/15/98

DESERT RECOVERY, LLC,  
a California Limited Liability Company

By: [Signature]  
Floyd J. Veil  
Managing Partner

STATE OF CALIFORNIA )  
COUNTY OF RIVERSIDE ) ss

On 8/15/98 before me,  
Susan Chester  
a Notary Public in and for said County and State, personally  
appeared Floyd J. Veil  
personally known to me (or 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.

WITNESS my hand and official seal

Signature [Signature]  
[SEAL]



CERTIFICATE OF ACCEPTANCE

This is to certify that the interest in real property conveyed by the within deed  
to the COUNTY OF RIVERSIDE, a political corporation and/or governmental agency,  
is hereby accepted by order of the Board of Supervisors on the date below and the  
grantee consents to the registration thereof by its duly authorized officer.

Dated: OCT 8 1998

By: [Signature]  
JOHN B. BROWN  
CHAIRMAN BOARD OF SUPERVISORS

GERALD A. MALONEY  
CLERK of the BOARD OF SUPERVISORS  
County of Riverside, State of California  
ATTEST  
GERALD A. MALONEY, Clerk

By: [Signature]  
Deputy

NDC/js  
8/15/98  
5.678

10/8/98 3.14

456778  
10 26 98  
RIVERSIDE

**SUBMITTAL TO THE BOARD OF SUPERVISORS  
COUNTY OF RIVERSIDE, STATE OF CALIFORNIA**

545



**FROM:** Economic Development Agency

**SUBMITTAL DATE:**  
September 13, 2018

**SUBJECT:** First Amendment to Communications Site Lease Agreement with SBA Steel at Lake Elsinore Fire Station #11, Ten Year Lease, District 1, CEQA Exempt [\$0]

**RECOMMENDED MOTION:** That the Board of Supervisors:

1. Find the Lease Agreement to be exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15301, Class 1, Existing Facilities Exemption; and Section 15061(b)(3), General Rule or "Common Sense" Exemption;
2. Approve the attached First Amendment to Communications Site Lease Agreement and authorize the Chairman of the Board to execute the same on behalf of the County;
3. Authorize the Assistant County Executive Officer of the Economic Development Agency, or his designee, to execute any other documents and administer all actions necessary to complete or memorialize this transaction; and

(Continued)

**Robert Field**  
Assistant County Executive Officer/EDA

FINANCIAL DATA	Current Fiscal Year:	Next Fiscal Year:	Total Cost:	Ongoing Cost:	POLICY/CONSENT (per Exec. Office)
GOST	\$ 0	\$ 0	\$ 0	\$ 0	
NET COUNTY COST	\$ 0	\$ 0	\$ 0	\$ 0	Consent <input type="checkbox"/> Policy <input checked="" type="checkbox"/>

**SOURCE OF FUNDS:** N/A, Revenue Lease

Budget Adjustment: No  
For Fiscal Year: 2021-2031

**C.E.O. RECOMMENDATION:**

APPROVE

BY:   
**Rohini Dasika**

County Executive Office Signature

**MINUTES OF THE BOARD OF SUPERVISORS**

On motion of Supervisor Tavaglione, seconded by Supervisor Washington and duly carried by unanimous vote, IT WAS ORDERED that the above matter is approved as recommended.

**Ayes:** Jeffries, Tavaglione, Washington, Benoit and Ashley  
**Nays:** None  
**Absent:** None  
**Date:** September 13, 2016  
**xc:** EDA, Recorder

**Kecia Harper-Ihem**  
Clerk of the Board  
By:   
Deputy

- Positions Added
- Change Order
- A-30
- 4/5 Vote

Prev. Agn. Ref.: N/A

District: 1

Agenda Number:

3-20

FORM APPROVED COUNTY COUNSEL  
BY:   
KARIN L. WATTS-BAZAN  
DATE: 9/13/18

**SUBMITTAL TO THE BOARD OF SUPERVISORS, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA**  
Economic Development Agency  
**FORM 11: First Amendment to Communications Site Lease Agreement with SBA Steel at Lake Elsinore Fire Station #11, Ten Year Lease, District 1, CEQA Exempt [\$0]**  
**DATE: September 13, 2016**  
**PAGE: 2 of 3**

**RECOMMENDED MOTION: (Continued)**

4. Direct the Clerk of the Board to file the Notice of Exemption with the County Clerk upon approval of the project.

**BACKGROUND:**

**Summary**

In 2006 the County of Riverside (County) entered into a ground lease with Nextel of California, Inc., (Sprint/Nextel) for the purpose of building, operating, and maintaining a communication facility on County owned property located at 33020 Maiden Lane, in the unincorporated area of Lakeland Village and identified as Assessor's Parcel Number: 381-252-005 (Premises), commonly known to the County as Fire Station #11 (Prior Lease). The Prior Lease was for initial term of five years, with one option to extend the term by five further years. In 2009, TowerCo Acquisitions LLC (TowerCo) became the successor in interest to Sprint/Nextel through an Assignment and Assumption of Ground. Sprint/Nextel retained space at the facility, as the primary sublessee.

On January 24, 2012, the County entered into a new communication site Lease (Existing Lease) with TowerCo Assets LLC who subsequently sold their interest, to SBA STEEL LLC, doing business as SBA Wireless (SBA). The Lease Agreement gave SBA the authorization to operate, and maintain an existing communication facility on the Premises. Since entering into the Existing Lease Sprint/Nextel has vacated the facility, leaving SBA without a tenant.

In a recent inquiry, SBA requested to extend the term of the existing Lease Agreement from the conclusion of the current expiration date of December 31, 2021, in order to accommodate Verizon, the newly proposed primary sublessee. The amended term shall commence on January 1, 2022 and expire on December 31, 2032. Additionally, SBA will be awarded three consecutive five year terms. Under the current contract SBA shares 40% of their non-primary sublease revenue with the County. The Economic Development Agency, Real Estate Division sees a potential for colocation at this facility, and the term extension on the lease makes the site more attractive to other carriers. As outlined above, the potential for colocation at the facility can transpire into a higher revenue share for the County.

The First Amendment to the Lease Agreement has been reviewed and determined to be categorically exempt from the California Environmental Quality Act (CEQA) pursuant to State CEQA Guidelines Section 15061(b) (3) and Section 15301 Class 1, Existing Facility, as it can be seen with certainty that there is no possibility that the activity in question may have a significant effect on the environment. The County's approval of the activity does not create any reasonably foreseeable physical change to the environment for this transaction.

(Continued)

**SUBMITTAL TO THE BOARD OF SUPERVISORS, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA**  
**Economic Development Agency**  
**FORM 11: First Amendment to Communications Site Lease Agreement with SBA Steel at Lake Elsinore Fire Station #11, Ten Year Lease, District 1, CEQA Exempt [\$0]**  
**DATE: September 13, 2016**  
**PAGE: 3 of 3**

**BACKGROUND: (Continued)**  
**Summary**

Tenant:	SBA STEEL LLC, a Florida limited liability company	
Premises Location:	33020 Maiden Lane, Lake Elsinore, California 92530	
	<u>Current</u>	<u>New</u>
Term:	January 24, 2012 – December 31, 2021	January 1, 2022 – December 31, 2032
Option to Extend:	None	Three consecutive five year terms
Monthly Rent:	\$2,953.77	Monthly rent to increase by 3% annually
Utilities:	Provided by SBA	

The rent derived from this lease minus an Administrative charge to EDA (currently 4.92%) will be directed to a dedicated public safety communications account and used to fund operation of the County's public safety communications system.

**Impact on Citizens and Businesses**

The revenue from this Lease Agreement is used to support Public Safety Enterprise Communications (PSEC) operations throughout the County. Citizens and Businesses benefit from the enhanced public safety benefits borne from this improved communication system.

**SUPPLEMENTAL:**  
**Additional Fiscal Information**

No net County costs will be incurred and no budget adjustment is necessary.

**Attachments:**  
First Amendment to Lease Agreement  
CEQA Notice of Exemption  
Aerial Image

Recorded at request of and return to:  
Economic Development Agency  
Real Estate Division  
3403 Tenth Street, Suite 400  
Riverside, CA, 92501

**FREE RECORDING**  
This Instrument is for the benefit of the County  
of Riverside, and is entitled to be  
recorded without fee.  
(Govt. Code 6103)

(Space above this line reserved for Recorder's use)

APN: 381-252-009

## MEMORANDUM AND FIRST AMENDMENT OF LEASE

**THIS MEMORANDUM AND FIRST AMENDMENT TO COMMUNICATION SITE LEASE AGREEMENT** ("First Amendment"), dated as of September 13, 2016, is entered into by and between the **COUNTY OF RIVERSIDE**, a political subdivision of the State of California, ("County"), and **SBA STEEL LLC**, a Florida limited liability company, herein called ("Lessee"), (collectively, the "Parties"), to use the property described below upon the following terms and conditions:

### RECITALS

- A. WHEREAS, County and TowerCo Assets LLC, a Delaware limited liability company entered into that certain unrecorded Communications Site Lease Agreement effective as of January 24, 2012 for a ten year term, and ultimately assigned the New Lease Agreement to Lessee pursuant to that certain unrecorded Master Assignment and Assumption Agreement dated October 15, 2014 (collectively, "Lease"), for Lessee's use of a portion of the real property for the purpose of maintaining and operating facilities for electronic communication equipment on County owned property ("Premises") located at 33020 Maiden Lane, Lake Elsinore, CA (Assessor's Parcel Number: 381-252-009) ("Property"), being more particularly described in the attached Exhibit "A"; and
- B. WHEREAS, County and Lessee propose to amend and restate the Term of the Lease as set forth below; and

NOW, THEREFORE, by mutual agreement of the Parties and in consideration of the mutual promises, rights and obligations hereinafter set forth, the Lease is hereby amended as follows:

1. **Defined Terms.** Any capitalized terms used in this First Amendment that are not defined herein shall have the meanings given those terms in the Lease.

2. **Term.** Section 3 is hereby amended.

In addition to the Term referenced in the Lease, the Lease is hereby amended to include one (1) additional successive term of ten years and three (3) additional successive terms of five (5) years (each an "Additional Renewal Term") beginning on January 1, 2022. Subject to the termination rights in Section 9 of the Lease, each Additional Renewal Term shall be deemed automatically extended, unless Lessee notifies County of its intention not to renew the Lease prior to the commencement of the succeeding Additional Renewal Term. The first Additional Renewal Term shall commence on January 1, 2022 ("Additional Renewal Term Commencement Date"), upon the expiration of the Term expiring on December 31, 2021.

3. **Use.** Section 2 Paragraph 2 is hereby amended.

County consents to the occupancy of the Premises by Lessee's proposed sub-tenant, Los Angeles SMSA Limited Partnership, a California limited partnership, d/b/a Verizon Wireless and its affiliates, successors or assigns ("Verizon"). The sublease to any further subtenant shall be in accordance with Article 4(C) and 13 of the Lease.

4. **Rent.** Section 4(c) is hereby modified.

(c) Upon written consent to sublease or license in accordance with Article 13 of the Lease, Lessee agrees to pay the County forty percent (40%) of the rental, license or similar payments actually received by Lessee (excluding and reimbursement of taxes, construction costs, installation costs, revenue share reimbursement or other expenses incurred by Lessee) within thirty (30) days after receipt of said payment by Lessee ("Additional Rent"). The obligation to pay Additional Rent will not apply to the Verizon sublease.

5. **Assignment and Subleasing.** The first three (3) sentences of Section 13(a) of the Lease are hereby deleted in their entirety and replaced as follows:

Lessee may not assign, or otherwise transfer all or any part of its interest in this Lease or in the Premises without the prior written consent of County; provided, however, that Lessee may assign its interest to its parent company, any subsidiary or affiliate, or to any successor-in-interest or entity acquiring fifty-one percent (51%) or more of its stock or assets, subject to any financing entity's interest, if any. Notwithstanding the foregoing, Lessee may sublet all or a portion of the Premises to one or more entities for communications uses only.

6. **Miscellaneous.** Section 19 is hereby amended as follows:

<b><u>Lessee:</u></b>	<b><u>County:</u></b>
SBA Steel LLC	County of Riverside
Attn: Site Administration	Attn: Economic Development Agency
8051 Congress Avenue	3403 10 <sup>th</sup> Street, Suite 400
Boca Raton, FL 33487-1307	Riverside, CA 92501
RE: CA45808-AWest Lake 2, CA	

7. **Further Cooperation.** The Parties agree to execute such other instruments, agreements and amendments to documents as may be necessary or appropriate to effectuate the Lease as amended by this First Amendment.

8. **Interpretation.** This First Amendment, when combined with the Lease, sets forth and contains the entire understanding and agreement of the Parties hereto and correctly sets forth the rights, duties and obligations of each to the other as of this date.

9. **Waivers; Amendments.** All waivers of the provisions of this First Amendment and all amendments hereto must be in writing and signed by the appropriate authorities of County and Lessee.

10. **Effectiveness of Lease Agreement; First Amendment to Prevail.** Except as modified and amended by this First Amendment all other terms and conditions of the Lease remain unmodified and in full force and effect. The provisions of this First Amendment shall prevail over any inconsistency or conflicting provisions of the Lease.

11. **Severability.** If any term or provision of this First Amendment shall be held by a court of competent jurisdiction to be invalid or unenforceable, the remainder of this First Amendment shall not be affected thereby and each other term and provision of this First Amendment shall be valid and enforceable to the fullest extent permitted by law.

**12.** The effective date of this First Amendment is the date the Parties execute this First Amendment. If the Parties execute this First Amendment on more than one date, then the last date this First Amendment is executed by a party shall be the Effective Date.

**13.** This Memorandum and Amendment will be governed by and construed and enforced in accordance with the laws of the state in which the Property is located without regard to principles of conflicts of law.

**14.** County represents and warrants to Lessee that the County is the sole owner in fee simple title to the Premises and easements and the County's interest under the Lease and that consent or approval of no other person is necessary for the County to enter into this Memorandum and Amendment.

**15.** This Memorandum and Amendment may be executed in one or more counterparts, and by the different parties hereto in separate counterparts, each of which when executed shall be deemed to be an original but all of which taken together shall constitute one and the same Memorandum and Amendment.

**16.** Lessee shall have the right to record this Memorandum and Amendment.



Dated: SEP 13 2016

County:

COUNTY OF RIVERSIDE, political  
subdivision of the State of California

By:   
John J. Benoit, Chairman  
Board of Supervisors

Lessee:

SBA Steel, a Florida Limited liability  
company

By:   
Alyssa Houlihan  
Vice President, Site Leasing

ATTEST:  
KECIA HARPER-IHEM,  
Clerk of the Board

By:   
Deputy

APPROVED AS TO FORM:  
Gregory P. Priamos,  
County Counsel

By:   
Todd Frahm  
Deputy County Counsel

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 September 13, 2016, before me, Karen Barton, Board Assistant, personally appeared John J. Benoit, Chairman of the Board of Supervisors, who proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his authorized capacity, and that by his signature on the instrument the person, or the entity upon behalf of which the person acted, executed the instrument; and that a copy of this paper, document or instrument has been delivered to the chairperson.

I certify under the 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

Kecia Harper-Ihem  
Clerk of the Board of Supervisors

By:   
Deputy Clerk

(SEAL)

**EXHIBIT 'A'**

**Parcel 1 and Lettered Lot B of Parcel Map 7025, as shown by Map on File in Book 36, Page 22, of Parcel Maps, Records of Riverside County, California.**

**WITNESSES:**

**LESSEE:**

**SBA STEEL LLC, a Florida limited liability company**

*Daisy*  
Daisy Merchik

Print Name: \_\_\_\_\_

*Erika Lobbini*

Print Name: \_\_\_\_\_

*ERIKA LOBBINI*

By: \_\_\_\_\_

*[Signature]*

Alyssa Houlahan  
Vice President, Site Leasing

**STATE OF FLORIDA  
COUNTY OF PALM BEACH**

The foregoing instrument was acknowledged before me on the 1 day of August 2016, by Alyssa Houlahan, Vice President, Site Leasing of SBA Steel LLC, a Florida limited liability company on behalf of the company and who is personally known to me.



*[Signature]*

Notary Public

(NOTARY SEAL)

Print Name: \_\_\_\_\_

My Commission Expires: \_\_\_\_\_



Original Negative Declaration/Notice of Determination was routed to County Clerks for posting on

NOTICE OF EXEMPTION

9/14/16  
Date

VP  
Initial

June 27, 2016

**Project Name:** County of Riverside, Economic Development Agency (EDA) First Amendment to Communication Site Lease, SBA-Fire Station #11, Lake Elsinore

**Project Number:** FM0473431002200

**Project Location:** 33020 Maiden Lane, Lake Elsinore, California 92530; Assessor's Parcel Number (APN) 381-252-005 (See Attached Exhibit)

**Description of Project:** The County of Riverside (County) has an existing ground lease with SBA STEEL LLC, doing business as SBA Wireless (SBA) as the successor in interest to Sprint. The Lease Agreement entitles SBA to operate, and maintain an existing communication facility on that certain real property located at 33020 Maiden Lane, Lake Elsinore, California and identified as Assessor's Parcel Number: 381-252-005, commonly known to the County as Fire Station #11. SBA has requested to modify the existing Lease Agreement, for the purpose of extending the term from the conclusion of the current expiration date of December 31, 2021. The amended term shall commence on January 1, 2022 and expire on December 31, 2032. Additionally SBA will be awarded three consecutive five year terms. The term extension on the lease is anticipated to make the site more attractive to other carriers, resulting in a colocation of the facility and increased revenue. The First Amendment to the Lease is identified as the Project under the California Environmental Quality Act (CEQA). The use of the site under the First Amendment to the Lease would occur in the same manner as with the existing use. The operation of the facility will continue to provide communications services and will not result in a change or an expansion of existing use. No additional direct or indirect physical environmental impacts are anticipated.

**Name of Public Agency Approving Project:** County of Riverside, Economic Development Agency

**Name of Person or Agency Carrying Out Project:** County of Riverside, Economic Development Agency, and SBA STEEL LLC, a Florida limited liability company, doing business as SBA Wireless

**Exempt Status:** State CEQA Guidelines, Section 15301, Class 1, Existing Facilities Exemption; Section 15061(b) (3), General Rule or "Common Sense" Exemption, Codified under Title 14, Articles 5 and 19, Sections 15061 and 15300 to 15301.

**Reasons Why Project is Exempt:** The proposed Project is categorically exempt from the provisions of CEQA specifically by the State CEQA Guidelines as identified below. The Project will not result in any specific or general exceptions to the use of the categorical exemption as detailed under State CEQA Guidelines Section 15300.2. The Project will not cause an impact to an environmental resource of hazardous or critical concern nor would the Project include a reasonable possibility of having a significant effect on the environment due to unusual circumstances. The Project would not result in impacts to scenic highways, hazardous waste sites, historic resources, or other sensitive natural environments, or have a cumulative effect to the environment. No significant environmental impacts are anticipated to occur with the Lease which includes the operation of communication services.

SEP 18 2016 3:20

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Workforce Development

- **Section 15301 – Class 1 Existing Facilities Exemption:** This categorical exemption includes the operation, repair, maintenance, leasing, or minor alteration of existing public or private structures or facilities, provided the exemption only involves negligible or no expansion of the previous site's use. The Project, as proposed, is limited to the Lease that includes operation of communication services. The use of the site would continue in the same manner as under the current lease and would not require any expansion of service or facilities; therefore, the Project is exempt as the Project meets the scope and intent of the Class 1 Exemption identified in Section 15301, Article 19, Categorical Exemptions of the CEQA Guidelines.
- **Section 15061 (b) (3) – “Common Sense” Exemption:** In accordance with CEQA, the use of the Common Sense Exemption is based on the “general rule that CEQA applies only to projects which have the potential for causing a significant effect on the environment.” State CEQA Guidelines, Section 15061(b) (3). The use of this exemption is appropriate if “it can be seen with certainty that there is no possibility that the activity in question may have a significant effect on the environment.” *Ibid*. This determination is an issue of fact and if sufficient evidence exists in the record that the activity cannot have a significant effect on the environment, then the exemption applies and no further evaluation under CEQA is required. See *No Oil, Inc. v. City of Los Angeles* (1974) 13 Cal. 3d 68. The ruling in this case stated that if a project falls within a category exempt by administrative regulation or “it can be seen with certainty that the activity in question will not have a significant effect on the environment”, no further agency evaluation is required. With certainty, there is no possibility that the Project may have a significant effect on the environment. The proposed amendment to the Lease Agreement is limited to a time extension and will not result in any direct or indirect physical environmental impacts. The use and operation of the facility will be substantially similar to the existing use and will not create any new environmental impacts to the surrounding area. No alterations and no impacts beyond the ongoing, existing use of the site would occur. Therefore, in no way, would the Project as proposed have the potential to cause a significant environmental impact and the Project is exempt from further CEQA analysis.

Based upon the identified exemptions above, the County of Riverside, Economic Development Agency hereby concludes that no physical environmental impacts are anticipated to occur and the Project as proposed is exempt under CEQA. No further environmental analysis is warranted.

Signed: \_\_\_\_\_

Date: \_\_\_\_\_

Mike Sullivan, Senior Environmental Planner  
County of Riverside, Economic Development Agency

**RIVERSIDE COUNTY CLERK & RECORDER**

**AUTHORIZATION  
TO BILL  
BY JOURNAL VOUCHER**

Project Name: First Amendment to Communication Site Lease SBA-Fire Station #11,  
Lake Elsinore

Accounting String: 524830-47220-7200400000- FM0473431002200

DATE: June 27, 2016

AGENCY: Riverside County Economic Development Agency

THIS AUTHORIZES THE COUNTY CLERK & RECORDER TO BILL FOR FILING AND  
HANDLING FEES FOR THE ACCOMPANYING DOCUMENT(S).

NUMBER OF DOCUMENTS INCLUDED: One (1)

AUTHORIZED BY: Mike Sullivan, Senior Environmental Planner, Economic Development  
Agency

Signature: 

PRESENTED BY: Jose Ruiz, Real Property Agent I, Economic Development Agency

-TO BE FILLED IN BY COUNTY CLERK-

ACCEPTED BY: -

DATE: -

RECEIPT # (S) -



**Date:** June 27, 2016  
**To:** Mary Ann Meyer, Office of the County Clerk  
**From:** Mike Sullivan, Senior Environmental Planner, Project Management Office  
**Subject:** **County of Riverside Economic Development Agency Project # FM0473431002200**  
First Amendment to Communication Site Lease SBA Fire Station #11, Lake Elsinore

The Riverside County's Economic Development Agency's Project Management Office is requesting that you post the attached Notice of Exemption. Attached you will find an authorization to bill by journal voucher for your posting fee.

After posting, please return the document to:

Mail Stop #1330

Attention: Mike Sullivan, Senior Environmental Planner,

Economic Development Agency,

3403 10<sup>th</sup> Street, Suite 400, Riverside, CA 92501

If you have any questions, please contact Mike Sullivan at 955-8009.

Attachment

cc: file

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Economic Development  
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Parking  
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Purchasing Group  
Real Property  
Redevelopment Agency  
Workforce Development



# First Amendment to Communication Site Lease - SBA

33020 Maiden Lane, Lake Elsinore, CA 92530



**Legend**  
□ City Boundaries  
Cities

**Notes**  
APN: 381-252-009

**\*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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REPORT PRINTED ON: 8/23/2016 1:14:26 PM

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## 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. 26076** – Exempt From California Environmental Quality Act– Applicant: SBA Steel LLC, c/o Diane Borchardt – Engineer/Representative: W-T Communication Design Group c/o Andrea Urbas – First Supervisorial District – Lakeland Village Zoning District – Elsinore Area Plan: Community Development – Commercial Retail (CD:CR) (0.20-0.35 FAR) – Location: Southerly of Grand Avenue, easterly of Malden Lane, and westerly of Blackwell Boulevard – 1.15 Acres – Zoning: General Commercial (C-1/C-P) – **REQUEST:** The proposal is to utilize an existing abandoned wireless facility that will consist of an existing 62 foot high antenna tower disguised as a pine tree with twelve (12) antennas, twelve (12) RRUs, one (1) parabolic antenna, two (2) RAYCAP boxes, two (2) GPS antennas attached to an existing equipment room, and replace two (2) existing A/C unit with two (2) new A/C units within the existing abandoned 480 sq. ft. lease area.

**TIME OF HEARING:** 1:30 pm or as soon as possible thereafter  
**DATE OF HEARING:** **FEBRUARY 6, 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 Tim Wheeler, Project Planner at 951-955-6060 or e-mail [wheeler@rcplma.org](mailto:wheeler@rcplma.org) go to the County Planning Department's Director's Hearing agenda web page at <http://planning.rcplma.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

## INDEMNIFICATION AGREEMENT

This INDEMNIFICATION AGREEMENT ("Agreement"), made by and between the COUNTY OF RIVERSIDE, a political subdivision of the State of California ("COUNTY"), and SBA Steel, LLC, a Florida 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 leasehold interest in the certain real property described as APN 381-252-009 ("PROPERTY"); and,

**WHEREAS**, on August 3, 2016, PROPERTY OWNER filed an application for Plot Plan No. 26076 ("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:  
SBA 2012 TC Assets, LLC  
Attn: Ashley Masuda  
8051 Congress Avenue  
Boca Raton, FL 33487

County of Riverside  
Attn: Vincent Yzaguirre  
3403 Tenth St., Ste. 400  
Riverside, CA 92501

With a copy to:  
Virtual Site Walk, LLC  
Attn: Jacob Hamilton  
2215 SE 37<sup>th</sup> Avenue  
Portland, OR 97214

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

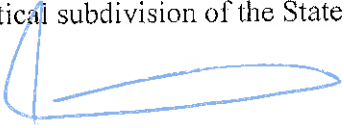
original, but all of which together shall constitute one and the same document. To facilitate execution of this Agreement, the parties may execute and exchange facsimile or electronic counterparts, and facsimile or electronic counterparts shall serve as originals.

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:   
\_\_\_\_\_  
Juan Perez  
Riverside County TLMA Director/Interim Planning Director

Dated: 3/6/17

[Signatures continue on following page]

**PROPERTY OWNER:**

SBA Steel, LLC, a Florida Limited Liability Company

By: AAT Communications, LLC, a Florida Limited Liability Company  
Its Member


By: AAT Acquisition, LLC, a Delaware Limited Liability Company  
Its Member

By: SBA Senior Finance II, LLC, a Florida Limited Liability  
Company  
Its Member

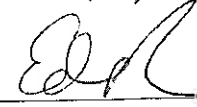
By: SBA Senior Finance, LLC, a Florida Limited Liability  
Company  
Its Member

By: SBA Telecommunications, LLC, a Florida  
Limited Liability Company  
Its Member

By: SBA Communications Corporation, a  
Florida Corporation  
Its Member

By:   
Thomas P. Hunt  
Secretary

Dated: 3/3/17

By:   
Ed Roach  
Vice President

Dated: 3/3/17

FORM APPROVED COUNTY COUNSEL

BY:   
MICHELLE CLACK DATE 3/6/17



**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 FLORIDA  
County of PAULI BEACH

On MARCH 03, 2017 before me, Leysi Quincoces, Public Notary  
Date Here Insert Name and Title of the Officer  
personally appeared THOMAS P. HUNT, Secretary  
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 Leysi  
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: \_\_\_\_\_  
Document Date: \_\_\_\_\_ Number of Pages: \_\_\_\_\_  
Signer(s) Other Than Named Above: \_\_\_\_\_

**Capacity(ies) Claimed by Signer(s)**

Signer's Name: \_\_\_\_\_  
 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: \_\_\_\_\_

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State of ~~California~~ FLORIDA  
County of PALM BEACH

On MARCH 03, 2017 before me, LEYSI QUINCOSES, Notary Public  
Date Here Insert Name and Title of the Officer  
personally appeared ED ROACH, Vice President  
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 [Signature]  
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.

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 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: \_\_\_\_\_

PROPERTY OWNERS CERTIFICATION FORM

I, VINNIE NGUYEN, certify that on 1/9/2017.

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

APN (s) or case numbers PP 26076 For

Company or Individual's Name Planning Department.

Distance buffered 600.

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

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

NAME: Vinnie Nguyen

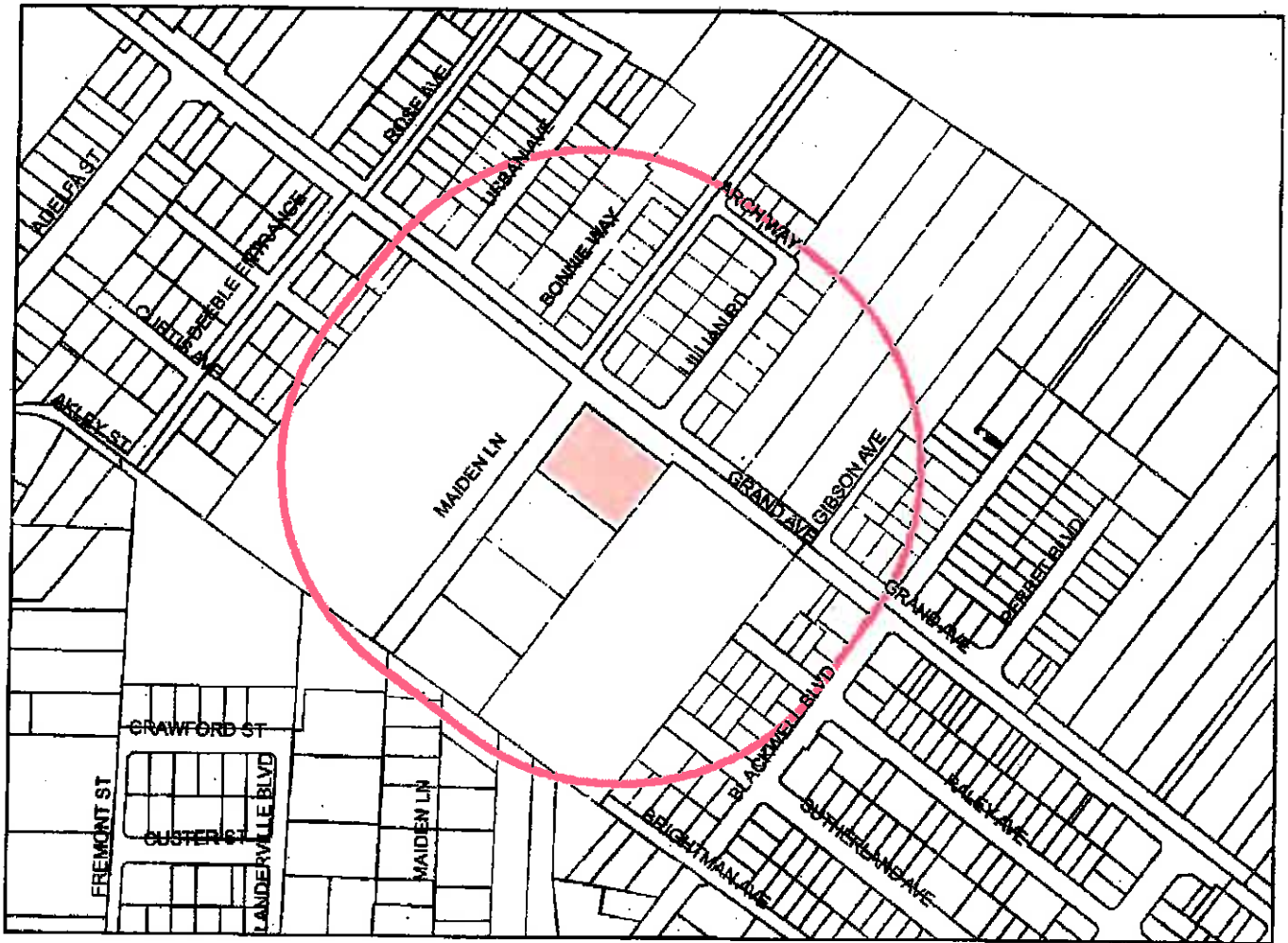
TITLE GIS Analyst

ADDRESS: 4080 Lemon Street 2<sup>nd</sup> Floor

Riverside, Ca. 92502

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

**PP26076 (600 feet buffer)**



**Selected Parcels**

381-152-007	381-152-028	381-174-001	381-174-002	381-174-019	381-251-014	381-161-015	381-251-004	381-251-005	381-251-006
381-152-034	381-161-014	381-246-001	381-152-027	381-246-003	381-151-023	381-241-005	381-241-006	381-241-007	381-252-010
381-252-009	381-247-003	383-210-045	381-152-008	381-152-012	381-152-021	381-152-030	381-161-006	381-241-008	381-152-016
381-152-017	381-152-018	381-161-006	383-210-032	381-152-024	381-251-015	381-152-025	381-251-007	381-174-008	381-174-009
381-252-011	381-252-012	381-161-002	381-151-003	381-152-032	381-151-026	381-152-006	381-174-003	381-152-009	381-161-001
381-246-010	381-246-011	381-247-011	381-247-004	381-161-005	381-251-013	381-246-008	381-241-003	381-241-004	381-251-008
381-162-001	381-162-002	381-162-013	381-162-014	381-151-002	381-151-025	381-162-010	381-241-011	381-151-027	381-174-011
383-210-019	383-210-017	381-152-026	381-174-073	381-174-076	381-161-010	381-246-009	381-162-005	383-210-047	383-210-048
381-161-007	381-161-011	381-152-022	381-152-019	381-246-004	381-246-005	381-246-006	381-247-009	381-162-017	381-152-020
381-152-035	381-174-010	381-152-013	381-174-012	383-210-016	381-151-001	381-161-017	381-162-004	381-251-024	381-161-016
381-161-013	381-162-015	381-174-004	381-174-005	381-174-006	381-246-002	381-247-010	381-151-024	381-162-011	381-162-007
381-161-009	381-162-008	381-162-009	381-161-012	381-246-007	381-162-016	381-162-006	381-162-003	381-152-029	381-252-003



340 170 0 340 Feet

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 other than 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: 381151001, APN: 381151001  
PRISCILA ZUNIGA  
32991 URBAN AVE  
LAKE ELSINORE, CA. 92530

ASMT: 381151027, APN: 381151027  
SONS PROP MANAGEMENT, ETAL  
21806 PAINT BRUSH LN  
DIAMOND BAR CA 91765

ASMT: 381151002, APN: 381151002  
JOHN CHAN  
2536 GREENWICH DR  
FULLERTON CA 92833

ASMT: 381152006, APN: 381152006  
HANS KUHN  
32940 URBAN AVE  
LAKE ELSINORE, CA. 92530

ASMT: 381151003, APN: 381151003  
SONIA LOPEZ, ETAL  
33045 VICTORIA BROOKE LN  
LAKE ELSINORE CA 92530

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ALEX DEL HOYO  
32948 URBAN AVE  
LAKE ELSINORE, CA. 92530

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CATHERINE BOULA  
212 S KRAEMER BLV NO 305  
PLACENTIA CA 92870

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DEBRA SPRADLIN  
32952 URBAN AVE  
LAKE ELSINORE, CA. 92530

ASMT: 381151024, APN: 381151024  
SHIRLEY GORDON  
32961 URBAN AVE  
LAKE ELSINORE, CA. 92530

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DIANA POWELL  
1 SEPULVEDA  
RCH SANTA MARGARITA CA 92688

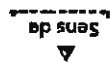
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JANET SMEJKAL, ETAL  
P O BOX 485  
FREMONT CA 94537

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VIRGINIA SAENZ, ETAL  
97 WELCOME LN  
SEAL BEACH CA 90740

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SUSAN FUESS, ETAL  
15006 SUTTON ST  
SHERMAN OAKS CA 91403





ASMT: 381152019, APN: 381152019  
MARY WIKHOLM  
2132 1/2 GRIFFITH PARK BLV  
LOS ANGELES CA 90039

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SON PROP MGMT, ETAL  
2830 EAGLECREST PL  
DIAMOND BAR CA 91765

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NORMAN FLOYD  
32941 MAIDEN LN  
LAKE ELSINORE, CA. 92530

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CATHLEEN LAUNCHBAUGH, ETAL  
P O BOX 393  
CAYUCOS CA 93430

ASMT: 381152022, APN: 381152022  
MIRIAM FIGUEROA, ETAL  
C/O MIRIAM FIGUEROA  
821 OAK AVE  
DUARTE CA 91010

ASMT: 381152032, APN: 381152032  
GRAND AVE CIVIC ASSN  
C/O SUSAN SANDOVAL  
P O BOX 270  
LAKE ELSINORE CA 92531

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JASWINDER SANDHU, ETAL  
32951 MAIDEN LN  
LAKE ELSINORE, CA. 92530

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BERTRAND COTTLE  
19001 SMILEY DR  
ORANGE CA 92869

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ESV HOLDINGS INC  
32959 MAIDEN LN  
LAKE ELSINORE, CA. 92530

ASMT: 381152035, APN: 381152035  
OLD BEN ONE INC  
C/O CHARLES FIELDS  
33238 ADELFA ST  
LAKELAND VILLAGE CA 92530

ASMT: 381152026, APN: 381152026  
RITA BLEVINS, ETAL  
32965 MAIDEN LN  
LAKE ELSINORE, CA. 92530

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HT PROP  
19227 SAMUEL DR  
LAKE ELSINORE CA 92530

ASMT: 381152027, APN: 381152027  
CALBAR HOLDINGS  
21 CAMALI CT  
NEWPORT BEACH CA 92663

ASMT: 381161002, APN: 381161002  
HENRIETTA CARMONA, ETAL  
124 CALLE DIAZ  
ANAHEIM CA 92807



ASMT: 381161005, APN: 381161005  
JUANA LONDONO, ETAL  
32975 LILLIAN RD  
LAKE ELSINORE, CA. 92530

ASMT: 381161013, APN: 381161013  
SALVADOR ARREDONDO  
32900 MAIDEN LN  
LAKE ELSINORE, CA. 92530

ASMT: 381161006, APN: 381161006  
CHRISTINA SHUSTER, ETAL  
32955 LILLIAN RD  
LAKE ELSINORE, CA. 92530

ASMT: 381161014, APN: 381161014  
MARIE LAMBERT, ETAL  
32930 MAIDEN LN  
LAKE ELSINORE, CA. 92530

ASMT: 381161007, APN: 381161007  
MAGDALINE HARRIS  
32945 LILLIAN AVE  
LAKE ELSINORE CA 92530

ASMT: 381161015, APN: 381161015  
KATHLEEN TEMPLE, ETAL  
32950 MAIDEN LN  
LAKE ELSINORE, CA. 92530

ASMT: 381161008, APN: 381161008  
MAUREEN JOHNSON, ETAL  
32935 LILLIAN AVE  
LAKE ELSINORE CA 92530

ASMT: 381161016, APN: 381161016  
THERESA LABROUSSE, ETAL  
78 6701 ALII DR  
KAILUA KONA HI 96740

ASMT: 381161009, APN: 381161009  
SUSAN LOVE  
32925 LILLIAN RD  
LAKE ELSINORE, CA. 92530

ASMT: 381161017, APN: 381161017  
ROBERT DONAVAN  
32985 LILLIAN RD  
LAKE ELSINORE, CA. 92530

ASMT: 381161010, APN: 381161010  
JOSE GONZALEZ, ETAL  
32915 LILLIAN RD  
LAKE ELSINORE, CA. 92530

ASMT: 381162003, APN: 381162003  
WELDON PAGE  
2301 E SANTA FE APT 5  
FULLERTON CA 92831

ASMT: 381161012, APN: 381161012  
ANDREA THIEL, ETAL  
2593 INDEPENDENCE WAY  
CORONA CA 92862

ASMT: 381162004, APN: 381162004  
ROBERTO MERCADO  
32960 LILLIAN RD  
LAKE ELSINORE, CA. 92530



ASMT: 381162005, APN: 381162005  
LILLIAN ROAD TRUST  
NO G202  
16331 LAKESHORE DR  
LAKE ELSINORE CA 92530

ASMT: 381162013, APN: 381162013  
KENNETH HOWARD, ETAL  
17540 GRAND AVE  
LAKE ELSINORE, CA. 92530

ASMT: 381162006, APN: 381162006  
TARRIE ORRIS, ETAL  
32936 LILLIAN RD  
LAKE ELSINORE, CA. 92530

ASMT: 381162016, APN: 381162016  
VINCENT WANG  
18003 ESPITO ST  
ROWLAND HEIGHTS CA 91748

ASMT: 381162007, APN: 381162007  
JULIUS SZEMENYEI, ETAL  
32641 ALTA PINE LANE  
SAN JUAN CAPISTRANO CA 92675

ASMT: 381162017, APN: 381162017  
LAUREL BUCHANAN, ETAL  
32940 MAIDEN LN  
LAKE ELSINORE, CA. 92530

ASMT: 381162008, APN: 381162008  
TERRY SHOOK  
32918 LILLIAN RD  
LAKE ELSINORE, CA. 92530

ASMT: 381174003, APN: 381174003  
SOCORRO DELATORRE, ETAL  
P O BOX 727  
WILDOMAR CA 92595

ASMT: 381162009, APN: 381162009  
TERRY SHOOK  
32910 LILLIAN RD  
LAKE ELSINORE, CA. 92530

ASMT: 381174006, APN: 381174006  
ANITA HADLEY, ETAL  
31902 AVENIDA EVITA  
SAN JUAN CAPO CA 92675

ASMT: 381162010, APN: 381162010  
DARLENE OUTHUIJSE, ETAL  
9140 ROSE ST  
BELLFLOWER CA 90706

ASMT: 381174008, APN: 381174008  
FANG HSU  
8311 HONEY HILL RD  
LAUREL MD 20723

ASMT: 381162011, APN: 381162011  
SKIE DOBRINSKI  
5700 MARCONI AVE NO 214  
CARMICHAEL CA 95608

ASMT: 381174010, APN: 381174010  
ELIZABETH AMBRIZ, ETAL  
175 S RIO VISTA NO 98  
ANAHEIM CA 92806



ASMT: 381174011, APN: 381174011  
JOSHUA LEONE  
32953 BLACKWELL  
LAKE ELSINORE CA 92530

ASMT: 381246001, APN: 381246001  
BLUE SHADOWS PROP  
C/O CHAD BAKER  
P O BOX 5000 PMB 403  
RANCHO SANTA FE CA 92067

ASMT: 381174012, APN: 381174012  
ELVIRA ESCAMILLA, ETAL  
32963 BLACKWELL BLV  
LAKE ELSINORE, CA. 92530

ASMT: 381246002, APN: 381246002  
VIKEN KECKECHIAN, ETAL  
27202 GALVEZ LN  
MISSION VIEJO CA 92691

ASMT: 381174019, APN: 381174019  
JOYCE CHEN, ETAL  
4115 LIVE OAK LN  
YORBA LINDA CA 92886

ASMT: 381246003, APN: 381246003  
CARL CHOI  
10618 WINCHECK RD  
SAN DIEGO CA 92131

ASMT: 381174076, APN: 381174076  
LAMSON PROP  
C/O BLUESTAR PROPERTIES  
12176 INDUSTRIAL BLV NO 1  
VICTORVILLE CA 92395

ASMT: 381246006, APN: 381246006  
MIGUEL LOPEZ  
15073 KNOLLWOOD ST  
LAKE ELSINORE CA 92530

ASMT: 381241007, APN: 381241007  
CHE HOANG  
25125 VIA LAS LOMAS  
MURRIETA CA 92562

ASMT: 381246007, APN: 381246007  
ANGELA SUBER, ETAL  
14790 TOFT DR  
LAKE ELSINORE CA 92530

ASMT: 381241008, APN: 381241008  
SEKAB SAMAD, ETAL  
17586 RALEY AVE  
LAKE ELSINORE, CA. 92530

ASMT: 381246008, APN: 381246008  
RANDI SAVAGE, ETAL  
33245 MORRELL DR  
LAKE ELSINORE CA 92530

ASMT: 381241011, APN: 381241011  
ALEJANDRA MUNOZ, ETAL  
29662 COOL MEADOW DR  
MENIFEE CA 92584

ASMT: 381246009, APN: 381246009  
LESLIE MICHAEL S TRUST  
C/O MICHAEL LESLE  
21048 LAGUNA RD  
WILDOMAR CA 92595



ASMT: 381247003, APN: 381247003  
CONNIE KLINE, ETAL  
144 SANDY BLV  
CENTRALIA WA 98531

ASMT: 381251013, APN: 381251013  
JAMES AGUIRRE  
17401 KNIFFIN AVE  
LAKE ELSINORE, CA. 92530

ASMT: 381247004, APN: 381247004  
CARMEN BREESE, ETAL  
11685 GLADSTONE CIR  
FOUNTAIN VALLEY CA 92708

ASMT: 381251014, APN: 381251014  
ALICIA MARTINEZ, ETAL  
17409 KNIFFIN AVE  
LAKE ELSINORE, CA. 92530

ASMT: 381247009, APN: 381247009  
NANCY BRAVO, ETAL  
1812 PESCADORES AVE  
SAN PEDRO CA 90732

ASMT: 381251015, APN: 381251015  
ERIN BACARELLA  
17420 CURTIS AVE  
LAKE ELSINORE, CA. 92530

ASMT: 381247011, APN: 381247011  
HT PROP  
C/O SCOTT HADLEY  
31902 AVD EVITA  
SAN JUAN CAPO CA 92675

ASMT: 381251024, APN: 381251024  
R ROY, ETAL  
2545 OCOTILLO AVE  
SANTA MARIA CA 93455

ASMT: 381251006, APN: 381251006  
BAHAR ALAVI  
17 CATANIA  
MISSION VIEJO CA 92692

ASMT: 381252003, APN: 381252003  
DENNIS SPAHR, ETAL  
6130 GRENADA AVE  
CYPRESS CA 90630

ASMT: 381251007, APN: 381251007  
EVANGELIO RAMIREZ GONZALEZ  
17410 KNIFFIN AVE  
LAKE ELSINORE, CA. 92530

ASMT: 381252009, APN: 381252009  
COUNTY OF RIVERSIDE  
C/O REAL ESTATE DIVISION  
P O BOX 1180  
RIVERSIDE CA 92502

ASMT: 381251008, APN: 381251008  
LILIANA ARCINIEGA, ETAL  
17400 KNIFFIN AVE  
LAKE ELSINORE, CA. 92530

ASMT: 381252010, APN: 381252010  
JACKIE CORRIGAN, ETAL  
C/O JACKIE S CORRIGAN  
33040 MAIDEN LN  
LAKE ELSINORE, CA. 92530

ASMT: 381252012, APN: 381252012  
TERESA ZAMBRANA, ETAL  
39551 CALLE DE COMPANERO  
MURRIETA CA 92562

ASMT: 383210016, APN: 383210016  
PEMBROKE MAMIE ESTATE OF  
C/O JULIA M PAYNE  
2808 BROAD ST  
NEWPORT BEACH CA 92663

ASMT: 383210017, APN: 383210017  
KATRINA  
24571 JEREMIAH DR  
DANA POINT CA 92629

ASMT: 383210019, APN: 383210019  
JULIE HASKINS  
17565 BRIGHTMAN AVE  
LAKE ELSINORE, CA. 92530

ASMT: 383210032, APN: 383210032  
ANNIE ALMOYAN, ETAL  
33150 MAIDEN LN  
LAKE ELSINORE, CA. 92530

ASMT: 383210045, APN: 383210045  
RENEE BROWN, ETAL  
17574 COTTRELL ST  
LAKE ELSINORE, CA. 92530

ASMT: 383210048, APN: 383210048  
MADELENE LESLE  
32976 SERENA WAY  
LAKE ELSINORE CA 92530

**SBA Steel LLC**  
**Attn: Diane Borchardt**  
**8051 Congress Ave.**  
**Boca Raton, CA 33487**

**W-T Communication**  
**Attn: Andrea Urbas**  
**1554 Barton Rd. #355**  
**Redlands, CA 92373**

**County of Riverside**  
**C/O Real Estate Division**  
**P O Box 1180**  
**Riverside, CA 92502**



# RIVERSIDE COUNTY PLANNING DEPARTMENT

**Steve Weiss**  
Planning 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  
 38666 El Cerrito Road Palm Desert, CA 92201

Project Title/Case No.: Verizon Wireless (Churchill) / PP26076

Project Location: In the unincorporated area of Riverside County, more specifically located 17521 Grand Ave, Lake Elsinore, CA

Project Description: Plot Plan No. 26076 proposes to utilize and re-permit an existing abandoned unmanned wireless communication facility that is proposed to consist of the existing 82-foot-high tower disguised as a pine tree with twelve (12) antennas, twelve (12) Remote Radio Units, one (1) parabolic antenna, two (2) RAYCAP boxes, two (2) Global Position System antennas attached to an existing equipment room, and replace two (2) existing A/C unit with two (2) new A/C units within the existing abandoned 480 sq. ft. lease area.

Name of Public Agency Approving Project: Riverside County Planning Department

Project Applicant & Address: SBA Steel LLC, 8051 Congress Ave Boca Raton, CA 33487

**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 (15301-Existing Facilities & 15302 Replacement & Reconstruction)
- Statutory Exemption (\_\_\_\_\_)
- Other: catchall

**Reasons why project is exempt:** The proposed project has been determined to be categorically exempt from CEQA, as set forth per Section 15301 (Existing Facilities) of the CEQA Guidelines. Section 15301 exempts the operation, repair, maintenance, permitting, leasing, licensing, or minor alteration of existing structures, facilities, mechanical equipment, or topographical features (including pipelines or no expansion of use beyond that existing at the time of the lead agency's determination). Examples of this exemption include but are not limited to (a) interior or exterior alterations involving such things as electrical conversions, (b) existing facilities of public health or publicly owned utilities used to provide electrical power, natural gas, sewerage, or other public utility services and (c) replacement or rehabilitation of deteriorated or damaged structures, facilities, or mechanical equipment to meet current standards of public health and safety. The proposed project is exempt under Section 15301 because it is a category the previous use of a classified wireless facility as a monopole, without increasing the physical characteristics and with no expansion of use beyond that existing previously. This will re-establish certain essential utility services for the residents in the surrounding neighborhood(s). This proposed project has also been determined to be categorically exempt from CEQA, as set forth per Section 15302 (Replacement or Reconstruction) of the CEQA Guidelines. Section 15302 exempts the replacement or reconstruction of existing structures and facilities that will have the substantially the same purpose and use as the structures replaced. Examples of this exemption include but are not limited to (a) replacement or reconstruction of existing utility systems or facilities involving replacement or reconstruction of capacity. The proposed project is exempt under Section 15302 because it is replacing the antennas and facilities with minor amounts of replaced equipment and is a new utility or facility of the same use by a new provider and without expansion of the property. This will re-establish utility services for the residents in the surrounding neighborhood(s). Because all aspects of the project are exempt under Sections 15301 and 15302, the project is exempt from CEQA and no further environmental review is required. In addition, there are no sensitive projects of the same type in the same place expected over five years as a natural disturbance such as seismic resources, flood hazards, trees, or other geologic, biologic, or other resources that will be affected by the project, and it is not on a hazardous waste site. Accordingly, no exceptions to the Section 15301 or 15302 exemptions apply.

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

\_\_\_\_\_  
Signature Title  
February 6, 2017  
Date

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

Revised: 01/30/2017: Y:\Planning Master Forms\Templates\CEQA Forms\NOE Form.docx

Please charge deposit fee case#: ZEA ZCFG No. 06324 - County Clerk Posting Fee  
**FOR COUNTY CLERK'S USE ONLY**

\*\*\*\*\*

\*Case No: CFG06324 \*

Applied: 09/15/2016

\*\*\*\*\*

Proposal: PP26076 - EA EXEMPT

Appl Type: CFG3 CALIF FISH & GAME: DOC FEE

Location:

Project size: F/A:

Min lot size: F/A:

Lots/units:

Assessor Parcel No: 381252009

Section: Twnshp/Range:

Supervisor District:

Census Tract:

Team:

Zoning:

Zoning Area/Dist:

Developer Agreement:

Open Space & Cons Elem:

Community Plan:

Category/Designation:

EA:

Concurrent Cases:

Related Cases:

APPLICANT COUNTY OF RIVERSIDE 09/15/2016

3133 MISSION INN AVE

RIVERSIDE CA

92507

OWNER COUNTY OF RIVERSIDE 09/15/2016

3133 MISSION INN AVE

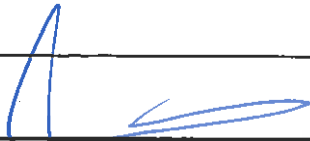
RIVERSIDE CA

92507

Also is Applicant

Agenda Item No.: 4.1  
Area Plan: Elsinore  
Zoning Area: Meadowbrook  
Supervisory District: First  
Project Planner: John Earle Hildebrand III  
Planning Commission: April 5, 2017

CHANGE OF ZONE NO. 7908  
PLOT PLAN NO. 26008  
CEQA Exempt – Section 15303  
Applicant: Matta A. Ibrahim  
Representative: Tindall Engineering, Inc.



Juan C. Perez  
TLMA Director

## COUNTY OF RIVERSIDE PLANNING DEPARTMENT STAFF REPORT

**PROJECT DESCRIPTION:** The proposed project consists of: (1) a Change of Zone (CZ07908) to change the site's Zoning Classification from Scenic Highway Commercial (C-P-S) to Industrial Park (IP) and (2) a Plot Plan (PP26008) to entitle an existing vehicle rental and repair facility (Lakeside Car Rental & Repair).

**PROJECT LOCATION:** The project site is generally located North of Conard Avenue, South of Chris Court, East of 8<sup>th</sup> Street, west of Highway 74, and is within the Elsinore Area Plan, on one parcel, totaling 0.86 gross acres. Specifically, the project site has an address of 18770 Conard Avenue, Lake Elsinore, CA 92532.

**BACKGROUND:** The project site has historically been utilized as a vehicle repair facility since approximately the mid-1980s. On August 21, 1985, Conditional Use Permit No. 2792 was approved, which established a vehicle repair facility on the project site, but imposed a 10-year lifespan on the entitlement, expiring on August 21, 1995. Since the expiration, a vehicle repair facility has been in continuous operation on the site, without a land use entitlement.

The project site includes an existing small, 2,520 square foot building, whereby approximately 1,150 square feet is utilized for vehicle repair and is separated into four vehicle bays. The remainder of the building, approximately 1,370 square feet, is used as office space and storage. The existing business, Lakeside Car Rental & Repair, generally operates from 9:00am to 5:00pm, Monday through Friday and is closed Saturday and Sunday. The business provides general automotive repair, towing, and vehicle rental services.

Approval of this project will result in changing the site's Zoning Classification to Industrial Park (IP), for the purpose of becoming compatible with the surrounding Zones, which is also Industrial Park (IP) and for consistency with the site's General Plan Land Use Designation of Community Development: Business Park (CD:BP). Additionally, approval of this project will establish Zoning consistency findings, determining that vehicle repair is no more intensive than other similar uses that are specifically permitted in the Industrial Park Zone, and approval of the use itself with no further time frame expiration. No new construction or ground disturbance through grading, is proposed in conjunction with this project.

### *Sphere of Influence*

The project site is located within the City of Lake Elsinore 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 Lake Elsinore regarding this project.

**SUMMARY OF FINDINGS:**

- |  |  |
|--|--|
| 1. Existing General Plan Land Use (Ex. #5):    | Community Development: Business Park (CD: BP)  |
| 2. Surrounding General Plan Land Use (Ex. #5): | Community Development: Business Park (CD: BP) to the north, west, south, and City of Lake Elsinore to the east                     |
| 3. Existing Zoning (Ex. #2):                   | Scenic Highway Commercial (C-P-S)  |
| 4. Proposed Zoning (Ex. #2):                   | Industrial Park (I-P)  |
| 5. Surrounding Zoning (Ex. #2):                | Scenic Highway Commercial (C-P-S) to the north, Industrial Park (I-P) to the west and south, and City of Lake Elsinore to the east |
| 6. Existing Land Use (Ex. #1):                 | Vehicle repair and rental facility   |
| 7. Surrounding Land Use (Ex. #1):              | Vacant land to the north, west, and south, City of Lake Elsinore to the east   |
| 8. Project Data:                               | Total Acreage: 0.86  |
| 9. Environmental Concerns:                     | CEQA Exempt – Section 15303 (New Construction or Conversion of Small Structures)   |

**RECOMMENDATIONS: Staff recommend that the Planning Commission make the following recommendations to the Board of Supervisors:**

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

**TENTATIVELY APPROVE CHANGE OF ZONE NO. 7908**, changing the project site's Zoning Classification from Scenic Highway Commercial (C-P-S) to Industrial Park (IP), subject to final adoption of a Zoning Ordinance by the Board of Supervisors; and,

**APPROVE PLOT PLAN NO. 26008**, subject to the attached conditions of approval, and based upon the findings and conclusions incorporated in the staff report.

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

1. The project site has a General Plan Land Use Designation of Business Park (BP). The Business Park General Plan Land Use Designation allows for a variety of employee-intensive uses, including research and development, technology centers, corporate and support office uses, clean industry, and supporting retail uses. The project site is also located within the Elsinore Area Plan.
2. The project site is surrounded by properties which have a General Plan Land Use designation of Business Park to the north, west, south, and the City of Lake Elsinore is to the east.
3. The project site has a Zoning Classification of Scenic Highway Commercial (C-P-S).



4. The project site is surrounded by properties which have a Zoning Classification of Scenic Highway Commercial (C-P-S) to the north, Industrial Park (I-P) to the west and south, and the City of Lake Elsinore is located to the east.
5. This project proposes to change the site's Zoning Classification from Scenic Highway Commercial (C-P-S) to Industrial Park (IP). The Zone change will result in the site becoming compatible with the surrounding Zone to the west and south, which is Industrial Park (IP), and will also become consistent with the site's General Plan Land Use Designation of Business Park (BP).
6. Conditional Use Permit No. 2792 was approved in 1985, resulting in the establishment of a vehicle repair facility. The entitlement included a 10-year life span, which expired on August 21, 1995. However, a vehicle repair facility has been in continuous operation on the site, since the 1985 approval. This Plot Plan approval will result in a new entitlement to re-establish land use entitlements for a vehicle rental and repair facility. Furthermore, this Plot Plan does not propose the construction of any new buildings or ground disturbance through grading activities.
7. Pursuant to Ordinance No. 348, Article X I-P Zone (Industrial Park), Subsection E, "Any use that is not specifically listed in Subsections B. and 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."
8. While a vehicle rental and repair facility is not specifically listed in Ordinance No. 348, Article X I-P Zone (Industrial Park) as an allowed use, the Planning Director finds that the vehicle rental and repair use is of the same character and intensity as uses listed in Ordinance No. 348, Article X, Section 10.1, Subsection B, for the following reasons:
  - a. Furniture Manufacturing, Warehousing and Distribution, Parking Lots and Parking Structures, and Automobile Service Stations are all permitted uses within the Industrial Park (IP) Zoning Classification, subject to Plot Plan approval. These permitted uses have similar characteristics to a vehicle rental and repair facility for the reasons below.
  - b. The vehicle repair portion of the business utilizes many types of tools, including impact and power. Furniture manufacturing businesses similarly utilize impact and power tools, as well as heavier machinery for cutting and stripping wood. In this regard, the two uses are similar.
  - c. The vehicle rental portion of the business, albeit a very small part, requires providing parking spaces for the vehicle inventory and an office area for customer service. Warehousing and Distribution centers can substantially range in scale, whereby some centers require hundreds of truck parking spaces, as well as vehicle spaces for the employees and drivers. The storage of rental vehicles is similar, and much less impactful, than the storage of truck fleets.
  - d. Stand-alone parking lots and parking structures are permitted in the Industrial Park Zone. The transient nature of vehicles entering and leaving the parking lot, is no different than the staging of vehicles in preparation of servicing or rental. Also, commercial parking areas are typically very large, able support hundreds of vehicles. The project site includes only 15 parking spaces as it is a small business in comparison. As a result, a parking lot and parking structure is similar in nature to a vehicle rental and repair facility.

- e. As a result, vehicle rental and repair is considered to be a similar use and of substantially the same character and intensity as Furniture Manufacturing, Warehousing and Distribution, and Parking Lots and Parking Structures. Also given the relatively small scale of this project and its small building footprint, the use is less intensive than many of the uses within the Industrial Park (IP) Zoning Classification that are permitted with approval of a Plot Plan.
9. Accordingly, for the reasons above, the Planning Director has determined that vehicle rental and repair facilities are permitted uses within the Industrial Park (IP) Zone, subject to Plot Plan approval.
  10. The Lakeside Car Rental & Repair facility is consistent with the development standards set forth in the Industrial Park (IP) Zoning Classification of Ordinance No. 348, pursuant to the following:
    - a. Lot Size – When subdividing, the lot size is required to have a minimum area of 20,000 square feet and a minimum lot width of 100 feet. This project does not include a subdivision; however, the existing project site is approximately 37,461 square feet in area and has a lot depth of 125 feet, which meets the development standard.
    - b. Height Requirements – There are several provisions for the maximum allowable height within the Industrial Park Zone, which are contingent upon a structure's proximity to roads and property lines. The most restrictive height is 35 feet. The existing building is 19' 6" feet tall, which meets the minimum development standard.
    - c. Landscaping – The project site is required to provide a minimum of 15% landscaping. The existing landscaping within the project site is primarily located along the drive-aisles, parking areas, and around the building. 15% of the developed portion of the project site is landscaped and adequately irrigated, meeting the minimum development standard.
    - d. Setbacks – The project site's existing structure is located 30-feet from the street, meeting the minimum 25-foot street side setback, is located 10-feet from the side, meeting the 10-foot minimum side yard setback, and is located 15-feet from the rear, meeting the 15-foot rear yard setback requirements. However, a 50 foot minimum structure setback from a property that abuts a residential or commercially Zoned property is required, but not specifically met. This increased setback is a result of the property being changed from its existing Zone of Scenic Highway Commercial (C-P-S) to Industrial Park (IP). The property to the north of the site has a Scenic Highway Commercial (C-P-S) Zoning Classification, which now requires the 50 foot setback to be met. As a result of the increased structure setback, the following adjustment findings have been made:
      - i) Granting of the adjustment or use will not be detrimental to the health, safety and general welfare of the community. The onsite structure and use are existing and the vehicle repair business has been in operation since the mid-1980's. Granting a structure setback adjustment will not negatively affect the public health or safety.
      - ii) Granting of the adjustment or use will not be detrimental to property in the vicinity of the parcel for which the request is made. The structure and use are existing and the vehicle repair business has been in operation since the mid-1980's. Granting a structure setback adjustment will not will not preclude the future development of the surrounding properties nor negatively affect the area as a whole.

- iii) Regulations of points of vehicle ingress and egress to the property. Granting a setback adjustment will not impact access to the site nor any of the surrounding properties. Adequate access to the site has been provided.
  - iv) Require any necessary landscaping, fencing or walls. Granting a setback adjustment will not result in any additional site improvement requirements. The structure is existing and there is sufficient landscaping and perimeter wall already established.
  - v) Require the restoration of the property to a natural appearance, including, but not limited to filling, grading and leveling. No additional new construction is proposed in conjunction with this Plot Plan and Change of Zone. The onsite structure and use are existing and the vehicle repair business has been in operation since the mid-1980's. Granting a structure setback adjustment will not result in requiring restoration or grading of the site.
  - vi) Establish a time period within which the permission is to be used and required conditions are to be completed. The onsite structure and use are existing and the vehicle repair business has been in operation since the mid-1980's. No provisions for a time period will be imposed, as the use is already in operation.
- e. Parking – The existing onsite use includes a small-scale vehicle rental and repair facility. The minimum number of parking spaces required for a vehicle repair facility is 1 space per 150 square feet of service floor area. 1,150 square feet of the building is used for servicing vehicles, which results in a minimum requirement of 8 parking spaces. Although there is no specific development standard pertaining to parking standards for vehicle rental facilities, general retail parking requires 1 parking space per 200 square-feet of floor area. 1,370 square feet of the building is utilized as both office and storage area, resulting in a minimum requirement of 7 parking spaces. The vehicle repair and vehicle rental service combined, result in a requirement of 15 parking spaces total. The site provides for 15 parking spaces, which meets the development code standard.
- f. Outside Storage – There is no outside storage of materials or ancillary equipment. All vehicles are parked within designated parking spaces and all work conducted on vehicles, takes places inside the existing building.
- g. Utilities – All applicable utilities are adequately screened from public view, meeting the development standard. No new utilities are proposed nor required in conjunction with this project.
- h. Mechanical Equipment – All applicable mechanical equipment is adequately screened from public view, meeting the development standard and no new mechanical equipment is proposed nor required in conjunction with this project.
- i. Signage – The site includes a single tenant sign, affixed to the front of the building, and it does not exceed 10% of the surface area of the building frontage, which meets the development standard.

- j. Lighting – The site includes adequate lighting to accommodate the use. All lighting fixtures are directed downward onto the site, avoiding light spillage into the surrounding areas, meeting the development standard.
11. The project site is located within the City of Lake Elsinore sphere of influence area and was submitted to the City for their review. The County received no comments regarding this proposed project.
12. The project site is not located within a Criteria Cell of the Western Riverside Multi-Species Habitat Conservation Plan.
13. The project site is not located within close proximity to an airport or within an Airport Influence Area (“AIA”) boundary.
14. The project site is located within a High Fire Hazard area and a State Responsibility area for fire protection services.
15. The project conforms to Section 15303, New Construction or Conversion of Small Structures, of the State CEQA Guidelines and is exempt from CEQA. A project is exempt pursuant to Section 15303 if it consists of: construction and location of limited numbers of new, small facilities or structures; installation of small new equipment and facilities in small structures; or the conversion of existing small structures from one use to another where only minor modifications are made in the exterior of the structure. The numbers of structures described in this section are the maximum allowable on any legal parcel. Examples of this exemption include but are not limited to: (c) in urbanized areas, four commercial buildings not exceeding 10,000 square feet in floor area on sites zoned for such use if not involving the use of significant amounts of hazardous substances where all necessary public services and facilities are available and the surrounding area is not environmentally sensitive.
  - a. While there is no construction proposed as part of the proposed project, even if there were, the project would be exempt under Section 15303, which applies because this entails a conversion from a previously permitted but currently illegal use to a legal use. The project site includes an existing 2,520 square foot building and is located primarily within an urbanized area, immediately adjacent to the City of Lake Elsinore boundary. Furthermore, the existing onsite use of an automobile repair facility and small scale vehicle rental service has been in operation since the mid-1980s. No additional infrastructure or utilities are required to be constructed in conjunction with this project. Lastly, due to the small scale of the existing commercial use, no significant amounts of hazardous materials are generated at the site. The project scope involves the entitlement extension of an existing vehicle repair and rental facility in conjunction with a Zone Change. No new construction or ground disturbance is proposed with this project.
  - b. Because all aspects of the project are exempt under Section 15303, the project is exempt from CEQA and no further environmental review is required. In addition, there are no successive projects of the same type in the same place expected over time, there are no unusual circumstances such as scenic resources, historic buildings, trees, or rock outcroppings that will be affected by the project, and it is not on a hazardous waste site. Accordingly, no exception to Section 15303 exemption applies.

**CONCLUSIONS:**

1. The proposed project is in conformance with all other elements of the Riverside County General Plan.
2. The proposed project is consistent with the Industrial Park (IP) Zoning Classification of Ordinance No. 348, and with all other applicable provisions of Ordinance No. 348.
3. The public's health, safety, and general welfare are protected through project design.
4. The proposed project is compatible with the present and future logical development of the area.
5. The proposed project is exempt from the provisions of CEQA, pursuant to Section 15303 (New Construction or Conversion of Small Structures).
6. The proposed project will not preclude reserve design for the Western Riverside County Multiple Species Habitat Conservation Plan ("WRCMSHCP").

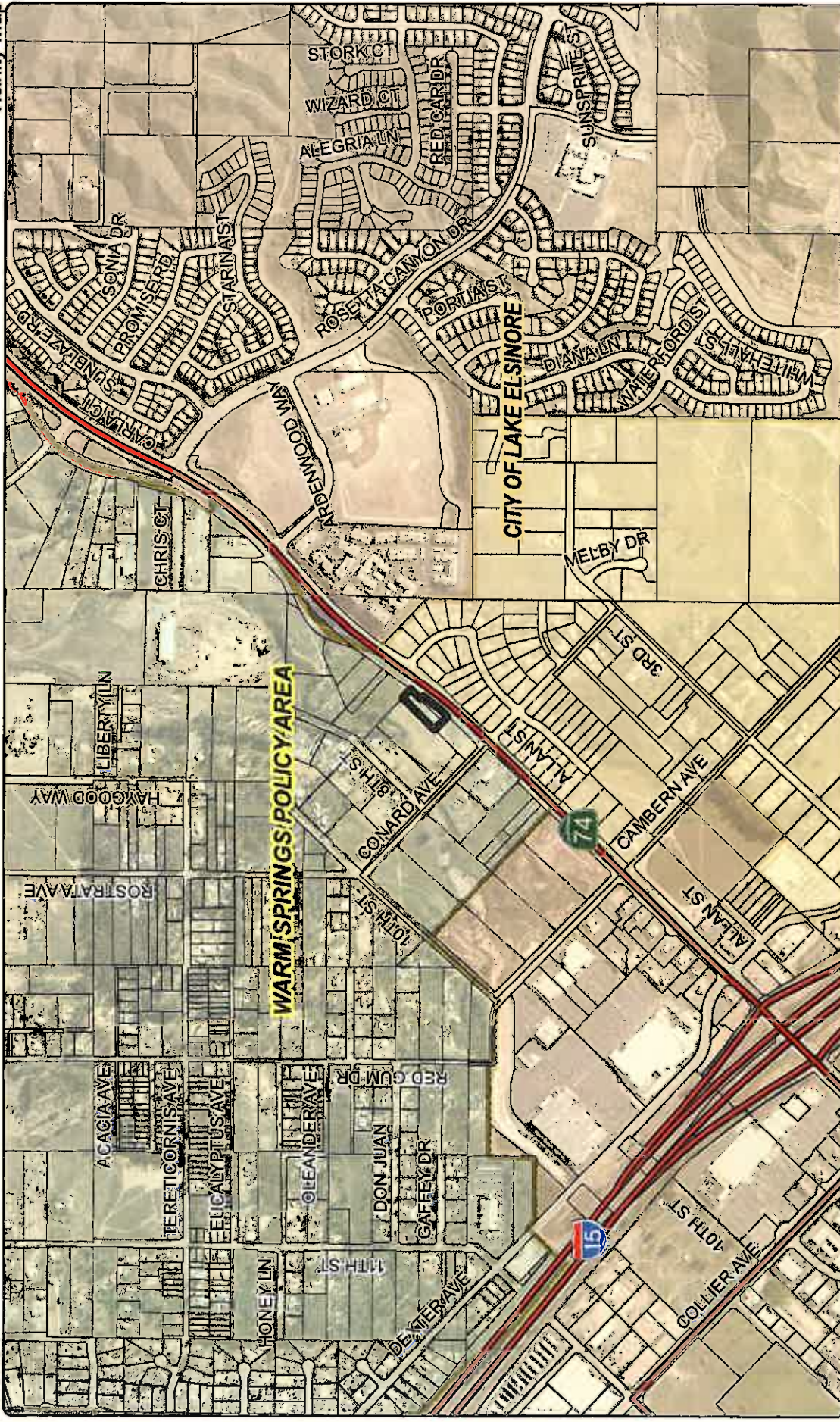
**INFORMATIONAL ITEMS:**

1. As of this writing, no letters, in support or opposition have been received.
2. The project site **is not** located within:
  - a. A City boundary; or
  - b. An Airport Influence Area boundary; or
  - c. A WRCMSHCP criteria cell or conservation area; or
  - d. A half mile of a fault line or fault zone.
3. The project site **is** located within:
  - a. The City of Lake Elsinore sphere of influence; and
  - b. A high fire area; and
  - c. A State responsibility area for fire protection services; and
  - d. A special flood hazard zone area; and
  - e. A susceptible subsidence area; and
  - f. A moderate liquefaction area.
  - g. A County service area (CSA No. 124 – Warm Springs Valley)
4. The subject site is currently designated as Assessor's Parcel Number 377-372-032.

**RIVERSIDE COUNTY PLANNING DEPARTMENT**  
**CZ07908 PP26008**  
**VICINITY/POLICY AREAS**

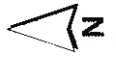
Supervisor: Jeffries  
 District 1

Date Drawn: 04/28/2016  
 Vicinity Map



Zoning Area: Meadowbrook

Author: Vinnie Nguyen



DISCLAIMER: On October 7, 2003, the County of Riverside adopted a new General Plan. Planning and zoning maps for unincorporated Riverside County are being updated to reflect the new General Plan. The County Planning Department is currently reviewing the maps and will update them as needed. For more information, please contact the Riverside County Planning Department at (951) 952-3300. Riverside County or its Planning Department is not responsible for any errors or omissions in this map. Planning Department of Riverside County at (951) 952-3300. Riverside County or its Planning Department is not responsible for any errors or omissions in this map. Planning Department of Riverside County at (951) 952-3300.

RIVERSIDE COUNTY PLANNING DEPARTMENT

CZ07908 PP26008

Supervisor: Jeffries  
District 1

Date Drawn: 04/28/2016  
Exhibit 1

LAND USE



Zoning Area: Meadowbrook

Author: Vinnie Nguyen



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

RIVERSIDE COUNTY PLANNING DEPARTMENT

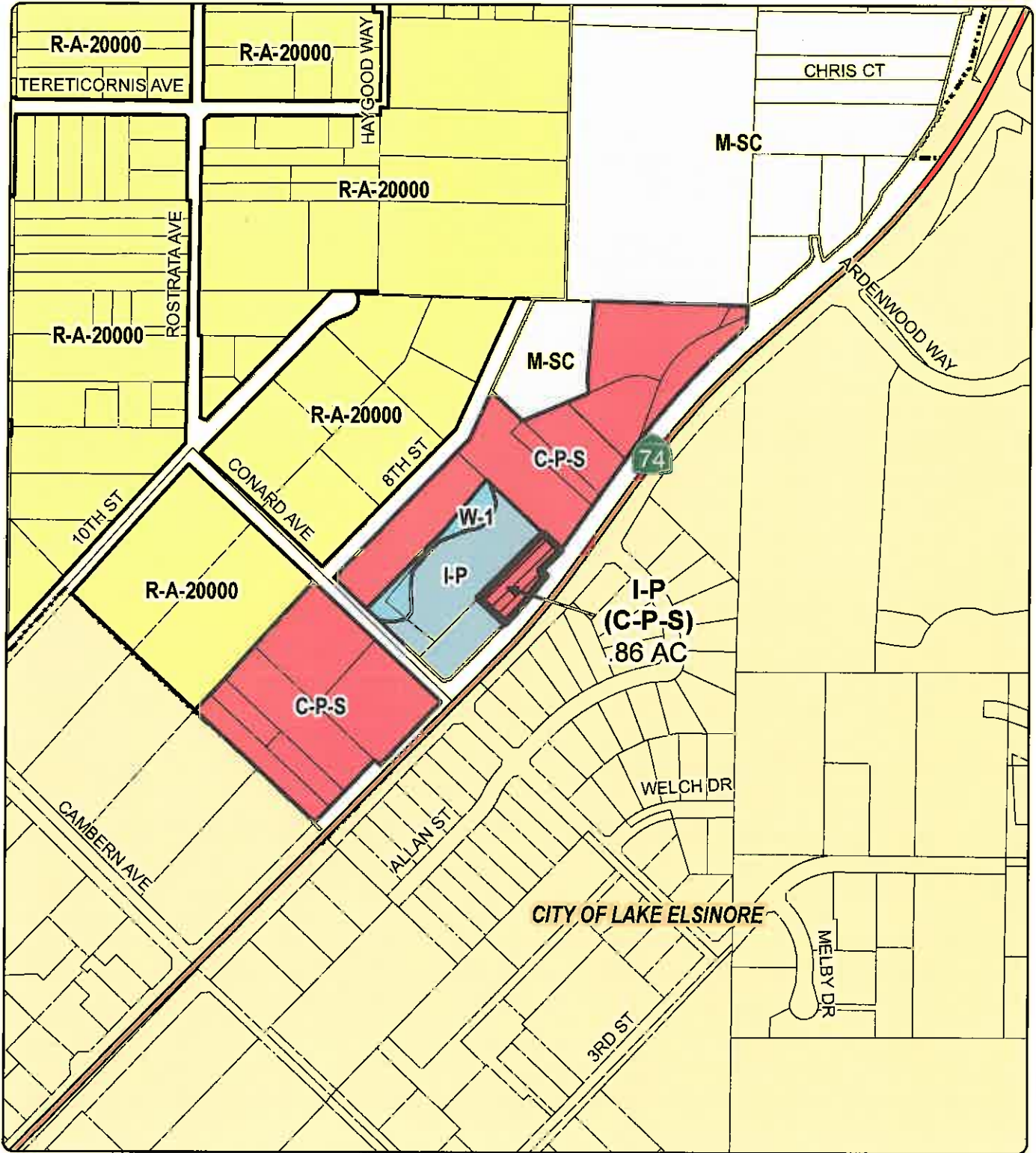
CZ07908 PP26008

PROPOSED ZONING

Supervisor: Jeffries  
District 1

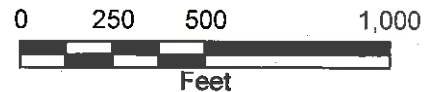
Date Drawn: 04/28/2016

Exhibit 3



Zoning Area: Meadowbrook

Author: Vinnie Nguyen



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



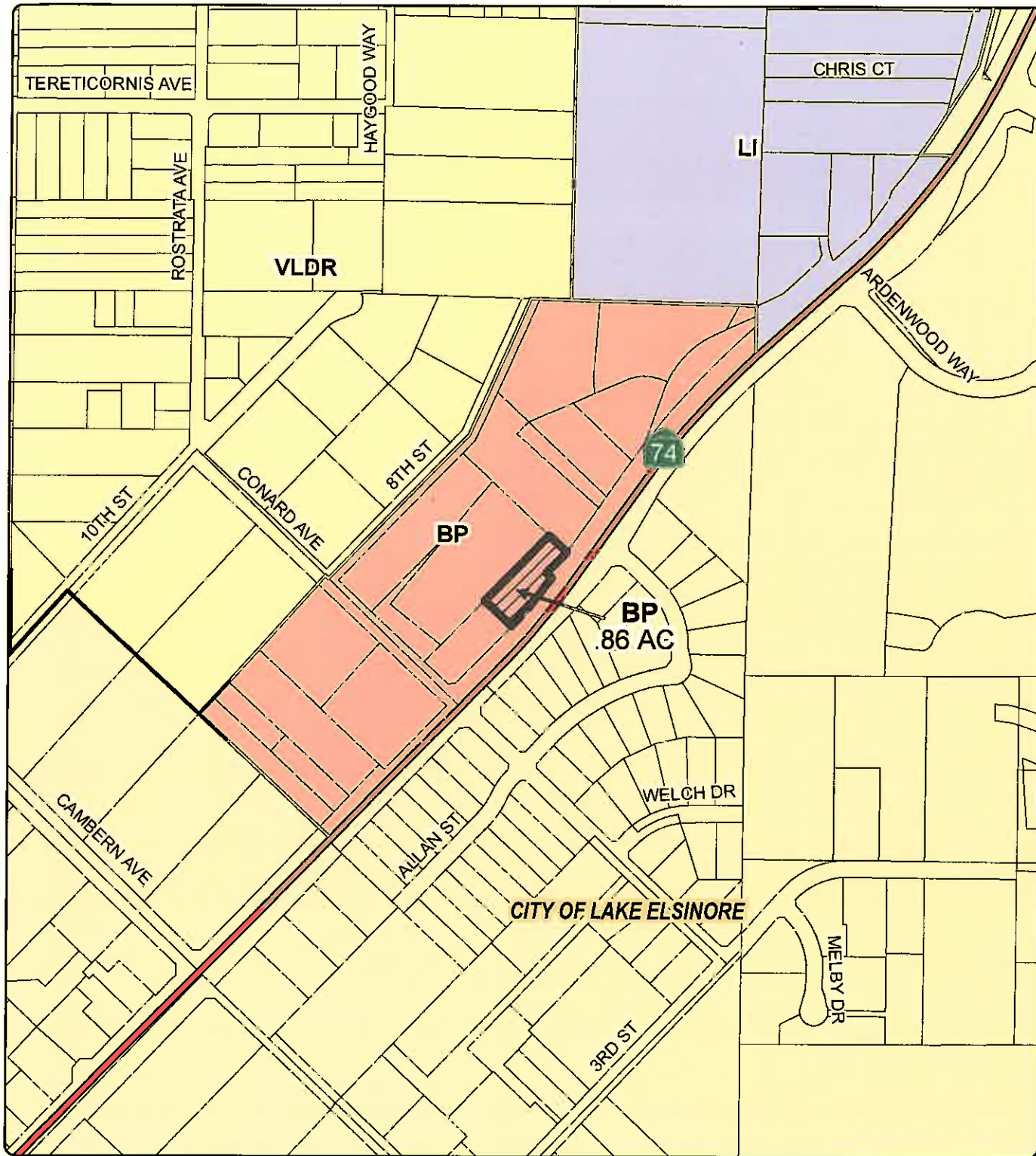
RIVERSIDE COUNTY PLANNING DEPARTMENT

CZ07908 PP26008

EXISTING GENERAL PLAN

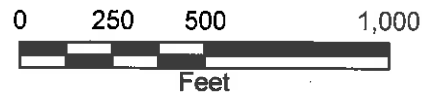
Supervisor: Jeffries  
District 1

Date Drawn: 04/28/2016  
Exhibit 5



Zoning Area: Meadowbrook

Author: Vinnie Nguyen



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



OWNER: SITE ADDRESS  
**LAKESIDE AUTO**  
 1875 CONCORD AVE.  
 LAKESIDE, CALIF. 94554  
 360/544-1600 FAX 360/544-1606

EXHIBIT DRAWINGS  
 FOR PROCESSING  
 OF ZONE CHANGE  
 ENVIRONMENTAL AND FLOOR PLAN FOR:  
**LAKESIDE AUTO**

**EXHIBIT DRAWINGS**

**IDENTIFICATION FLOOR PLAN**

AS SHOWN  
 DATE: 4/8/16  
 DRAWN: JF  
 REVISION:

A0

**EXTERIOR ELEVATION NOTES**

GENERAL:  
 A. THIS DRAWING ADDRESSES THE IDENTIFICATION AND LOCATION OF THE MAJOR ASPECTS OF EXTERIOR ELEVATIONS.

REFERENCE (KEY) NOTES:  
 THE FOLLOWING NOTES APPLY ONLY WHERE SPECIFICALLY CROSS REFERENCED TO THIS PLAN.  
 1. MANSARD FINISHED WITH COPPER  
 2. STUCCO  
 3. DOWN-SLOPING DOOR  
 4. DOWN-SLOPE FROM ROOF  
 5. EXTENSION LEFT TO BE REDUCED  
 6. EXISTING UNCHANGED STRUCTURE TO BE DEMOLISHED.

**EXTERIOR ELEVATIONS**  
 SCALE: 1/8" = 1'-0"

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

**IDENTIFICATION FLOOR PLAN NOTES:**

GENERAL:  
 A. THIS DRAWING ADDRESSES THE IDENTIFICATION AND LOCATION OF THE MAJOR ASPECTS OF THE BUILDING.

REFERENCE (KEY) NOTES:  
 THE FOLLOWING NOTES APPLY ONLY WHERE SPECIFICALLY CROSS REFERENCED TO THIS PLAN.  
 1. INTERIOR VEHICLE LIFT  
 2. WATER HEATER  
 3. SERVICE SINK  
 4. OVERHEAD ROLLING DOOR (OP)  
 5. TOILET  
 6. SINK  
 7. SLOTTING OF REAR INTERCEPTOR SYSTEM

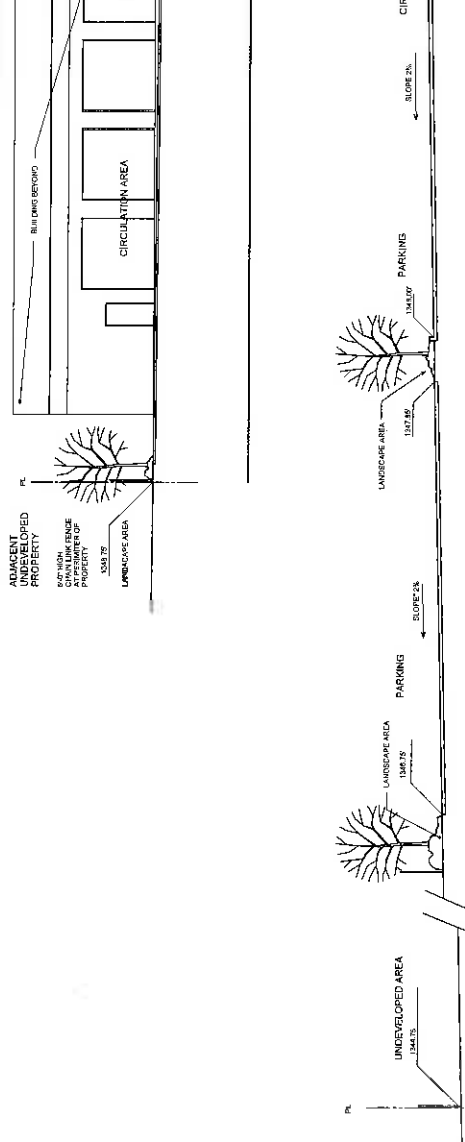
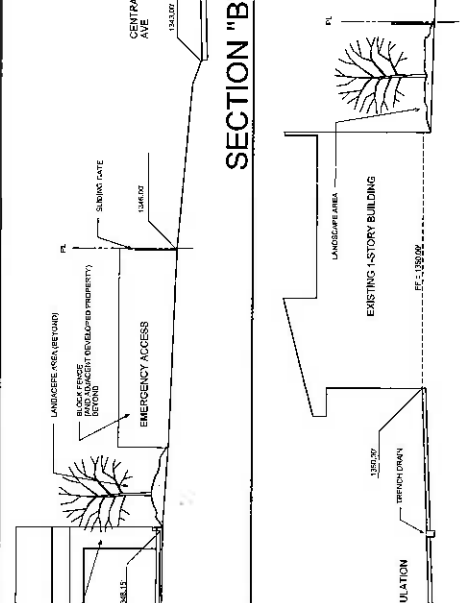
**NEW CONSTRUCTION (KEY) NOTES:**  
 APPLY ONLY WHERE SPECIFICALLY CROSS REFERENCED TO THIS PLAN.  
 1. DEMOLISH EXISTING (EXIST) ROOF STRUCTURE  
 2. REMOVE EXISTING EXTERIOR UNPERMITTED LIFT  
 3. DEMOLISH EXISTING ROOF-WAY SERVING EXISTING  
 4. MODIFY EXISTING REST ROOM TO BE ACCESSIBILITY COMPLIANT EQUIPPED.  
 5. MODIFY FRONT DOOR TO CONFORM TO ACCESSIBILITY REQUIREMENTS.  
 6. NEW CONCRETE PAVEMENT TO CREATE ACCESSIBLE SPACE TO FRONT ENTRANCE AND CONFORM WITH PREVIOUS ACCESS TO FRONT ENTRANCE.

**ROOF PLAN NOTES:**

GENERAL:  
 A. THIS DRAWING ADDRESSES THE IDENTIFICATION AND LOCATION OF THE MAJOR ASPECTS OF THE ROOF PLAN.

REFERENCE (KEY) NOTES:  
 THE FOLLOWING NOTES APPLY ONLY WHERE SPECIFICALLY CROSS REFERENCED TO THIS PLAN.  
 1. COMBUSTIBLE ROOFING - DENSE X  
 2. GULLY ROOFING  
 3. COPPER

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



**SECTION "A"**

**SECTION "B"**

OWNER SITE ADDRESS  
**LAKESIDE AUTO**  
 3750 COMBOS AVE  
 COSTA MESA, CA 92626  
 949.441.5466

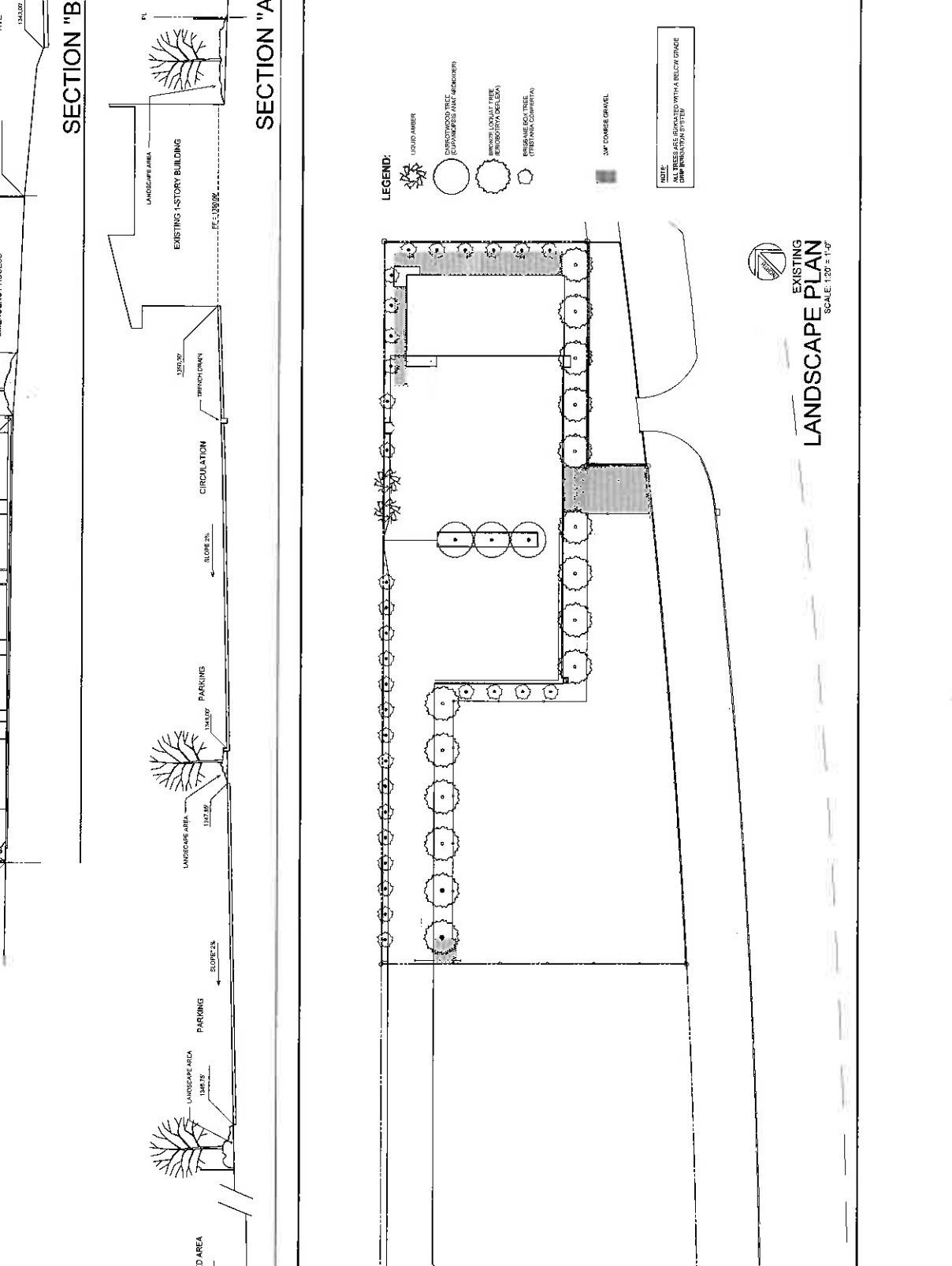
EXHIBIT DRAWINGS  
 FOR PROFESSIONAL  
 ENVIRONMENTAL ASSESSMENT  
 AND PLOT PLAN FOR  
**LAKESIDE AUTO**

EXHIBIT DRAWINGS  
 DRAWINGS

SECTIONS /  
**LANDSCAPE PLAN**

SCALE: AS SHOWN  
 DATE: 4/8/2019  
 SHEET: 10

L-1



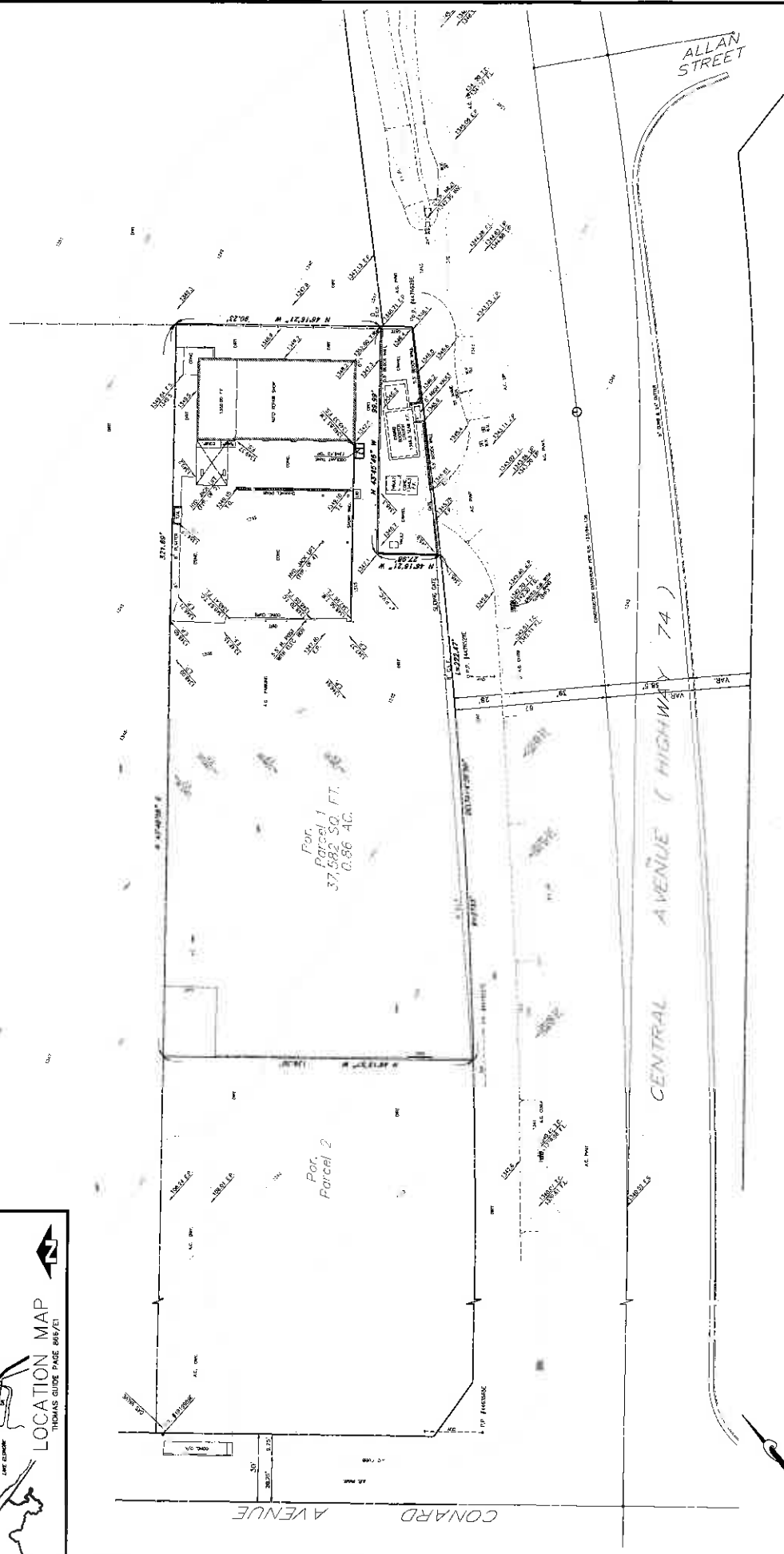
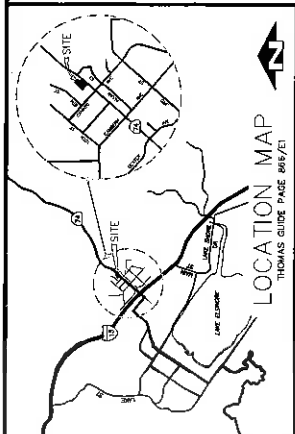
**SECTION "A"**

**SECTION "B"**

**EXISTING LANDSCAPE PLAN**

SCALE: 1/32" = 1'-0"

**TOPOGRAPHIC SURVEY**  
**18770 CONARD AVENUE, LAKE ELSINORE**  
**IN THE UNINCORPORATED TERRITORY OF**  
**THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA**  
 PORTION OF PARCEL 1, PARCEL MAP NO. 11210, P.M. 08/00, RECORDS OF RIVERSIDE COUNTY  
 A.P.N. 877-075-02



**TOPOGRAPHIC SURVEY**  
**18770 CONARD AVENUE**  
**LAKE ELSINORE**  
**COUNTY OF RIVERSIDE**

**BENCH MARK**  
 CITY OF LAKE ELSINORE BENCH MARK NO. B-35-85  
 IS A CONCRETE BENCH MARK SET UNOFFICIALLY  
 ALONG COLLIER AND IS FEET SOUTHWESTERLY TO THE SOUTHWEST CORNER OF HOUSE AT CORNER  
 ELEVATION = 1270.66 (12/85)



02/10/17  
10:44

Riverside County LMS  
CONDITIONS OF APPROVAL

Page: 1

PLOT PLAN:TRANSMITTED Case #: PP26008

Parcel: 377-372-032

10. GENERAL CONDITIONS

EVERY DEPARTMENT

10. EVERY. 1 USE - PROJECT DESCRIPTION

RECOMMND

This project includes a Change of Zone (CZ07908) to change the site's Zoning Classification from Scenic Highway Commercial (C-P-S) to Industrial Park and a Plot Plan (PP26008) to extend the entitlement of an existing vehicle rental and repair facility (Lakeside Car Rental & Repair).

10. EVERY. 2 USE - HOLD HARMLESS

RECOMMND

The applicant/permittee or any successor-in-interest shall defend, indemnify, and hold harmless the County of Riverside or its agents, officers, and employees (COUNTY) from the following:

(a) any claim, action, or proceeding against the COUNTY to attack, set aside, void, or annul an approval of the COUNTY, its advisory agencies, appeal boards, or legislative body concerning the PLOT PLAN; 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 #: PP26008

Parcel: 377-372-032

10. GENERAL CONDITIONS

10. EVERY. 3 USE - CONFORM TO EXHIBIT RECOMMND

The development of the premises shall conform substantially with that as shown on Plot Plan No. 26008.

PLANNING DEPARTMENT

10.PLANNING. 1 USE - HOOD/DIRECT LIGHTING RECOMMND

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

10.PLANNING. 2 USE - COMPLY WITH ORD./CODES RECOMMND

The development of these premises shall comply with the standards of Ordinance No. 348 and all other applicable Riverside County ordinances and State and Federal codes. The development of the premises shall conform substantially with that as shown on APPROVED EXHIBIT A , unless otherwise amended by these conditions of approval.

10.PLANNING. 3 USE - COMPLY BUILDING & SAFETY RECOMMND

Compliance with Department of Building and Safety directives and all required permits shall be obtained prior to establishment or continuation of the use.

10.PLANNING. 4 USE - MAINTAIN SCAQMD PERMITS RECOMMND

This facility shall maintain all applicable South Coast Air Quality Management District permits and shall be in good standing regarding compliance of said permits. Violations may result in entitlement revocation.

10.PLANNING. 6 USE - COMPLY WITH ORD. 655 RECOMMND

All lighting shall comply with any applicable provisions of Riverside County Ordinance No. 655.

10.PLANNING. 7 USE - CAUSES FOR REVOCATION RECOMMND

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

PLOT PLAN:TRANSMITTED Case #: PP26008

Parcel: 377-372-032

10. GENERAL CONDITIONS

10.PLANNING. 7 USE - CAUSES FOR REVOCATION (cont.) RECOMMND

or general welfare, or is a public nuisance, this permit shall be subject to the revocation procedures.

10.PLANNING. 8 USE - COMPLY WITH ORD./CODES RECOMMND

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

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

10.PLANNING. 9 USE - FEES FOR REVIEW RECOMMND

Any subsequent submittals required by these conditions of approval, including but not limited to grading plan, building plan or mitigation monitoring review, shall be reviewed on an hourly basis (research fee), or other such review fee as may be in effect at the time of submittal, as required by Ordinance No. 671. Each submittal shall be accompanied with a letter clearly indicating which condition or conditions the submittal is intended to comply with.

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

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

10.PLANNING. 14 USE - BASIS FOR PARKING RECOMMND

Parking for this project was determined primarily on the basis of County Ordinance No. 348, Section 18.12. a.(2).b), IST USES AS IDENTIFIED IN ORDINANCE NO. 348, SECTION 18.12, a, (2).

10.PLANNING. 16 USE - LIMIT ON SIGNAGE RECOMMND

Signage for this project shall be approved by the Planning Department pursuant to the requirements of Section 18.30 (Planning Department review only) of Ordinance No. 348.



PLOT PLAN:TRANSMITTED Case #: PP26008

Parcel: 377-372-032

10. GENERAL CONDITIONS

10.PLANNING. 23 USE - NO SECOND FLOOR RECOMMND

No tenant improvement permit, or any other building permit, shall be granted for any second story, second floor, mezzanine, or interior balcony unless a plot plan, conditional use permit, public use permit, substantial conformance or a revised permit is approved by the Planning Department pursuant to Section 18.12 of Ordinance No. 348, in order to assure adequate parking is provided.

10.PLANNING. 27 USE - EXTERIOR NOISE LEVELS RECOMMND

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

10.PLANNING. 33 USE - CEASED OPERATIONS RECOMMND

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

10.PLANNING. 34 USE - 90 DAYS TO PROTEST RECOMMND

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

10.PLANNING. 41 USE - BUSINESS LICENSING RECOMMND

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

02/10/17  
10:44

Riverside County LMS  
CONDITIONS OF APPROVAL

Page: 5

PLOT PLAN:TRANSMITTED Case #: PP26008

Parcel: 377-372-032

10. GENERAL CONDITIONS

10.PLANNING. 41 USE - BUSINESS LICENSING (cont.) RECOMMND

Program Office of the Building and Safety Department at  
www.rctlma.org.buslic.

20. PRIOR TO A CERTAIN DATE

PLANNING DEPARTMENT

20.PLANNING. 2 USE - EXPIRATION DATE-PP RECOMMND

This approval shall be used within two (2) years of approval date; otherwise, it shall become null and void and of no effect whatsoever. By use is meant the beginning of substantial construction or operation contemplated by this approval within a two (2) year period which is thereafter diligently pursued to completion or of the actual occupancy of existing buildings or land under the terms of the authorized use.

Prior to the expiration of the two year period, the permittee may request a one (1) year extension of time request in which to use this plot plan. A maximum of three one-year extension of time requests shall be permitted. Should the time period established by any of the extension of time requests lapse, or should all three one-year extensions be obtained and no substantial construction or use of this plot plan be initiated within five (5) years of the effective date of the issuance of this plot plan, this plot plan shall become null and void.

20.PLANNING. 8 USE - EXISTING STRUCTURE CHECK RECOMMND

WITHIN SIXTY (60) DAYS OF THE EFFECTIVE DATE OF THIS PERMIT, the permittee or the permittee's successors-in-interest shall apply to the Building and Safety Department for all necessary permits, including the submission of all required documents and fees for any plan check review as determined by the Director of the Department of Building and Safety, to ensure that all existing buildings, structures and uses are in compliance with Ordinance No. 348 and Ordinance No. 457 and the conditions of approval of this permit.

PLOT PLAN:TRANSMITTED Case #: PP26008

Parcel: 377-372-032

80. PRIOR TO BLDG PRMT ISSUANCE

PLANNING DEPARTMENT

80.PLANNING. 7 USE - CONFORM TO ELEVATIONS RECOMMND

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

80.PLANNING. 8 USE - CONFORM TO FLOOR PLANS RECOMMND

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

80.PLANNING. 9 USE - ROOF EQUIPMENT SHIELDING RECOMMND

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

80.PLANNING. 39 USE - FEE BALANCE RECOMMND

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

90. PRIOR TO BLDG FINAL INSPECTION

PLANNING DEPARTMENT

90.PLANNING. 13 USE - ROOF EQUIPMENT SHIELDING RECOMMND

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

90.PLANNING. 21 USE - EXISTING STRUCTURES RECOMMND

All existing buildings, structures and uses on the entire property shall conform to all the applicable requirements of Ordinance No. 348 and Ordinance No. 457, and the conditions of this permit.

90.PLANNING. 24 USE - WALL & FENCE LOCATIONS RECOMMND

Wall and/or fence locations shall be in conformance with the approved Plot Plan.

02/10/17  
10:44

Riverside County LMS  
CONDITIONS OF APPROVAL

Page: 7

PLOT PLAN:TRANSMITTED Case #: PP26008

Parcel: 377-372-032

90. PRIOR TO BLDG FINAL INSPECTION

90.PLANNING. 26

USE - CONDITION COMPLIANCE

RECOMMND

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

**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: PP26008      DATE SUBMITTED: 4/13/2016

**APPLICATION INFORMATION**

Applicant's Name: MATTA A. IBRAHIM      E-Mail: FOLSOMARCH@SBCGLOBAL.NET  
SIMONMATTAS@GMAIL.COM

Mailing Address: 18770 CONARD AVE.  
LAKE ELSINORE      CA.      92532  
City      State      ZIP

Daytime Phone No: (951) 674-7544      Fax No: (951) 245-0281

Engineer/Representative's Name: MILES FOLSOM TINDALL ENG. INC.      E-Mail: FOLSOMARCH@SBCGLOBAL.NET

Mailing Address: 3345 E. MIRALOMA AVE      H207  
ANAHEIM      CA      92806  
City      State      ZIP

Daytime Phone No: (714) 996-5880      Fax No: (714) 996-5890

Property Owner's Name: MATTA A. IBRAHIM      E-Mail: SIMONMATTAS@GMAIL.COM

Mailing Address: 18770 CONARD AVE  
LAKE ELSINORE      CA      92532  
City      State      ZIP

Daytime Phone No: (951) 674-7544      Fax No: (951) 245-0281

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):

AUTO REPAIR FACILITY

Related cases filed in conjunction with this request:

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

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

E.A. No. (if known) \_\_\_\_\_ E.I.R. 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 copy: \_\_\_\_\_

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) \_\_\_\_\_

Will the proposal eventually require landscaping either on-site or as part of a road improvement or other common area improvements? Yes  No

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) \_\_\_\_\_

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? NO GRADING

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 NA Export NA Neither NA

**APPLICATION FOR LAND USE AND DEVELOPMENT**

What is the anticipated source/destination of the import/export?

NA

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) 86 ACRES 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

Is the development project located within any of the following watersheds (refer to Riverside County Land Information System (RCLIS) (<http://www3.tlma.co.riverside.ca.us/pa/rclis/index.html>) for watershed location)? NA

Santa Ana River

Santa Margarita River

San Jacinto River

Whitewater 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 \_\_\_\_\_

Owner/Representative (2) \_\_\_\_\_ Date \_\_\_\_\_





COUNTY OF RIVERSIDE  
TRANSPORTATION AND LAND MANAGEMENT AGENCY



George A. Johnson  
Agency Director

<i>Katherine Gifford</i> Director, Administrative Services Department	<i>Ron Goldman</i> Director, Planning Department	<i>Juan C. Perez</i> Director, Transportation Department	<i>Mike Lara</i> Director, Building & Safety Department	<i>John Boyd</i> Director, Code Enforcement Department	<i>Carolyn Syms</i> Luna Director, Environmental Programs Department
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**LAND USE and PERMIT APPLICATION PROCESSING AGREEMENT**  
Agreement for Payment of Costs of Application Processing

**TO BE COMPLETED BY APPLICANT:**

This agreement is by and between the County of Riverside, hereafter "County of Riverside",

and MATIA A. IBRAHIM hereafter "Applicant" and SAME "Property Owner".

Description of application/permit use:

AUTO REPAIR FACILITY

If your application is subject to Deposit-based Fee, the following applies

**Section 1. Deposit-based Fees**

**Purpose:** The Riverside County Board of Supervisors has adopted ordinances to collect "Deposit-based Fees" for the costs of reviewing certain applications for land use review and permits. The Applicant is required to deposit funds to initiate staff review of an application. The initial deposit may be supplemented by additional fees, based upon actual and projected labor costs for the permit. County departments draw against these deposited funds at the staff hourly rates adopted by the Board of Supervisors. The Applicant and Property Owner are responsible for any supplemental fees necessary to cover any costs which were not covered by the initial deposit.

**Section 2. Applicant and Property Owner Responsibilities for Deposit-based Fee Applications**

- A. Applicant agrees to make an initial deposit in the amount as indicated by County ordinance, at the time this Agreement is signed and submitted with a complete application to the County of Riverside. Applicant acknowledges that this is an initial deposit and additional funds may be needed to complete their case. The County of Riverside will not pay interest on deposits. Applicant understands that any delays in making a subsequent deposit from the date of written notice requesting such additional deposit by County of Riverside, may result in the stoppage of work.
- B. Within 15 days of the service by mail of the County of Riverside's written notice that the application permit deposit has been reduced to a balance of less than 20% of the initial deposit or that the deposit is otherwise insufficient to cover the expected costs to completion, the Applicant agrees to make an additional payment of an amount as determined by the County of Riverside to replenish the deposit. Please note that the processing of the application or permit may stop if the amount on deposit has been expended. The Applicant agrees to continue making such payments until the County of Riverside is reimbursed for all costs related to this application or permit. The County of Riverside is entitled to recover its costs, including attorney's fees, in collecting unpaid accounts that would have been drawn on the deposit were it not depleted.
- C. The Property Owner acknowledges that the Applicant is authorized to submit this agreement and related application(s) for land use review or permit on this property. The Property Owner also acknowledges that should the Applicant not reimburse the County of Riverside for all costs related to this application or permit, the Property Owner shall become immediately liable for these costs which shall be paid within 15 days of the service by mail of notice to said property Owner by the County.

- D. This Agreement shall only be executed by an authorized representative of the Applicant and the Property Owner. The person(s) executing this Agreement represents that he/she has the express authority to enter into this agreement on behalf of the Applicant and/or Property Owner.
- E. This Agreement is not assignable without written consent by the County of Riverside. The County of Riverside will not consent to assignment of this Agreement until all outstanding costs have been paid by Applicant.
- F. Deposit statements, requests for deposits or refunds shall be directed to Applicant at the address identified in Section 4.

**Section 3. To ensure quality service, Applicant is responsible to provide one-week written notice to the County of Riverside Transportation and Land Management Agency (TLMA) Permit Assistance Centers if any of the information below changes.**

**Section 4. Applicant and Owner Information**

**1. PROPERTY INFORMATION:**

Assessors Parcel Number(s): 377-372-032

Property Location or Address:  
18770 CONARD AVE, LAKE ELSWORE, CA 92532

**2. PROPERTY OWNER INFORMATION:**

Property Owner Name: MATTA A. IBRAHIM Phone No.: (951) 674-7544

Firm Name: LAKESIDE AUTO Email: \_\_\_\_\_

Address: 18770 CONARD AVE  
LAKE ELSWORE, CA 92532

**3. APPLICANT INFORMATION:**

Applicant Name: NAME AS ABOVE Phone No.: \_\_\_\_\_

Firm Name: \_\_\_\_\_ Email: \_\_\_\_\_

Address (if different from property owner)  
\_\_\_\_\_  
\_\_\_\_\_

**4. SIGNATURES:**

Signature of Applicant: \_\_\_\_\_ Date: \_\_\_\_\_

Print Name and Title: \_\_\_\_\_

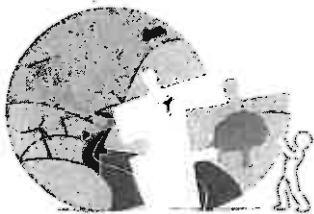
Signature of Property Owner: \_\_\_\_\_ Date: \_\_\_\_\_

Print Name and Title: \_\_\_\_\_

Signature of the County of Riverside, by \_\_\_\_\_ Date: \_\_\_\_\_

Print Name and Title: \_\_\_\_\_

<b>FOR COUNTY OF RIVERSIDE USE ONLY</b>	
Application or Permit (s)#: _____	_____
Set #: _____	Application Date: _____



# RIVERSIDE COUNTY PLANNING DEPARTMENT

Carolyn Syms Luna  
Director

## APPLICATION FOR CHANGE OF ZONE

CHECK ONE AS APPROPRIATE:

Standard Change of Zone

There are three different situations where a Planning Review Only Change of Zone will be accepted:

- Type 1:** Used to legally define the boundaries of one or more Planning Areas within a Specific Plan.
- Type 2:** Used to establish or change a SP zoning ordinance text within a Specific Plan.
- Type 3:** Used when a Change of Zone application was conditioned for in a prior application.

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED.

CASE NUMBER: CZ 07908 DATE SUBMITTED: 4-13-2016

### APPLICATION INFORMATION

Applicant's Name: MATTA A. EBRAHIM E-Mail: ABDALLA.MATTA@YAHOO.COM

Mailing Address: 18770 CONARD Ave  
LAKE ELSINORE CA 92532  
City State ZIP

Daytime Phone No: (951) 674-7544 Fax No: (951) 245-0281

Engineer/Representative's Name: MILES FOLSON  
TINDALL NET. INC E-Mail: FOLSONMARCH@JBLORAC.NET

Mailing Address: 2365 E. MIRALOMA AVE # 207  
ANAHEIM CA 92806  
City State ZIP

Daytime Phone No: (714) 9965880 Fax No: (714) 9965890

Property Owner's Name: MATTA A. EBRAHIM E-Mail: ABDALLAH.MATTA@YAHOO.COM

Mailing Address: 18770 CONARD Ave  
LAKE ELSINORE CA 92532  
City State ZIP

Daytime Phone No: (951) 674-7544 Fax No: (951) 245-0281

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

Desert Office · 38686 El Cerrito Road  
Palm Desert, California 92211  
(760) 863-8277 · Fax (760) 863-7555

"Planning Our Future... Preserving Our Past"

**APPLICATION FOR CHANGE OF ZONE**

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.

**AUTHORIZATION FOR CONCURRENT FEE TRANSFER**

The signature below 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 your application, you 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.

MATTA A. IBRAHIM      afdelly matto  
PRINTED NAME OF APPLICANT      SIGNATURE OF APPLICANT

**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. An authorized agent must submit a letter from the owner(s) indicating authority to sign the application on the owner's behalf.

All signatures must be originals ("wet-signed"). Photocopies of signatures are **not** acceptable.

MATTA A. IBRAHIM      afdelly matto  
PRINTED NAME OF PROPERTY OWNER(S)      SIGNATURE OF PROPERTY OWNER(S)  
  
\_\_\_\_\_  
PRINTED NAME OF PROPERTY OWNER(S)      SIGNATURE OF PROPERTY OWNER(S)

If the property is owned by more than one person, attach a separate sheet that references the application case number and lists the printed names and signatures of all persons having an interest in the property.

**PROPERTY INFORMATION:**

Assessor's Parcel Number(s): 377-372-032

Section:   —   Township:   —   Range:   —  

Approximate Gross Acreage: 86 ACRES

General location (nearby or cross streets): North of CONARD, South of  
  —  , East of   —  , West of CENTRAL AVE.

**APPLICATION FOR CHANGE OF ZONE**

Thomas Brothers map, edition year, page number, and coordinates: \_\_\_\_\_

Proposal (describe the zone change, indicate the existing and proposed zoning classifications. If within a Specific Plan, indicate the affected Planning Areas):

C.P.S to I.P.

Related cases filed in conjunction with this request:

**APPLICATION FOR CHANGE OF ZONE**

**RIVERSIDE COUNTY PLANNING DEPARTMENT  
CASE SUBMITTAL PACKAGE**

To insure that all applications are processed smoothly, and to minimize time between submittal of the application and completion, the applicant must provide the following information, plans, and fees, together with the completed application.

APPLICATIONS WILL NOT BE ACCEPTED UNLESS ALL REQUIRED INFORMATION IS PRESENT.

	Zone Change Type			
	Standard	1	2	3
1. Completed and signed application.	X	X	X	X
2. Change of Zone Deposit-based fee.	X	X	X	X
3. Twenty (20) copies of complete and accurate site plan exhibit (See Primary Exhibit Checklist below). Exhibits must be folded no larger than 8.5" x 14" in size.	X	X		X
4. One (1) copy of Assessor's Map, with the subject property identified.	X	X		X
5. One (1) copy of property's legal description as recorded in the Office of the County Recorder.	X	X		X
6. Submittal of the current fees for County of Riverside County Counsel review of Specific Plan Zoning Ordinance text (separate check, not to be deposited into Change of Zone deposit set.)			X	
7. Ten (10) paper copies and an electronic copy (Microsoft Word format) of the entire existing Specific Plan zoning ordinance text, with the proposed zoning ordinance text changes shown in red-lined/strikeout for comparison.			X	

**CHANGE OF ZONE PRIMARY EXHIBIT**

The following minimum information is required on the primary exhibit. IF ANY REQUIRED INFORMATION IS NOT APPLICABLE TO A SPECIFIC PROJECT, AN EXPLANATORY NOTE MUST BE PLACED ON THE EXHIBIT NEXT TO THE REVISION BLOCK, EXPLAINING WHY THE INFORMATION IS NOT NECESSARY. All exhibits must be clearly drawn and legible. NOTE: Additional information may be required during review of the land use proposal, including information not specifically required by this checklist. Exhibits must be folded to a size no larger than 8½ " x 14".

1. Name, address, and telephone number of applicant.
2. Name, address, and telephone number of landowner.
3. Name, address, and telephone number of exhibit preparer.
4. Assessor's Parcel Numbers and, if available, address of the property.
5. Scale (number of feet per inch) Use Engineer's Scale for all maps/exhibits.
6. North arrow.
7. Date Exhibit Prepared.

## INDEMNIFICATION AGREEMENT

This INDEMNIFICATION AGREEMENT ("Agreement"), made by and between the COUNTY OF RIVERSIDE, a political subdivision of the State of California ("COUNTY"), and Abdallah Ibrahim Matta ("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 377-372-032 ("PROPERTY"); and,

**WHEREAS**, on April 13, 2016, PROPERTY OWNER filed an application for Plot Plan No. 26008 and Change of Zone No. 07908 ("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:  
Abdallah Matta  
18770 Conrad Street  
Lake Elsinore, CA 92532

With a copy to:  
Tindall Engineering, Inc.  
3365 E. Miraloma Ave. #207  
Anaheim, CA 92806

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: Steven Weiss  
Steven Weiss  
Riverside County Planning Director

FORM APPROVED COUNTY COUNSEL  
BY: Melissa R. Cushman 6/30/16  
MELISSA R. CUSHMAN DATE

Dated: 7/6-16

**PROPERTY OWNER:**  
Abdallah Ibrahim Matta

By: Abdallah Ibrahim Matta  
Abdallah Ibrahim Matta

Dated: 6-27-2016

## ALL CAPACITY ACKNOWLEDGEMENT

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

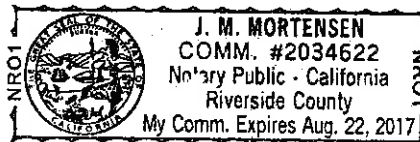
On June 27, 2016 before me, JM Mortensen NOTARY PUBLIC  
(Date) (Insert Name and Title of the Officer)

Personally appeared Abdallah Ibrahim Matto  
(Name of Person Signing)

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.



JM Mortensen

(Signature of Officer)

**NOTICE OF PUBLIC HEARING**  
**SCHEDULING REQUEST FORM**

DATE SUBMITTED: 02/10/2017

TO: Planning Commission Secretary

FROM: John Earle Hildebrand III (Riverside)

PHONE No.: (951) 955-1888

E-Mail: jhildebr@rctlma.org

SCHEDULE FOR: Planning Commission on 04/05/2017

10-Day Advertisement: Advertisement Exempt from CEQA

CHANGE OF ZONE NO. 7908 and PLOT PLAN NO. 26008 – CEQA Exempt, Section 15303 (New Construction or Conversion of Small Structures) – Owner: Matta A. Ibrahim – Representative: Tindall Engineering, Inc. – First Supervisorial District – Meadowbrook Zoning Area – Elsinore Area Plan: Community Development: Business Park – Location: North of Conard Street, South of Chris Court, East of 8th Street, and west of Highway 74 – 0.86 gross acres – Zoning: Scenic Highway Commercial (C-P-S) – REQUEST: A Change of Zone (CZ07908) to change the site's Zoning Classification from Scenic Highway Commercial (C-P-S) to Industrial Park (IP) and a Plot Plan (PP26008) to extend the entitlement of an existing vehicle rental and repair facility (Lakeside Car Rental & Repair), on one parcel, totaling 0.86 gross acres – PROJECT PLANNER: John Earle Hildebrand III at (951) 955-1888 or email [jhildebr@rctlma.org](mailto:jhildebr@rctlma.org) – APN: 377-372-032

**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 02/10/2017.

CFG Case # CFG06265 - 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: 2/28/17

# PROPERTY OWNERS CERTIFICATION FORM

I, VINNIE NGUYEN, certify that on 4/28/2016,

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

APN (s) or case numbers C207908/PP26008 For

Company or Individual's Name Planning Department,

Distance buffered 600'.

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

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

NAME: Vinnie Nguyen

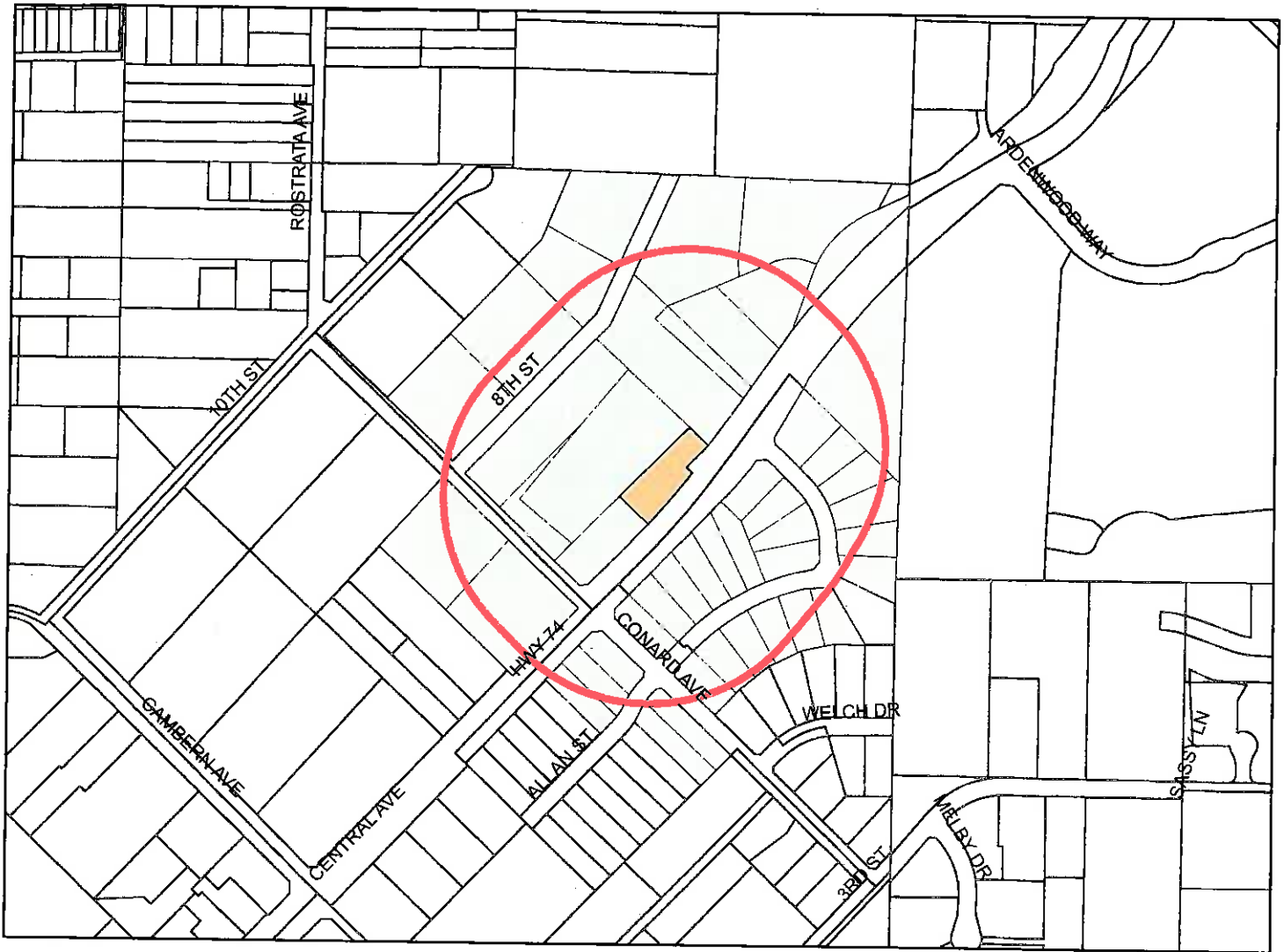
TITLE GIS Analyst

ADDRESS: 4080 Lemon Street 2<sup>nd</sup> Floor

Riverside, Ca. 92502

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

# CZ07908 / PP26008 (600 feet buffer)



**Selected Parcels**

377-372-015	377-372-027	377-372-033	377-372-032	377-401-001	377-392-001	377-372-009	377-372-035	377-372-039	377-392-008
377-404-006	377-020-003	377-391-004	377-391-002	377-391-003	377-371-003	377-391-006	377-371-010	377-392-006	377-391-011
377-404-008	377-392-007	377-392-009	377-404-007	377-392-002	377-391-008	377-391-012	377-372-017	377-392-005	377-371-008
377-391-010	377-371-004	377-392-004	377-392-003	377-372-008	377-372-036	377-372-037	377-391-005	377-373-011	377-391-009
377-403-002	377-372-038	377-020-004	377-403-001	377-391-020	377-401-002				



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.

## NOTICE OF PUBLIC HEARING

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

**CHANGE OF ZONE NO. 7908 and PLOT PLAN NO. 26008** – Exempt from the California Environmental Quality Act (CEQA) – Applicant: Matta Ibrahim – Representative: Tindall Engineering, Inc. – First Supervisorial District – Elsinore Area Plan – General Plan: Community Development: Business Park Meadowbrook Zoning Area – Zoning: Scenic Highway Commercial (C-P-S) – Location: Northerly of Conrad, southerly of Chris Court, easterly of 8<sup>th</sup> Street, westerly of Central Avenue – .86 acres – **REQUEST:** The Change of Zone proposes to change the Zoning Classification from Scenic Highway Commercial (C-P-S) to Industrial Park (I-P). The Plot Plan proposes to legalize an existing auto repair facility. Project Planner: John Hildebrand at (951) 955-1888 or email at [JHildebr@rivco.org](mailto:JHildebr@rivco.org).

TIME OF HEARING: 9:00 am or as soon as possible thereafter  
DATE OF HEARING: **APRIL 5, 2017**  
PLACE OF HEARING: RIVERSIDE COUNTY ADMINISTRATIVE CENTER  
BOARD CHAMBERS, 1ST FLOOR  
4080 LEMON STREET, RIVERSIDE, CA 92501

For further information regarding this project, please contact John Hildebrand, Project Planner at 951-955-1888 or e-mail [JHildebr@rivco.org](mailto:JHildebr@rivco.org), or go to the County Planning Department's Planning Commission agenda web page at <http://planning.rctlma.org/PublicHearings.aspx>.

The Riverside County Planning Department has determined that the above-described application is exempt from the provisions of the California Environmental Quality Act (CEQA). The Planning Commission will consider the proposed application at the public hearing.

The case file for the proposed project 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 Commission, and the Planning Commission 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 Commission at, or prior to, the public hearing. Be advised that as a result of public hearings and comment, the Planning Commission may amend, in whole or in part, the proposed project. Accordingly, the designations, development standards, design or improvements, or any properties or lands within the boundaries of the proposed project, may be changed in a way other than specifically proposed.

Please send all written correspondence to:  
RIVERSIDE COUNTY PLANNING DEPARTMENT  
Attn: John Hildebrand  
P.O. Box 1409, Riverside, CA 92502-1409



ASMT: 377020003, APN: 377020003  
ANDREA SIMS, ETAL  
33280 HOLLISTER ST  
LAKE ELSINORE CA 92530

ASMT: 377372027, APN: 377372027  
74 CENTRAL SELF STORAGE  
C/O GENE EITEL  
27403 YNEZ RD NO 218  
TEMECULA CA 92591

ASMT: 377020004, APN: 377020004  
STATE OF CALIFORNIA  
DIVISION OF HIGHWAYS  
P O BOX 231  
SAN BERNARDINO CA 92403

ASMT: 377372032, APN: 377372032  
ABDALLAH MATTA  
18770 CONARD ST  
LAKE ELSINORE, CA. 92532

ASMT: 377371003, APN: 377371003  
SUSAN TAFOYA, ETAL  
403 N 1200 W  
SALT LAKE CTY UT 84116

ASMT: 377372033, APN: 377372033  
74 CENTRAL SELF STORAGE  
C/O RICHARD L RIDGWAY  
200 E CARRILLO ST NO 200  
SANTA BARBARA CA 93101

ASMT: 377371004, APN: 377371004  
PATRICIA ROSALES, ETAL  
28841 8TH ST  
LAKE ELSINORE CA 92532

ASMT: 377372037, APN: 377372037  
PACIFIC GLOBAL DEV  
1554 S ST ANDREWS PL  
LOS ANGELES CA 90019

ASMT: 377371008, APN: 377371008  
JEFFERY BRODIE, ETAL  
C/O JEFFREY BRODIE  
28815 8TH ST  
LAKE ELSINORE, CA. 92532

ASMT: 377372038, APN: 377372038  
MAURA PERDUE, ETAL  
41919 MORENO RD STE A  
TEMECULA CA 92590

ASMT: 377371010, APN: 377371010  
GABRIEL SOLEDAD  
28821 8TH ST  
LAKE ELSINORE, CA. 92532

ASMT: 377372039, APN: 377372039  
ARROYO DEL TORO EQQ  
28051 TEFIR  
MISSION VIEJO CA 92692

ASMT: 377372017, APN: 377372017  
LAURIE LABBITT  
28830 8TH ST  
LAKE ELSINORE, CA. 92532

ASMT: 377373011, APN: 377373011  
PLAZA APARTMENTS INV  
C/O R & V MANAGEMENT CORP  
3444 CAMINO DEL RIO N 202  
SAN DIEGO CA 92109

ASMT: 377391002, APN: 377391002  
SUSAN CASTRO, ETAL  
1109 S PARTON ST  
SANTA ANA CA 92707

ASMT: 377391010, APN: 377391010  
MARIA LOTTERER  
29074 ALLAN ST  
LAKE ELSINORE, CA. 92532

ASMT: 377391003, APN: 377391003  
GLADYS HINOJOSA, ETAL  
28962 ALLAN ST  
LAKE ELSINORE, CA. 92532

ASMT: 377391011, APN: 377391011  
JAMES OBRIEN FAMILY PROP  
10427 SAN SEVAINE STE H  
MIRA LOMA CA 91752

ASMT: 377391004, APN: 377391004  
DORA MUNOZ, ETAL  
28978 ALLAN ST  
LAKE ELSINORE, CA. 92532

ASMT: 377391012, APN: 377391012  
EMILY ARAGON, ETAL  
29106 ALLAN ST  
LAKE ELSINORE, CA. 92532

ASMT: 377391005, APN: 377391005  
PEDRO GONZALEZ  
28994 ALLAN ST  
LAKE ELSINORE, CA. 92532

ASMT: 377391020, APN: 377391020  
VIRGINIA SHERFEY  
28930 ALLAN ST  
LAKE ELSINORE, CA. 92532

ASMT: 377391006, APN: 377391006  
JULIA DOEBLER, ETAL  
29010 ALLAN ST  
LAKE ELSINORE, CA. 92532

ASMT: 377392001, APN: 377392001  
TERESA BECERRA, ETAL  
29111 ALLAN ST  
LAKE ELSINORE, CA. 92532

ASMT: 377391008, APN: 377391008  
JULIO BUSTOS  
29042 ALLAN ST  
LAKE ELSINORE, CA. 92532

ASMT: 377392002, APN: 377392002  
MARIA VALENCIA, ETAL  
29101 ALLAN ST  
LAKE ELSINORE, CA. 92532

ASMT: 377391009, APN: 377391009  
VIVIAN BALTHROPE, ETAL  
29058 ALLAN ST  
LAKE ELSINORE, CA. 92532

ASMT: 377392003, APN: 377392003  
MOSTAFA TORKZADEH  
15059 E IMPERIAL HWY  
LAMIRADA CA 90638

ASMT: 377392004, APN: 377392004  
SALVADOR CUIRIEL, ETAL  
29083 ALLAN ST  
LAKE ELSINORE, CA. 92532

ASMT: 377401002, APN: 377401002  
WE FIVE SAI DESAIS  
18442 VILLA DR  
VILLA PARK CA 92861

ASMT: 377392005, APN: 377392005  
LILIANA RODRIGUEZ, ETAL  
29075 ALLAN ST  
LAKE ELSINORE, CA. 92532

ASMT: 377403001, APN: 377403001  
CAROL SOLIS JONES, ETAL  
29138 ALLAN ST  
LAKE ELSINORE, CA. 92532

ASMT: 377392006, APN: 377392006  
GREGORIO MUNIZ  
29059 ALLAN ST  
LAKE ELSINORE, CA. 92532

ASMT: 377403002, APN: 377403002  
TAKAKO MCCLARY, ETAL  
29146 ALLAN ST  
LAKE ELSINORE, CA. 92532

ASMT: 377392007, APN: 377392007  
JERRY WESSELING  
28971 ALLAN ST  
LAKE ELSINORE, CA. 92532

ASMT: 377404006, APN: 377404006  
MARJORIE LAGRONE, ETAL  
29161 ALLAN ST  
LAKE ELSINORE, CA. 92532

ASMT: 377392008, APN: 377392008  
BAY NGUYEN  
33865 CANYON RANCH RD  
WILDOMAR CA 92595

ASMT: 377404007, APN: 377404007  
KIMBERLY SLINGERLAND, ETAL  
29147 ALLAN ST  
LAKE ELSINORE CA 92530

ASMT: 377392009, APN: 377392009  
EMILIE KELTY, ETAL  
28933 ALLAN ST  
LAKE ELSINORE, CA. 92532

ASMT: 377404008, APN: 377404008  
JASON LEMMON  
29139 ALLAN ST  
LAKE ELSINORE, CA. 92532

ASMT: 377401001, APN: 377401001  
BRYAN DUTCHEN, ETAL  
29123 ALLAN ST  
LAKE ELSINORE, CA. 92532

**CZ07908 & PP26008 – Owner**

Matta A. Ibrahim  
18770 Conard Avenue  
Lake Elsinore, CA 92532

**CZ07908 & PP26008 – Owner**

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Lake Elsinore, CA 92532

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**CZ07908 & PP26008 – Owner**

Matta A. Ibrahim  
18770 Conard Avenue  
Lake Elsinore, CA 92532

**CZ07908 & PP26008 – Representative**

Tindall Engineering, Inc.  
3365 East Miraloma Avenue, #207  
Anaheim, CA 92806

**CZ07908 & PP26008 – Representative**

Tindall Engineering, Inc.  
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Anaheim, CA 92806

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Anaheim, CA 92806



# RIVERSIDE COUNTY PLANNING DEPARTMENT

Steve Weiss, AICP  
Planning 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.: CZ07908 and PP26008

Project Location: In the unincorporated area of Riverside County, more specifically located North of Conard Street, South of Chris Court, East of 8th Street, west of Highway 74, and within the Elsinore Area Plan.

Project Description: A Change of Zone (CZ07908) to change the site's Zoning Classification from Scenic Highway Commercial (C-P-S) to Industrial Park (IP) and a Plot Plan (PP26008) to extend the entitlement of an existing vehicle rental and repair facility (Lakeside Car Rental & Repair), on one parcel, totaling 0.86 gross acres.

Name of Public Agency Approving Project: Riverside County Planning Department

Project Applicant & Address: Matta A. Ibrahim, 18770 Conard Avenue, Lake Elsinore, CA 92532

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 project includes a minor consistency Zone Change and the re-establishment, through a new entitlement, of an existing vehicle rental and repair 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

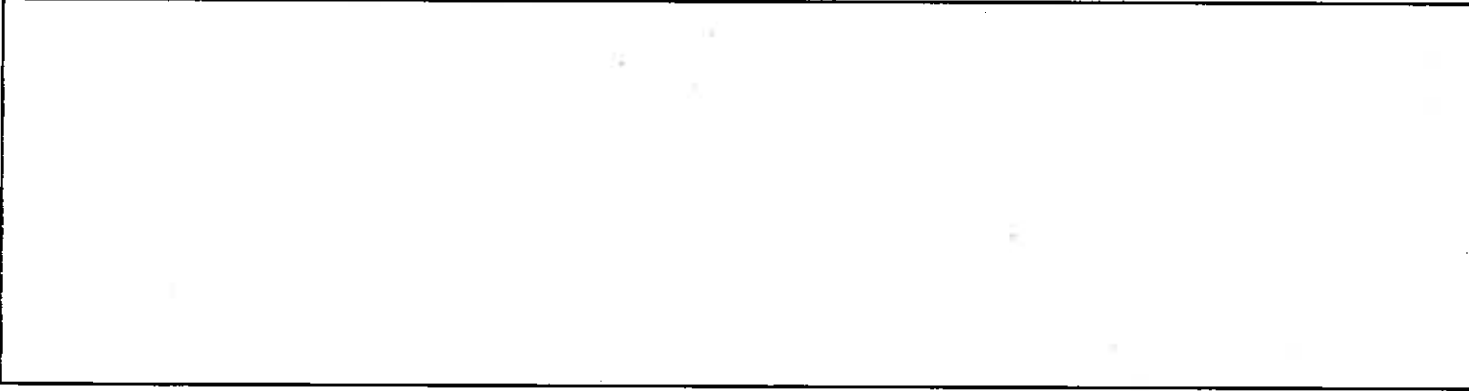
John Earle Hildebrand III (951) 955-1888  
County Contact Person Phone Number

John Hildebrand Principal Planner 02/01/2017  
Signature Title Date

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

Revised: 12/30/2016: Y:\Planning Master Forms\Templates\CEQA Forms\NOE Form.docx

Please charge deposit fee case#: ZEA42892 ZCFG No. 6265 - County Clerk Posting Fee \$50.00  
FOR COUNTY CLERK'S USE ONLY



COUNTY OF RIVERSIDE  
SPECIALIZED DEPARTMENT RECEIPT  
Permit Assistance Center

D\* REPRINTED \* R1604216

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: MATTA ABDALLAH IBRAHIM \$50.00  
paid by: CK 7165  
CFG FOR EA42892  
paid towards: CFG06265 CALIF FISH & GAME: DOC FEE  
at parcel: 18770 CONARD AVE LELS  
appl type: CFG3

By \_\_\_\_\_ Apr 13, 2016 12:54  
MGARDNER posting date Apr 13, 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.: 4.2  
Area Plan: Elsinore  
Zoning District: Lakeland Village  
Supervisorial District: First  
Project Planner: Dionne Harris  
Planning Commission: April 5, 2017

CONDITIONAL USE PERMIT NO. 3755  
CEQA Exempt – Section 15303  
Applicant: Roger & Sharon Paquette  
Representative: Brian Paquette



Juan C. Perez  
TLMA Director

## COUNTY OF RIVERSIDE PLANNING DEPARTMENT STAFF REPORT

**PROJECT DESCRIPTION:** A Conditional Use Permit to extend the entitlement of an existing open air market (Lakeland Outdoor Market).

**PROJECT LOCATION:** The project site is generally located south of Grand Avenue, west of Lucerne Street, north of Brightman Avenue, east of Turner Street, and is within the Elsinore Area Plan, on five parcels, totaling 2.79 gross acres.

**BACKGROUND:** Lakeland Outdoor Market is characterized as an open air market and has been in continuous operation for approximately 20 years. The applicant has provided the following description of the use:

“For nearly 20 years LOM has been a multi-cultural, family-friendly attraction that offers a unique shopping experience, homemade Mexican food, games for the kids, and celebrations at the holidays. It has also presented an economic opportunity for at least 100 families, a few of whom who have sold at the market since its inception. The market has never sold alcohol and does not intend to do so in the future. Because of its family-owned environment, small growth philosophy, cultural sensitivity, and strong ties to the local community, LOM is considered an asset to the local area by many. In its 20 year history there has never been a major injury, fight, or complaint known to the owners. The current and proposed extension of the property’s use as an outdoor market on Friday, Saturday, and Sunday is consistent with its M-SC Zoning Classification provided a conditional use permit is granted.”

Lakeland Outdoor Market was previously approved under Conditional Use Permit (“CUP”) No. 3236 on March 3, 1998, which provided for a 5 year operational lifespan, set to expire on March 3, 2003. Prior to the 2003 expiration, the owners of the market submitted a CUP revision application for the purpose of extending the lifespan. The revised CUP was approved on October 7, 2003, which provided for an additional 10 year lifespan, set to expire on July 1, 2013. Just prior to the 2013 expiration date, the owners submitted a second CUP revision application, requesting further extension of time for the market. During the initial review process of this second time extension request, the County determined that a new CUP would be more appropriate than another revision, due to the consideration for consistency of the use itself, as it relates to the uses allowed within the underlying Zoning Classification. As a result, CUP No. 3755 was established.

Approval of this CUP will result in a zoning consistency finding, a 20 year extension of time, set to expire on July 1, 2033, and some minor improvements to the property. Minor improvements include replacing

the existing chain link fence along Grand Avenue with a wrought iron fence, removing an unpermitted storage building, and installing some additional landscaping along Grand Avenue, as well as within the existing parking areas.

*AB 52 Tribal Consultation*

During the initial review stage of this project, it was anticipated that a Negative Declaration of environmental effects would be prepared. As a result, and pursuant to AB 52, notices regarding this project were sent to all requesting Tribes. AB 52 provides for a 30-day review period in which all noticed Tribes may request consultation regarding the proposed project. Although County staff received no specific requests for consultation within the 30-day period, the Pechanga Tribe has requested in general, they be notified for potential consultation. Pursuant to this request, a conference call with the Pechanga Tribe to discuss the project's scope, resulted in an agreement that no further consultation is required, as the project includes a Conditional Use Permit only, to entitle an existing use.

*Sphere of Influence*

The project site is located within the City of Lake Elsinore 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 Lake Elsinore regarding this project.

**SUMMARY OF FINDINGS:**

- |  |   |
|--|---|
| 1. Existing General Plan Land Use (Ex. #5):    | Light Industrial (LI)   |
| 2. Surrounding General Plan Land Use (Ex. #5): | South – Rural Mountainous (RM), West – Light Industrial (LI), North – Commercial Retail (CR), East – Estate Density Residential (EDR)   |
| 3. Existing Zoning (Ex. #2):                   | Manufacturing-Service Commercial (M-SC)   |
| 4. Surrounding Zoning (Ex. #2):                | South – General Residential (R-3), West – Manufacturing-Service Commercial (M-SC), North – General Commercial (C-1/C-P) and Regulated Development Areas (R-D), East – Manufacturing-Service Commercial (M-SC) |
| 5. Existing Land Use (Ex. #1):                 | Lakeland Outdoor Market   |
| 6. Surrounding Land Use (Ex. #1):              | South – Residential, West – Trailer Manufacturing and Storage, North – Residential, East – Residential and Auto Repair  |
| 7. Project Size:                               | Total Acreage: 2.79 gross acres   |
| 8. Environmental Concerns:                     | CEQA Exempt – Section 15303 (New Construction or Conversion of Small Structures)  |

**RECOMMENDATIONS:**

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

**APPROVE** **CONDITIONAL USE PERMIT NO. 3755**, subject to the attached conditions of approval, and based upon the findings and conclusions incorporated in the staff report.



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

1. The project site has a General Plan Land Use Designation of Community Development: Light Industrial (0.25-0.60 FAR). The Light Industrial land use designation allows for a variety of industrial and related uses, including warehousing, distribution centers, and supporting retail uses. The project site is also located within the Elsinore Area Plan.
2. The project site is surrounded by properties which have a General Plan Land Use Designation of Rural Mountainous (RM) to the south, Light Industrial (LI) to the west, Commercial Retail (CR) to the north, and Estate Density Residential (EDR) to the east.
3. The project site has a Zoning Classification of Manufacturing-Service Commercial (M-SC).
4. The project site is surrounded by properties which have a Zoning Classification of General Residential (R-3) to the south, Manufacturing-Service Commercial (M-SC) to the west, General (C-1/C-P) and Regulated Development Areas (R-D) to the north, and Manufacturing-Service Commercial (M-SC) to the east.
5. The onsite existing open air market (Lakeland Outdoor Market) has been in continuous operation for approximately 20 years. The market was previously approved under Conditional Use Permit No. 3236 on March 3, 1998, which provided for a 5-year operational lifespan, expired on March 3, 2003. A revision to this Conditional Use Permit (CUP03236R1) was approved on October 7, 2003 by the Board of Supervisors and provided for an additional 10 year lifespan, establishing an expiration date of July 1, 2013.
6. On June 19, 2013, the owners of Lakeland Outdoor Market submitted an application for the second revision to Conditional Use Permit No. 3236, for the purpose of further extending its lifespan for an additional 20 years. During the initial review process, the County determined that a new Conditional Use Permit would be more appropriate than a second revision, due to the consideration for consistency of the use itself, as it relates to the uses allowed within the underlying zone. As a result, Conditional Use Permit No. 3755 was established.
7. Pursuant to Ordinance No. 348, Article XI M-SC Zone (Manufacturing-Service Commercial), Subsection G, "Any use that is not specifically listed in Subsections B. and 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."
8. While open air markets are not specifically listed in Ordinance No. 348, Article XI M-SC Zone (Manufacturing-Service Commercial) as an allowed use, the Planning Director finds that an open air market is of the same character and intensity as uses listed in Ordinance No. 348, Article XI, Section 11.2, Subsection C, for the following reasons:
  - a. Drive-in theaters are allowed within the M-SC Zone (Manufacturing-Service Commercial), subject to Conditional Use Permit approval.

- b. An open air market is similar to a drive-in theater, as both are considered to be outdoor entertainment, include similar types of assemblies, and offer commercial/retail sales of goods and services.
  - c. Both uses have certain operational parameters. Movie theaters are typically open in the afternoons and at night on a daily basis, whereby the swap meet only operates Saturday and Sunday, from 6:00am to 5:00pm, which is less of an impact.
  - d. The Lakeland Outdoor Market encompasses 2.79 acres of area, whereby typical drive-in theaters can range in area from 5 to 20 acres, depending upon how many screens are available. Given the much smaller footprint of the Lakeland Outdoor Market area and fewer hours of operation, relative to a typical drive-in theater, traffic and parking impacts are considerably less. Furthermore, the Lakeland Outdoor Market operates only during day time hours, which eliminates any potential night time noise impacts.
  - e. As a result, the Lakeland Outdoor Market is considered be a similar use as drive-in theaters. Also, based upon the smaller footprint and operating area of the Lakeland Outdoor Market, relative to a typical drive-in theatre, the use is less intensive.
9. Accordingly, for the reasons above, the Planning Director has determined that open air markets are permitted uses within the M-SC Zone (Manufacturing-Service Commercial), subject to Conditional Use Permit approval.
10. The Lakeland Outdoor Market is consistent with the development standards set forth in the Manufacturing-Service Commercial (M-SC) Zoning Classification of Ordinance No. 348, pursuant to the following:
- a. Lot Size – The project site encompasses five separate parcels, totaling 2.79 gross acres, with the smallest lot being 0.48 acres (20,908 square feet). The Manufacturing-Service Commercial (M-SC) Zoning Classification requires a minimum lot size of 10,000 square foot. This project does not include a subdivision and no existing lot is less than 10,000 square feet, which meets the development standard requirement.
  - b. Setbacks – Based upon the Zoning Classification of the project site and the adjacent Zoning Classifications, Ordinance No. 348 allows for structures to be located on the property line, with no required setbacks. Some of the existing onsite structures are located on the side property line, which is allowed under this development standard. When the M-SC Zone is located adjacent to the R-3 Zone, structures are required to have a minimum setback of 25 feet. The portion of the project site towards the southeast is adjacent to an R3 Zoned property to the south. However, this part of the project site is used for parking only and there are no structures, which meets the development standard.
  - c. Height Requirements – The maximum building height allowed within this Zoning Classification is 40 feet. No existing onsite structure exceeds 40 feet, which meets the development standard.
  - d. Walls – The northern portion of the project site abuts a residential Zoned area. That area backs onto a parking area for the market. The property line contains a chain link fence and adequate landscape material to provide a sufficient buffer, which meets the development code requirement. Pursuant to the Manufacturing-Service Commercial (M-SC) Zoning Classification, no other walls are required.

- e. Landscaping – At minimum, 10% of the project site is required to be landscaped. The site contains areas that can accommodate this 10% minimum. This project has been conditioned to install additional landscaping along the frontage and within the parking areas, which results in meeting the 10% minimum development standard.
  - f. Parking Areas – The market is categorized as an uncovered sales area, which requires 1 parking space per 1,000 square feet of sales area. The uncovered sales area of the Lakeland Outdoor Market is approximately 60,000 square feet, which requires 60 parking spaces. The project site has 113 parking spaces, which meets the development standard.
  - g. Trash Collection Areas – The project site includes a trash collection area towards the rear of the site, outside of public view, which meets the development standard.
  - h. Outside Storage Areas – The outside storage area is located towards the rear of the site and is adequately screened from public view, meeting the development standard.
  - i. Utilities – All applicable utilities are adequately screened from public view, meeting the development standard.
  - j. Mechanical Equipment – All applicable mechanical equipment is adequately screened from public view, meeting the development standard.
  - k. Lighting – The site includes adequate lighting to accommodate the outdoor market. All lighting is directed downward onto the site, avoiding light spillage into the surrounding areas, meeting the development standard.
11. The project site is located within the City of Lake Elsinore sphere of influence area and was submitted to the City for their review. The County received no comments regarding this proposed Conditional Use Permit.
12. The project site is not located within a Criteria Cell of the Western Riverside Multi-Species Habitat Conservation Plan.
13. The project conforms to Section 15303, New Construction or Conversion of Small Structures, of the State CEQA Guidelines and is exempt from CEQA. A project is exempt pursuant to Section 15303 if it consists of: construction and location of limited numbers of new, small facilities or structures; installation of small new equipment and facilities in small structures; or the conversion of existing small structures from one use to another where only minor modifications are made in the exterior of the structure. The numbers of structures described in this section are the maximum allowable on any legal parcel. Examples of this exemption include but are not limited to: (c) in urbanized areas, four commercial buildings not exceeding 10,000 square feet in floor area on sites zoned for such use if not involving the use of significant amounts of hazardous substances where all necessary public services and facilities are available and the surrounding area is not environmentally sensitive.
- a. While there is no construction proposed as part of the proposed project, even if there were, the project would be exempt under Section 15303, which applies because this entails a conversion from a previously permitted but currently illegal use to a legal use of an open air market (Lakeland Outdoor Market). The project site includes several storage

containers not exceeding 10,000 square-feet in area and is located primarily within an urbanized area, immediately adjacent to the City of Lake Elsinore boundary. Furthermore, the existing onsite Lakeland Outdoor Market has been in continuous operation for approximately 20 years. No additional infrastructure or utilities are required to be constructed in conjunction with this project. Lastly, due to the small scale of the existing commercial use, no significant amounts of hazardous materials are generated at the site. The project scope involves the entitlement extension of an existing open air market. No new construction or ground disturbance is proposed with this project, other than some minor site improvements, including perimeter fencing upgrade.

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

**CONCLUSIONS:**

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

**INFORMATIONAL ITEMS:**

1. As of this writing, no letters, in support or opposition have been received.
2. The project site **is not** located within:
  - a. A City boundary; or
  - b. A WRCMSHCP criteria cell or conservation area; or
  - c. An Airport Influence Area ("AIA"); or
  - d. A County Service Area ("CSA"); or
  - e. A special flood hazard area, area drainage plan, or dam inundation area.
3. The project site **is** located within:
  - a. The City of Lake Elsinore sphere of influence; and
  - b. A high fire area; and

**CONDITIONAL USE PERMIT NO. 3755**

**Planning Commission Staff Report: April 5, 2017**

**Page 7 of 7**

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- c. A local responsibility area for fire protection services; and
  - d. A half-mile of a fault line and fault zone; and
  - e. An area with very high liquefaction potential; and
  - f. An area susceptible to subsidence.
4. The subject site is currently designated as Assessor's Parcel Numbers: 371-170-022, 371-170-026, 371-170-027, 371-170-028, and 371-170-031.

**RIVERSIDE COUNTY PLANNING DEPARTMENT  
CUP03755**

**VICINITY/POLICY AREAS**

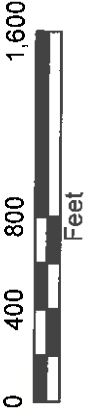
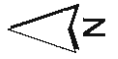
Supervisor: Jeffries  
District 1

Date Drawn: 10/26/2016  
Vicinity Map



Zoning Dist: Lakeland Village

Author: Vinnie Nguyen



DISCLAIMER: On October 7, 2003, the County of Riverside adopted a new General Plan and a new Comprehensive Zoning Ordinance. The County of Riverside Planning Department is currently reviewing all existing zoning ordinances and is in the process of updating them to be consistent with the new General Plan and Zoning Ordinance. For further information, please contact the Riverside County Planning Department at (951) 915-2500 (Western County) or at (951) 915-2500 (Eastern County) or Website: <http://www.riversideca.gov>

RIVERSIDE COUNTY PLANNING DEPARTMENT

CUP03755

LAND USE

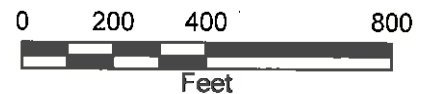
Supervisor: Jeffries  
District 1

Date Drawn: 10/27/2016  
Exhibit 1



Zoning Dist: Lakeland Village

Author: Vinnie Nguyen



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

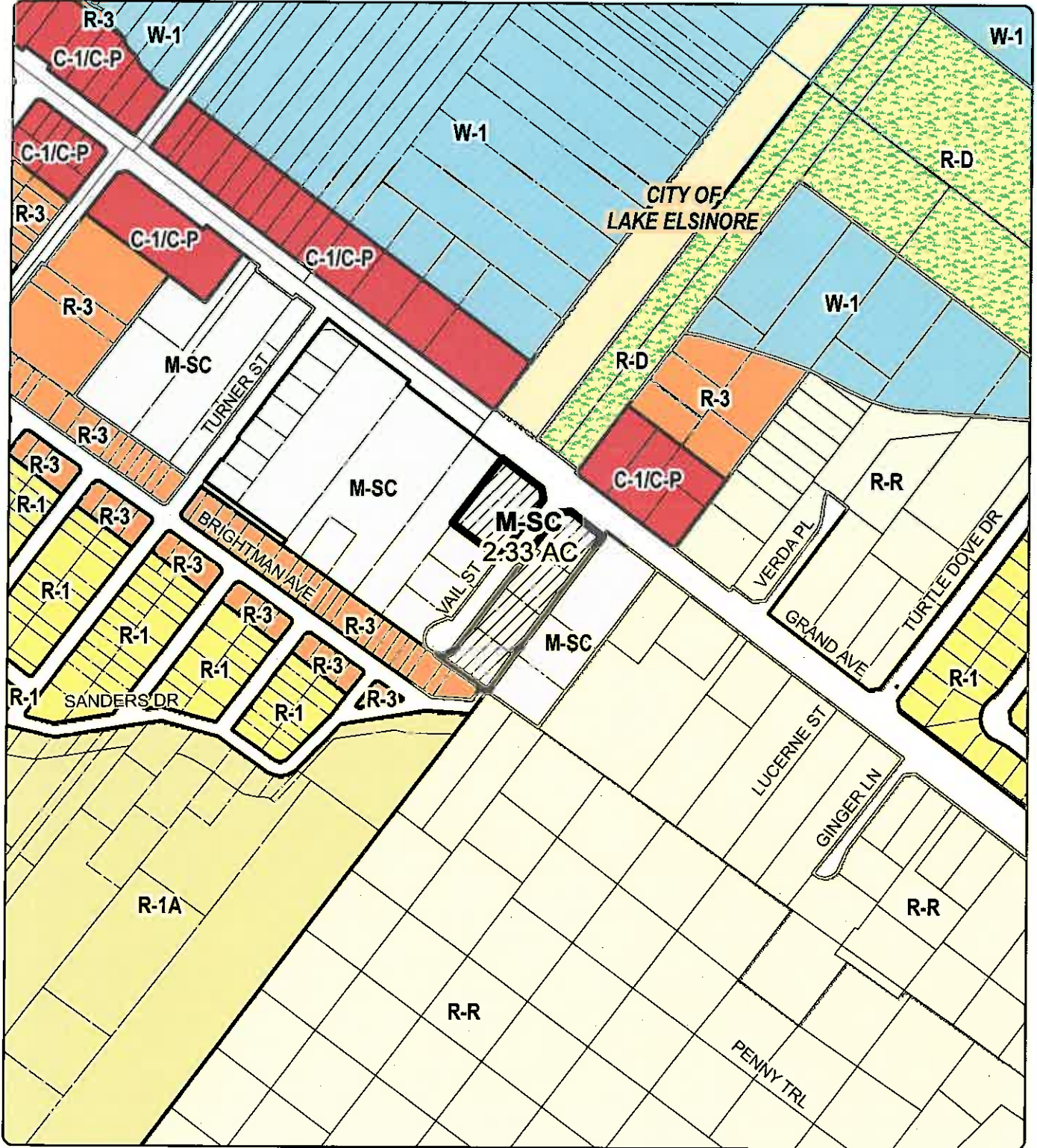
RIVERSIDE COUNTY PLANNING DEPARTMENT

CUP03755

EXISTING ZONING

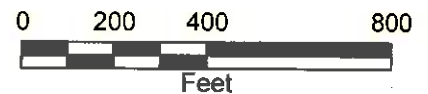
Supervisor: Jeffries  
District 1

Date Drawn: 10/27/2016  
Exhibit 2



Zoning Dist: Lakeland Village

Author: Vinnie Nguyen



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



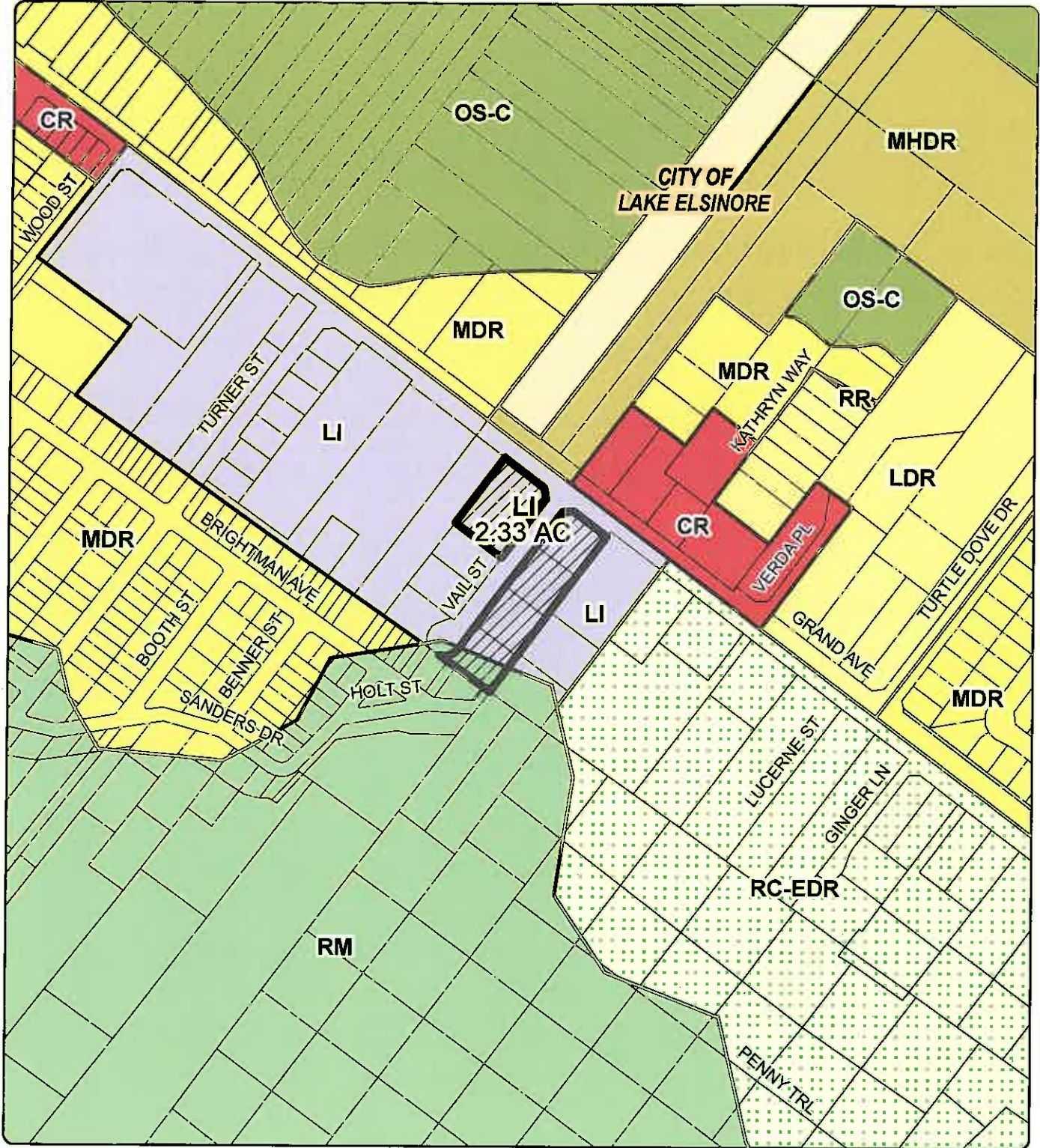
RIVERSIDE COUNTY PLANNING DEPARTMENT

CUP03755

EXISTING GENERAL PLAN

Supervisor: Jeffries  
District 1

Date Drawn: 10/27/2016  
Exhibit 5



Zoning Dist: Lakeland Village

Author: Vinnie Nguyen



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

**CONTRACTOR:**  
 M.B. SORR S.D. CO.  
 1000 PAVILION BLVD.  
 LAKE HAVEN, CA 92549  
 (951) 261-1111

**ARCHITECT:**  
 J. J. HARRIS ARCHITECTS  
 1000 PAVILION BLVD.  
 LAKE HAVEN, CA 92549  
 (951) 261-1111

**ENGINEER:**  
 J. J. HARRIS ARCHITECTS  
 1000 PAVILION BLVD.  
 LAKE HAVEN, CA 92549  
 (951) 261-1111

**LANDSCAPE ARCHITECT:**  
 J. J. HARRIS ARCHITECTS  
 1000 PAVILION BLVD.  
 LAKE HAVEN, CA 92549  
 (951) 261-1111

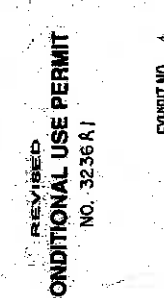
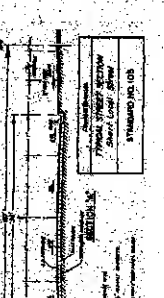
**PERMITS:** 1. CITY OF LAKE HAVEN PERMITS FOR THE PROPOSED DEVELOPMENT. 2. COUNTY OF RIVERSIDE PERMITS FOR THE PROPOSED DEVELOPMENT. 3. COUNTY OF SAN DIEGO PERMITS FOR THE PROPOSED DEVELOPMENT.

**GENERAL NOTES:**  
 1. ALL UTILITIES SHOWN ARE BASED ON RECORD DRAWINGS AND FIELD SURVEY. 2. THE CONTRACTOR SHALL VERIFY THE LOCATION AND DEPTH OF ALL UTILITIES PRIOR TO CONSTRUCTION. 3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FROM THE APPROPRIATE AGENCIES. 4. THE CONTRACTOR SHALL MAINTAIN ACCESS TO ALL ADJACENT PROPERTIES AT ALL TIMES. 5. THE CONTRACTOR SHALL PROTECT ALL EXISTING UTILITIES AND STRUCTURES. 6. THE CONTRACTOR SHALL MAINTAIN THE EXISTING LANDSCAPE AND PLANTINGS. 7. THE CONTRACTOR SHALL INSTALL ALL NECESSARY DRAINAGE AND EROSION CONTROL MEASURES. 8. THE CONTRACTOR SHALL INSTALL ALL NECESSARY LIGHTING AND SIGNAGE. 9. THE CONTRACTOR SHALL INSTALL ALL NECESSARY FENCING AND SECURITY MEASURES. 10. THE CONTRACTOR SHALL MAINTAIN ALL RECORD DRAWINGS AND PERMITS.

**PROJECT AREA:**  
 1. TOTAL AREA: 10.0 ACRES  
 2. TOTAL LOT AREA: 10.0 ACRES  
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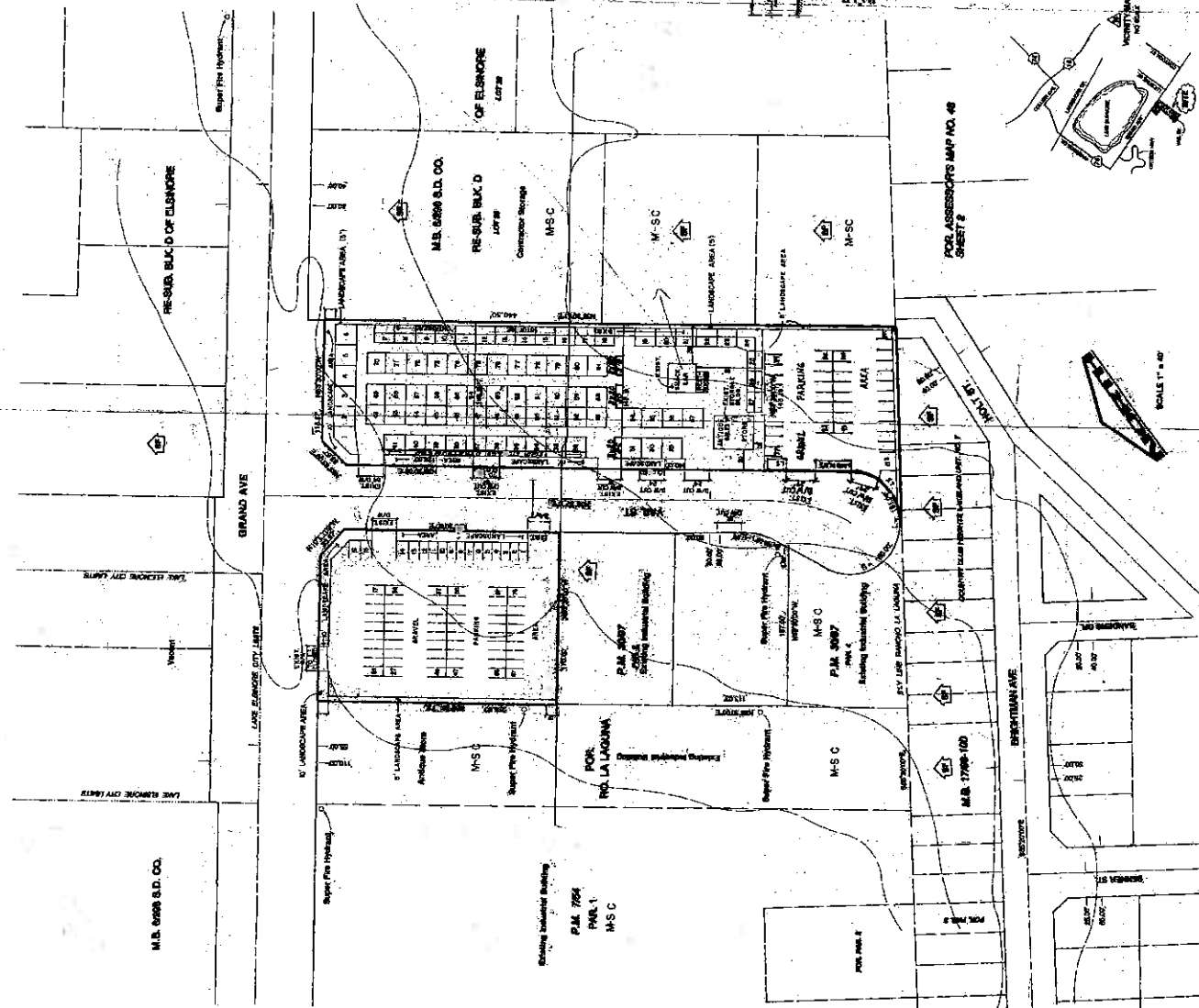
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Lot No.	Area (Acres)	Use
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2	1.0	Residential
3	1.0	Residential
4	1.0	Residential
5	1.0	Residential
6	1.0	Residential
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100	1.0	Residential



**REVISIONS:**

No.	Description
1	Initial Issue
2	Revised
3	Revised
4	Revised
5	Revised
6	Revised
7	Revised
8	Revised
9	Revised
10	Revised



**REVISED**  
**CONDITIONAL USE PERMIT**  
 NO. 3236 A1

EXHIBIT NO. A  
 JULY 2015  
 CUPD236 A2

Lot No.	Area (Acres)	Use
1	1.0	Residential
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97	1.0	Residential
98	1.0	Residential
99	1.0	Residential
100	1.0	Residential

# Lakeland Outdoor Market



*"Celebrating Our 20<sup>th</sup> Anniversary in 2014"*

# Lakeland Outdoor Market

33100 Vail Street

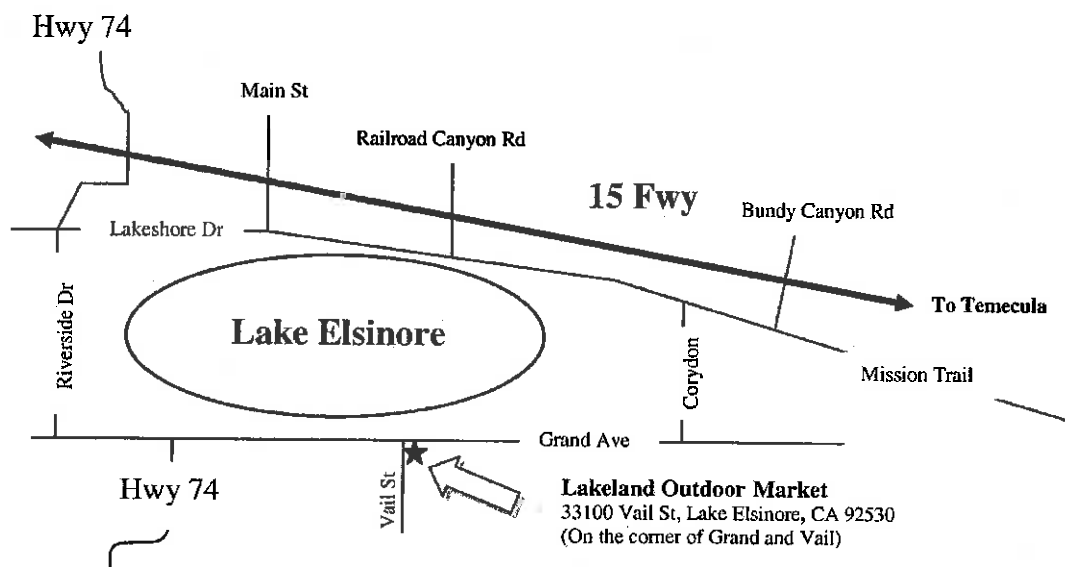
Lake Elsinore, CA 92530

951-678-SWAP (7927)



We are a small, family-owned outdoor marketplace founded in 1994.

We are open Saturdays and Sundays. Sunday is the busy day with over 100 vendors.



*lakelandoutdoormarket@facebook*

## Lakeland Outdoor Market in the Community



Lakeland Outdoor Market has been a family-oriented attraction for nearly 20 years. Kids look forward to a myriad of activities especially at the holidays.



At Lakeland Outdoor Market we take pride in our involvement in the community – we help church groups, youth groups, and individuals that need a helping hand.



## Great Food, Great Fun



The Lakeland Outdoor Market serves fresh Mexican and American food. Its restaurant has never had less than an "A" rating from the Department of Environmental Health. Inspectors have repeatedly said that Lakeland Outdoor Market should be the benchmark for other swap meet food facilities.



## Providing Jobs & Economic Opportunities



Lakeland Outdoor Market provides economic opportunities for more than 100 families. And shoppers enjoy great savings on produce, clothing, electronics, and much more.



## Overview – Operational Plan

Lakeland Outdoor Market (LOM) is an open-air market that is currently permitted to operate on Friday, Saturday, and Sunday from 6 am to 5 pm. Currently the business only operates on Saturday and Sunday. The marketplace attracts both vendors and buyers with most activity occurring on Sunday. The business is owned and operated by Roger and Sharon Paquette with the help of their two sons Ron and Brian. Hired employees include a full-time swap meet manager who is in charge of operations, maintenance, and security. Additionally, LOM hires six part-time food workers who work in the snack bar. The owners and at least one of their sons are always on site on Sundays to provide additional supervision.

Vendors have the option of renting a 20' x 20' space or they may rent a steel storage container on a monthly basis. Most of the storage containers are 8' x 20' in size and are situated on the perimeters of the property except along Grand Avenue. Storage containers are only used to store the vendors' merchandise from week to week. Vendors are not allowed to use the containers as selling area -- rather, there is a 10' x 20' space in front of the container that they sell out of. Vendors that rent a 20' x 20' space generally park their vehicle in the space itself, and vendors who rent a storage container park their vehicle in the designated vendor rear parking area. For the safety of the shoppers, vehicles are not permitted to enter the selling area after 7am and may not leave the selling area until after 2 pm. Any late arriving vendors must walk their merchandise into their space. At the end of the day vendors must discard any trash and remove all canopies, tables, and unwanted merchandise from the space. The LOM maintenance team starts the cleanup process at the end of the event and finishes the entire cleanup by the next day.

Ingress and egress by vehicle is via Vail Street, a paved road that intersects Grand Avenue. Vehicles park in either (a) the main parking lot along Grand Ave, (b) on Vail Street itself, or (c) in the overflow parking lot on the heel of Vail, which is a cul-de-sac street. There are also two designated handicap parking spaces located next to the snack bar and public restrooms. These spaces are paved as are the ramps that lead to the snack bar and restrooms. Interim handicap parking spaces will be provided while permanent ADA rear parking lot spaces are architected and approved. Pedestrian traffic initiates primarily from the parking lot areas. From the Grand Ave parking lot patrons cross Vail Street (a cul-de-sac street on which traffic moves very slowly), and they enter the marketplace through any of three gated entrances. There are pedestrian pathways along Vail that customers use to avoid walking in the street. For public safety reasons the most northerly driveway near Grand Avenue is kept gated after 8 am so that patrons do not cross Vail Street near the area where cars are turning off of Grand. From the rear parking lot (the overflow lot directly adjacent to the market), patrons enter the marketplace from either of two gates. A small number of pedestrians may also originate from the bus stop directly in front of the marketplace on Grand Ave. These customers would enter the market from the pathways and entrances along Vail Street.

In addition to the temporary steel storage containers, the parcels are also improved with a snack bar, adjoining public restrooms, and a detached storage shed. The snack bar was originally an old single family residence that was converted to a licensed food facility. It is a walk-up establishment equipped with a commercial kitchen, dishwashing room, employee bathroom, and a food storage area. The snack bar is open Saturdays and Sundays from 10 am until 3 pm. Customers walk up to the window to order their food and generally eat in the adjacent patio area which is paved and covered with canvas shading. The storage shed, although originally intended to become a selling space for the owners, is used to store various tools, equipment, and decorations used to run the operation. It is not open to the public.

## Lakeland Outdoor Market – Proposed Use

For nearly 20 years LOM has been a multi-cultural, family-friendly attraction that offers a unique shopping experience, homemade Mexican food, games for the kids, and celebrations at the holidays. It has also presented an economic opportunity for at least 100 families, a few of whom who have sold at the market since its inception. The market has never sold alcohol and does not intend to do so in the future. Because of its family-owned environment, small growth philosophy, cultural sensitivity, and strong ties to the local community, LOM is considered an asset to the local area by many. In its 20 year history there has never been a major injury, fight, or complaint known to the owners. The current and proposed extension of the property's use as an outdoor market on Friday, Saturday, and Sunday is consistent with its M-SC zoning classification provided a conditional use permit is granted.



CONDITIONAL USE PERMIT Case #: CUP03755

Parcel: 371-170-031

10. GENERAL CONDITIONS

EVERY DEPARTMENT

10. EVERY. 1 USE - PROJECT DESCRIPTION RECOMMND

Conditional Use Permit No. 3755 is to extend the operational time span of an existing open air market (Lakeland Outdoor Market) for an additional 20 years, from the previous date of expiration of July 1, 2013 to July 1, 2033.

10. EVERY. 2 USE - HOLD HARMLESS RECOMMND

The applicant/permittee or any successor-in-interest shall defend, indemnify, and hold harmless the County of Riverside or its agents, officers, and employees (COUNTY) from the following:

(a) any claim, action, or proceeding against the COUNTY to attack, set aside, void, or annul an approval of the COUNTY, its advisory agencies, appeal boards, or legislative body concerning the CONDITIONAL USE PERMIT; and,

(b) any claim, action or proceeding against the COUNTY to attack, set aside, void or annul any other decision made by the COUNTY concerning the CONDITIONAL USE PERMIT, including, but not limited to, decisions made in response to California Public Records Act requests.

The COUNTY shall promptly notify the applicant/permittee of any such claim, action, or proceeding and shall cooperate fully in the defense. If the COUNTY fails to promptly notify the applicant/permittee of any such claim, action, or proceeding or fails to cooperate fully in the defense, the applicant/permittee shall not, thereafter, be responsible to defend, indemnify or hold harmless the COUNTY.

The obligations imposed by this condition include, but are not limited to, the following: the applicant/permittee shall pay all legal services expenses the COUNTY incurs in connection with any such claim, action or proceeding, whether it incurs such expenses directly, whether it is ordered by a court to pay such expenses, or whether it incurs such expenses by providing legal services through its Office of County Counsel.

CONDITIONAL USE PERMIT Case #: CUP03755

Parcel: 371-170-031

10. GENERAL CONDITIONS

10. EVERY. 3 USE - DEFINITIONS RECOMMND

The words identified in the following list that appear in all capitals in the attached conditions of Conditional Use Permit No. 3755 shall be henceforth defined as follows:

APPROVED EXHIBIT A = Conditional Use Permit No. 3755, Exhibit A.

10. EVERY. 4 USE - FENCING RECOMMND

The existing fencing along Grand Avenue shall be replaced with wrought iron fencing or a comparable material, to the satisfaction of the Planning Department.

10. EVERY. 5 USE - ON-SITE IMPROVEMENTS RECOMMND

The unpermitted storage building shall be removed. Decomposed granite shall be added to the parking lot on the north side of Vail Street. Landscaping along Grand Avenue and enhance landscaping throughout site, shall be provided, pursuant to the satisfaction of the Planning Department. All damaged or missing curb stops and restored. A new decomposed granite walkway shall be placed between the curb and the property line for pedestrian travel. The exterior of all cargo containers visible from the public right-of-way shall be painted a neutral/uniform color and be maintained throughout the life of the permit.

PLANNING DEPARTMENT

10. PLANNING. 1 USE - COMPLY WITH ORD./CODES RECOMMND

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

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

10. PLANNING. 2 USE - FEES FOR REVIEW RECOMMND

Any subsequent submittals required by these conditions of approval, including but not limited to grading plan, building plan or mitigation monitoring review, shall be reviewed on an hourly basis (research fee), or other such review fee as may be in effect at the time of submittal, as

CONDITIONAL USE PERMIT Case #: CUP03755

Parcel: 371-170-031

10. GENERAL CONDITIONS

10.PLANNING. 2 USE - FEES FOR REVIEW (cont.) RECOMMND

required by Ordinance No. 671. Each submittal shall be accompanied with a letter clearly indicating which condition or conditions the submittal is intended to comply with.

10.PLANNING. 3 USE - LIGHTING HOODED/DIRECTED RECOMMND

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

10.PLANNING. 6 USE - HOURS OF OPERATION RECOMMND

Use of the facilities approved under this conditional use permit shall be limited to the hours of 6:00 a.m. to 5:00 p.m., Friday through Sunday.

10.PLANNING. 7 USE - PARKING RECOMMND

Parking for this project was determined primarily on the basis of County Ordinance No. 348, Section 18.12. a.(2).b), (uncovered sales area) and the site shall maintain 113 parking spaces, as shown on Exhibit A.

10.PLANNING. 8 USE - PERMIT SIGNS SEPARATELY RECOMMND

No signs are approved pursuant to this project approval. Prior to the installation of any on-site advertising or directional signs, a signing plan shall be submitted to and approved by the Planning Department pursuant to the requirements of Section 18.30 (Planning Department review only) of Ordinance No. 348.

10.PLANNING. 10 USE - NO OUTDOOR ADVERTISING RECOMMND

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

10.PLANNING. 20 USE - EXTERIOR NOISE LEVELS RECOMMND

xterior noise levels produced by any use allowed under this permit, including, but not limited to, any outdoor public address system, shall not exceed 45 db(A), 10-minute LEQ, between the hours of 10:00 p.m. to 7:00 a.m., and 65 db(A),

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Parcel: 371-170-031

10. GENERAL CONDITIONS

10.PLANNING. 20 USE - EXTERIOR NOISE LEVELS (cont.) RECOMMND

10-minute LEQ, at all other times as measured at any residential, hospital, school, library, nursing home or other similar noise sensitive land use. In the event noise exceeds this standard, the permittee or the permittee's successor-in-interest shall take the necessary steps to remedy the situation, which may include discontinued operation of the facilities. The permit holder shall comply with the applicable standards of Ordinance No. 847.

10.PLANNING. 26 USE - CAUSES FOR REVOCATION RECOMMND

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

10.PLANNING. 27 USE - CEASED OPERATIONS RECOMMND

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

10.PLANNING. 28 USE - 90 DAYS TO PROTEST RECOMMND

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

10.PLANNING. 33 USE - VENDOR RESTRICTIONS RECOMMND

All Vendors shall be in compliance with County, State and Federal rules and regulations. In addition, the following uses shall not be permitted within vendor sites associated with Conditional Use Permit No. 3236, Revised Permit No. 1:

1. Tattoo parlors, including permanent make-up
2. Body piercing or branding

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Parcel: 371-170-031

10. GENERAL CONDITIONS

10.PLANNING. 33 USE - VENDOR RESTRICTIONS (cont.) RECOMMND

3. Sexual Oriented Businesses

10.PLANNING. 35 USE - TRASH ENCLOSURES RECOMMND

The applicant shall maintain one (1) trash enclosure which is adequate to enclose a minimum of two (2) bins as indicated on the APPROVED EXHIBIT A.

10.PLANNING. 36 USE - IF HUMAN REMAINS FOUND RECOMMND

If human remains are found on this site, the developer/permit holder or any successor in interest shall comply with the following codes:  
Pursuant to State Health and Safety Code Section 7050.5, if human remains are encountered, no further disturbance shall occur until the County Coroner has made the necessary findings as to origin. If the Riverside County Coroner determines the remains to be Native American, the Native American Heritage Commission (NAHC) shall be contacted by the Coroner within the period specified by law (24 hours). The NAHC shall immediately notify those persons it believes to be most likely descended from the deceased Native American. The descendants may, inspect the site of the discovery of the Native American human remains and may recommend means for treatment or disposition, with appropriate dignity, of the human remains and any associated grave goods. The descendants shall make recommendations or preferences for treatment within 48 hours of being granted access to the site.  
Upon the discovery of Native American remains, the landowner shall ensure that the immediate vicinity, where the Native American human remains are located, is not damaged or disturbed. The landowner shall discuss and confer with the descendants all reasonable options regarding the descendants' preferences for treatment. The descendants' preferences for treatment may include the following:  
The nondestructive removal and analysis of human remains and items associated with Native American human remains.  
Preservation of Native American human remains and associated items in place. Relinquishment of Native American human remains and associated items to the descendants for treatment.  
Other culturally appropriate treatment.  
The parties may also mutually agree to extend discussions, taking into account the possibility that additional or multiple Native American human remains, as defined in this

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10. GENERAL CONDITIONS

10.PLANNING. 36

USE - IF HUMAN REMAINS FOUND (cont.)

RECOMMND

section, are located in the project area, providing a basis for additional treatment measures.

Human remains of a Native American may be an inhumation or cremation, and in any state of decomposition or skeletal completeness. Any items associated with the human remains that are placed or buried with the Native American human remains are to be treated in the same manner as the remains, but do not by themselves constitute human remains.

Whenever the commission is unable to identify a descendant, or the descendants identified fail to make a recommendation, or the landowner or his or her authorized representative rejects the recommendation of the descendants and the mediation provided for in subdivision (k) of Section 5097.94, if invoked, fails to provide measures acceptable to the landowner, the landowner or his or her authorized representative shall reinter the human remains and items associated with Native American human remains with appropriate dignity on the property in a location not subject to further and future subsurface disturbance. To protect these sites, the landowner shall do one or more of the following:

Record the site with the commission or the appropriate Information Center.

Utilize an open-space or conservation zoning designation or easement. (3) Record a document with the county in which the property is located. The document shall be titled "Notice of Reinternment of Native American Remains" and shall include a legal description of the property, the name of the owner of the property, and the owner's acknowledged signature, in addition to any other information required by this section. The document shall be indexed as a notice under the name of the owner. Upon the discovery of multiple Native American human remains during a ground disturbing land development activity, the landowner may agree that additional conferral with the descendants is necessary to consider culturally appropriate treatment of multiple Native American human remains. Human remains from other ethnic/cultural groups with recognized historical associations to the project area shall also be subject to consultation between appropriate representatives from that group and the County Archaeologist.

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Parcel: 371-170-031

10. GENERAL CONDITIONS

10.PLANNING. 37 USE -UNANTICIPATED RESOURCES

RECOMMND

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

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

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

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

\* A cultural resource site is defined, for this condition, as being a feature and/or three or more artifacts in close association with each other, but may include fewer artifacts if the area of the find is determined to be of significance due to sacred or cultural importance.

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

20. PRIOR TO A CERTAIN DATE

PLANNING DEPARTMENT

20.PLANNING. 5 USE - EXPIRATION CODE ENFORCE

RECOMMND

This permit shall be considered used as of the day of the effective date. WITHIN SIXTY (60) DAYS OF THE EFFECTIVE DATE OF THIS PERMIT, the permit holder shall apply to the Building and Safety Department for all necessary permits, including the submission of all required document fees for any plan check review as determined by the Director of

CONDITIONAL USE PERMIT Case #: CUP03755

Parcel: 371-170-031

20. PRIOR TO A CERTAIN DATE

20.PLANNING. 5 USE - EXPIRATION CODE ENFORCE (cont.) RECOMMND

Building and Safety, to ensure all buildings, structures and uses are in compliance with the applicable requirements of Ordinance Nos. 457 (Building Code) and 348 (Land Use) and the conditions of approval of this permit. A lock shall be placed on the permit to take effect on the sixtieth day, which shall not be released unless compliance with the above provision has occurred. THE PERMIT HOLDER SHALL PURSUE DILIGENTLY TO COMPLETION ALL NECESSARY PERMITS AND OBTAIN FINAL INSPECTION APPROVAL THEREOF WITHIN ONE (1) YEAR OF THE EFFECTIVE DATE OF THIS PERMIT (additional time may be requested pursuant to Section 18.43 of Ordinance No. 348). A lock shall be placed on any building permit to take effect on the expiration date, and shall not be removed unless compliance with the above provision has occurred. Notwithstanding the above, any circumstance within the property threatening the public health and safety shall be immediately corrected.

20.PLANNING. 7 USE - LIFE OF THE PERMIT RECOMMND

The life of Conditional Use Permit No. 3755 is 18 years and shall terminate on July 1, 2033. This permit shall thereafter be null and void and of no effect whatsoever.

90. PRIOR TO BLDG FINAL INSPECTION

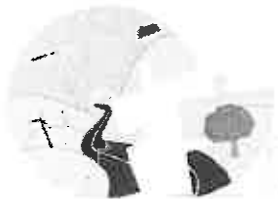
PLANNING DEPARTMENT

90.PLANNING. 6 USE - PARKING PAVING MATERIAL RECOMMND

A minimum of 113 parking spaces shall be provided as shown on the APPROVED EXHIBIT A, unless otherwise approved by the Planning Department. The parking area shall be surfaced with asphaltic concrete or concrete or decomposed granite to current standards as approved by the Department of Building and Safety.



EA 42601  
CF60 5977



# RIVERSIDE COUNTY PLANNING DEPARTMENT

Carolyn Syms Luna  
Director

## APPLICATION FOR LAND USE PROJECT

CHECK ONE AS APPROPRIATE:

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

PROPOSED LAND USE: \_\_\_\_\_

ORDINANCE NO. 348 SECTION AUTHORIZING PROPOSED LAND USE: \_\_\_\_\_

ALL APPLICATIONS MUST INCLUDE THE INFORMATION REQUIRED UNDER ANY SUPPLEMENTAL INFORMATION LIST APPLICABLE TO THE SPECIFIC PROJECT. ADDITIONAL INFORMATION MAY BE REQUIRED AFTER INITIAL RECEIPT AND REVIEW. INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED.

CASE NUMBER: CUP03236R2                      DATE SUBMITTED: 05-06-2013

### APPLICATION INFORMATION

Applicant's Name: Sharon Paquette                      E-Mail: paquettes@verizon.net

Mailing Address: 26622 Amhurst Court

Sun City	CA	92586
<small>City</small>	<small>State</small>	<small>ZIP</small>

Daytime Phone No: (951) 672-7904                      Fax No: (951) 672-7904

Engineer/Representative's Name: Brian Paquette                      E-Mail: bpaugett@att.net

Mailing Address: 2433 Eastridge Loop

Chula Vista	CA	91915
<small>City</small>	<small>State</small>	<small>ZIP</small>

Daytime Phone No: (619) 208-9197                      Fax No: (619) 632-4252

Property Owner's Name: Roger and Sharon Paquette                      E-Mail: paquettes@verizon.net

Mailing Address: 26622 Amhurst Court

Sun City	CA	92586
<small>City</small>	<small>State</small>	<small>ZIP</small>

Daytime Phone No: (951) 672-7904                      Fax No: (951) 672-7904

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

Desert Office · 38686 El Cerrito Road  
Palm Desert, California 92211  
(760) 863-8277 · Fax (760) 863-7555

"Planning Our Future... Preserving Our Past"

**APPLICATION FOR LAND USE PROJECT**

If the property is owned by more than one person, attach a separate page that references 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.

**AUTHORIZATION FOR CONCURRENT FEE TRANSFER**

The signature below 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 your application, you 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.

All signatures must be originals ("wet-signed"). Photocopies of signatures are **not** acceptable.

SHARON PAQUETTE                      Sharon Paquette  
PRINTED NAME OF APPLICANT                      SIGNATURE OF APPLICANT

**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. An authorized agent must submit a letter from the owner(s) indicating authority to sign the application on the owner's behalf.

All signatures must be originals ("wet-signed"). Photocopies of signatures are **not** acceptable.

SHARON PAQUETTE                      Sharon Paquette  
PRINTED NAME OF PROPERTY OWNER(S)                      SIGNATURE OF PROPERTY OWNER(S)  
ROGER PAQUETTE                      Roger Paquette  
PRINTED NAME OF PROPERTY OWNER(S)                      SIGNATURE OF PROPERTY OWNER(S)

If the property is owned by more than one person, attach a separate sheet that references the application case number and lists the printed names and signatures of all persons having an interest in the property.

See attached sheet(s) for other property owners' signatures.

**PROPERTY INFORMATION:**

Assessor's Parcel Number(s): 371-170-022,026,027,028,031

Section: Por.Ro.LA                      Township: 6S                      Range: 4W

**APPLICATION FOR LAND USE PROJECT**

Approximate Gross Acreage: 3.2 Acres+-

General location (nearby or cross streets): North of Holt Street, South of Grand Ave., East of Turner St., West of Ginger Ln.

Thomas Brothers map, edition year, page number, and coordinates: p.896-E-3,1996 ED.

Project Description: (describe the proposed project in detail)

Open air market.

Extend existing CUP03236R1 from July 1, 2013 through July 1, 2038.

Related cases filed in conjunction with this application:

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

If yes, provide Case No(s). CUP03236, CUP03236R1 (Parcel Map, Zone Change, etc.)

E.A. No. (if known) 37117 E.I.R. 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 copy: \_\_\_\_\_

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) \_\_\_\_\_

Will the project eventually require landscaping either on-site or as part of a road improvement or other common area improvements? Yes  No

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) \_\_\_\_\_

Will the project 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-

**APPLICATION FOR LAND USE PROJECT**

Estimated amount of fill = cubic yards -0-

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

Import \_\_\_\_\_ Export \_\_\_\_\_ Neither X

What is the anticipated source/destination of the import/export?  
\_\_\_\_\_

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

How many anticipated truckloads? -0- truck loads.

What is the square footage of usable pad area? (area excluding all slopes) 3 + Acres sq. ft.

Is the project 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

Is the project located within 1000 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 Section 65944 of the Government Code? (See California Office of Planning and Research website: <http://cmluca.projects.atlas.ca.gov/>) Yes  No

Is the project located within the boundaries of an Airport Land Use Compatibility Plan adopted by the Riverside County Airport Land Use Commission? Yes  No

Does the project area exceed one acre in area? Yes  No

Is the project located within any of the following watersheds (refer to Riverside County Land Information System (RCLIS) (<http://www3.tlma.co.riverside.ca.us/pa/rclis/index.html>) for watershed location)?

- Santa Ana River       Santa Margarita River       San Jacinto River       Whitewater River

**APPLICATION FOR LAND USE PROJECT**

**HAZARDOUS WASTE AND SUBSTANCES 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 and any alternatives are located on an identified site and shall specify any lists. Under the statute, no application shall be accepted as complete without this signed statement.

I (We) certify that I (we) have investigated our project and any alternatives with respect to its location on an identified hazardous waste site contained on all lists compiled pursuant to Government Code Section 65962.5 and that my (our) answers are true and correct. My (Our) investigation has shown that:

The development project and any alternatives proposed in this application are not contained on the lists compiled pursuant to Section 65962.5 of the Government Code.

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 following information is provided and incorporated herein. Attach a separate sheet setting forth the following information with respect to each list.

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 (1)

Sharon Paquette

Date

6-19-2013

Applicant (2)

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

**APPLICATION FOR LAND USE PROJECT**

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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) Sharon Paquette Date 6-19-2013  
Owner/Authorized Agent (2) \_\_\_\_\_ Date \_\_\_\_\_

**APPLICATION FOR LAND USE PROJECT**

<b>Checklist for Identifying Projects Requiring a Project-Specific Water Quality Management Plan (WQMP) within the Santa Ana River Region<sup>1</sup></b>	
<b>Project File No.</b>	
<b>Project Name:</b>	
<b>Project Location:</b>	
<b>Project Description:</b>	
<b>Project Applicant Information:</b>	
<b>Proposed Project Consists of, or includes:</b>	
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"/> YES <input checked="" type="checkbox"/> NO
Residential development of 10 dwelling units or more, including single family and multi-family dwelling units, condominiums, or apartments.	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO
Industrial and commercial development where the land area <sup>2</sup> 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"/> YES <input checked="" type="checkbox"/> NO
Automotive repair shops (Standard Industrial Classification (SIC) Codes 5013–Motor vehicle supplies or parts, 5014–Tires & Tubes, 5541–Gasoline Service Stations, 7532–Top, Body & Upholstery Repair Shops and Paint Shops, 7533–Automotive Exhaust System Repair Shops, 7534–Tire Retreading and Repair Shops, 7536–Automotive Glass Replacement Shops, 7537–Automotive Transmission Repair Shops, 7538–General Automotive Repair Shops, 7539–Automotive Repair Shops, not elsewhere classified)	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO
Restaurants disturbing greater than 5,000 square feet. (Standard Industrial Classification (SIC) Code 5812: Establishments primarily engaged in the retail sale of prepared food and drinks for on-premise or immediate consumption, including, but not limited to: Automats (eating places), Beaneries, Box lunch stands, Buffets (eating places), Cafes, Cafeterias, Carry-out restaurants, Caterers, Coffee shops, Commissary restaurants, Concession stands, prepared food (e.g., in airports and sports arenas), Contract feeding, Dairy bars, Diners (eating places), Dining rooms, Dinner theaters, Drive-in restaurants, Fast food restaurants, Food bars, Food service (institutional), Frozen custard stands, Grills, (eating places), Hamburger stands, Hot dog (frankfurter) stands, Ice cream stands, Industrial feeding, Lunch bars, Lunch counters, Luncheonettes, Lunchrooms, Oyster bars, Pizza parlors, Pizzerias, Refreshment stands, Restaurants, Sandwich bars or shops, Snack shops, Soda fountains, Soft drink stands, Submarine sandwich shops, and Tea rooms.)	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO
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"/> YES <input checked="" type="checkbox"/> NO
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 <sup>3</sup> 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 <sup>4</sup> . "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"/> YES <input checked="" type="checkbox"/> NO
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"/> YES <input checked="" type="checkbox"/> NO
<sup>1</sup> Includes San Jacinto River watershed. <sup>2</sup> Land area is based on acreage disturbed. <sup>3</sup> The 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 <a href="http://www.waterboards.ca.gov/rwqcb8/water_issues/programs/basin_plan/index.shtml">http://www.waterboards.ca.gov/rwqcb8/water_issues/programs/basin_plan/index.shtml</a> . <sup>4</sup> The most recent CWA Section 303(d) list can be found at <a href="http://www.waterboards.ca.gov/rwqcb8/water_issues/programs/tmdl/303d.shtml">http://www.waterboards.ca.gov/rwqcb8/water_issues/programs/tmdl/303d.shtml</a> .	
<b>DETERMINATION: Circle appropriate determination.</b>	
If <b>any</b> question answered "YES"	Project requires a project-specific WQMP.
If <b>all</b> 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.

**APPLICATION FOR LAND USE PROJECT**

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

<b>Project File No.</b>	
<b>Project Name:</b>	
<b>Project Location:</b>	
<b>Project Description:</b>	
<b>Project Applicant Information:</b>	

**Proposed Project Consists of, or includes:**

	YES	NO
<b>Significant Redevelopment:</b> The addition, creation, or replacement of at least 5,000 square feet of impervious surfaces on an already developed site of a project category or location as listed below in this table. This includes, but is not limited to: the expansion of a building footprint or addition or replacement of a structure; structural development including an increase in gross floor area and/or exterior construction or remodeling; replacement of impervious surface that is not part of a routine maintenance activity; and land disturbing activities related with structural or impervious surfaces. [Note: Where redevelopment results in an increase of less than 50% of the impervious surfaces of a previously existing development, and the existing development was not subject to SUSMP requirements, the requirement for treatment control BMPs [MS4 Permit requirement F.2.b(3)], applies only to the addition, and not to the entire development.]	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<b>Housing subdivisions of 10 or more dwelling units.</b> Includes single-family homes, multi-family homes, condominiums, and apartments.	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<b>Commercial development greater than 100,000 square feet.</b> Defined as any development on private land that is not for heavy industrial or residential uses where the land area for development is greater than 100,000 square feet. Includes, but is not limited to: hospitals; laboratories and other medical facilities; educational institutions; recreational facilities; municipal facilities; commercial nurseries; multi-apartment buildings; car wash facilities; mini-malls and other business complexes; shopping malls; hotels; office buildings; public warehouses; automotive dealerships; airfields; and other light industrial facilities.	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<b>Automotive repair shops.</b> (Standard Industrial Classification (SIC) Codes 5013-Motor vehicle supplies or parts, 5014-Tires & Tubes, 5541-Gasoline Service Stations, 7532-Top, Body & Upholstery Repair Shops and Paint Shops, 7533-Automotive Exhaust System Repair Shops, 7534-Tire Retreading and Repair Shops, 7536-Automotive Glass Replacement Shops, 7537-Automotive Transmission Repair Shops, 7538-General Automotive Repair Shops, 7539-Automotive Repair Shops, not elsewhere classified)	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<b>Restaurants.</b> (Standard Industrial Classification (SIC) Code 5812: Establishments primarily engaged in the retail sale of prepared food and drinks for on-premise or immediate consumption, including, but not limited to: Automats (eating places), Beaneries, Box lunch stands, Buffets (eating places), Cafes, Cafeterias, Carry-out restaurants, Caterers, Coffee shops, Commissary restaurants, Concession stands, prepared food (e.g., in airports and sports arenas), Contract feeding, Dairy bars, Diners (eating places), Dining rooms, Dinner theaters, Drive-in restaurants, Fast food restaurants, Food bars, Food service (institutional), Frozen custard stands, Grills, (eating places), Hamburger stands, Hot dog (frankfurter) stands, Ice cream stands, Industrial feeding, Lunch bars, Lunch counters, Luncheonettes, Lunchrooms, Oyster bars, Pizza parlors, Pizzerias, Refreshment stands, Restaurants, Sandwich bars or shops, Snack shops, Soda fountains, Soft drink stands, Submarine sandwich shops, and Tea rooms.) Where the land area for development is greater than 5,000 square feet. Restaurants where land development is less than 5,000 square feet shall meet all SUSMP requirements except for treatment control BMPs [MS4 Permit requirement F.2.b(3)] and peak flow management [MS4 Permit requirement F.2.b(2)(a)].	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<b>All Hillside development greater than 5,000 square feet.</b> Any development that creates greater than 5,000 square feet of impervious surface which is located in an area with known erosive soil conditions, where the development will include grading on any natural slope that is 25% or greater.	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<b>Environmentally Sensitive Areas (ESAs)<sup>1</sup></b> All development located within or directly adjacent to or discharging directly to an ESA (where discharges from the development or redevelopment will enter receiving waters within the ESA), which either creates 2,500 square feet of impervious surface on a proposed project site or increases the area of imperviousness of a proposed project site to 10% or more of its naturally occurring condition. "Directly adjacent" means situated within 200 feet of the ESA. "Discharging directly to" means outflow from a drainage conveyance system that is composed entirely of flows from the subject development or redevelopment site, and not commingled with flows from adjacent lands.	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<b>Parking lots of 5,000 sq. ft. or more.</b> A land area or facility for the temporary parking or storage of motor vehicles used personally for business or commerce.	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<b>Streets, roads, highways, and freeways.</b> Includes any paved surface that is 5,000 square feet or greater used for the transportation of automobiles, trucks, motorcycles, and other vehicles.	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<b>Retail Gasoline Outlets (RGOs).</b> Includes RGOs that meet the following criteria: (a) 5,000 square feet or more, or (b) a projected Average Daily Traffic (ADT) of 100 or more vehicles.	<input type="checkbox"/>	<input checked="" type="checkbox"/>

<sup>1</sup>Areas "in which plant or animal life or their habitats are either rare or especially valuable because of their special nature or role in an ecosystem and which would easily be disturbed or degraded by human activities and developments. ESAs subject to urban runoff requirements include, but are not limited to: all CWA Section 303(d) impaired water bodies; areas designated as Areas of Special Biological Significance by the Basin Plan; water bodies designated with a RARE beneficial use in the Basin Plan; areas within the Western Riverside County Multiple Species Habitat Conservation Plan area that contain rare or especially valuable plant or animal life or their habitat; and any other equivalent environmentally sensitive areas that the Permittees have identified. The Basin Plan for the San Diego Basin (beneficial uses listed in Chapter 2) can be viewed or downloaded from [http://www.waterboards.ca.gov/rwqcb9/water\\_issues/programs/basin\\_plan/index.shtml](http://www.waterboards.ca.gov/rwqcb9/water_issues/programs/basin_plan/index.shtml). The most recent CWA Section 303(d) list can be found at [http://www.waterboards.ca.gov/rwqcb9/water\\_issues/programs/303d\\_list/index.shtml](http://www.waterboards.ca.gov/rwqcb9/water_issues/programs/303d_list/index.shtml).

**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.



**APPLICATION FOR LAND USE PROJECT**

Checklist for Identifying Projects Requiring a Project-Specific Water Quality Management Plan (WQMP) within the Whitewater River Region		
Project File No.		
Project Name:		
Project Location:		
Project Description:		
Project Applicant Information:		
<b>Proposed Project Consists of, or includes:</b>		
Single-family hillside residences that create 10,000 square feet, or more, of impervious area where the natural slope is 25% or greater.	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Single-family hillside residences that create 10,000 square feet of impervious area where the natural slope is 10% or greater where erosive soil conditions are known.	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Commercial and Industrial developments of 100,000 square feet or more.	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Automotive repair shops (Standard Industrial Classification (SIC) Codes 5013–Motor vehicle supplies or parts, 5014–Tires & Tubes, 5541–Gasoline Service Stations, 7532–Top, Body & Upholstery Repair Shops and Paint Shops, 7533–Automotive Exhaust System Repair Shops, 7534–Tire Retreading and Repair Shops, 7536–Automotive Glass Replacement Shops, 7537–Automotive Transmission Repair Shops, 7538–General Automotive Repair Shops, 7539–Automotive Repair Shops, not elsewhere classified)	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Retail gasoline outlets disturbing greater than 5,000 square feet.	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Restaurants disturbing greater than 5,000 square feet. (Standard Industrial Classification (SIC) Code 5812: Establishments primarily engaged in the retail sale of prepared food and drinks for on-premise or immediate consumption, including, but not limited to: Automats (eating places), Beaneries, Box lunch stands, Buffets (eating places), Cafes, Cafeterias, Carry-out restaurants, Caterers, Coffee shops, Commissary restaurants, Concession stands, prepared food (e.g., in airports and sports arenas), Contract feeding, Dairy bars, Diners (eating places), Dining rooms, Dinner theaters, Drive-in restaurants, Fast food restaurants, Food bars, Food service (institutional), Frozen custard stands, Grills, (eating places), Hamburger stands, Hot dog (frankfurter) stands, Ice cream stands, Industrial feeding, Lunch bars, Lunch counters, Luncheonettes, Lunchrooms, Oyster bars, Pizza parlors, Pizzerias, Refreshment stands, Restaurants, Sandwich bars or shops, Snack shops, Soda fountains, Soft drink stands, Submarine sandwich shops, and Tea rooms.)	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Home subdivisions with 10 or more housing units.	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Parking lots of 5,000 square feet or more, or with 25 or more parking spaces, and potentially exposed to Urban Runoff.	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<b>DETERMINATION: Circle appropriate determination.</b>		
If <b>any</b> question answered "YES"	Project requires a project-specific WQMP.	
If <b>all</b> 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.	

## APPLICATION FOR LAND USE PROJECT

### **NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM (NPDES) REQUIREMENTS**

In 1987, Congress amended the Clean Water Act to require the permitting of stormwater discharges from municipal storm drain systems. The Riverside County Board of Supervisors adopted Riverside County Ordinance No. 754 establishing stormwater/urban runoff management and discharge controls to protect and enhance the water quality of Riverside County watercourses, water bodies, groundwater, and wetlands in a manner pursuant to and consistent with the Federal Clean Water Act.

Preventing pollution is much easier, and less costly than cleaning up polluted stormwater. Runoff from construction and grading sites can carry sediments and other pollutants into storm drains. Also, a developed site can contribute damaging new pollutants to the surrounding environment. A variety of "best management practices" (BMPs) can be used to prevent different types of stormwater pollution. Construction-related water quality impacts shall be addressed in accordance with County Ordinances, and shall comply with the Regional Water Quality Control Board Construction Permit, where applicable. New developments and redevelopments within the Santa Ana and Santa Margarita watershed regions of Riverside County must mitigate their post construction water quality impacts by complying with Section 6 of the Riverside County Drainage Area Management Plan (DAMP). New developments and redevelopments within the Whitewater watershed region of Riverside County must mitigate their post construction water quality impacts by complying with Section 4 of the Whitewater River Region Stormwater Management Plan (SWMP). Some development and redevelopment projects may be required to submit a project-specific WQMP in compliance with Section 6 of the DAMP and Section 4 of the SWMP. These documents are available on-line at:

[http://rcflood.org/downloads/NPDES/Documents/SA\\_SM\\_DAMP/DAMP\\_App-O\\_WQMP\\_2009-01-22.pdf](http://rcflood.org/downloads/NPDES/Documents/SA_SM_DAMP/DAMP_App-O_WQMP_2009-01-22.pdf)

[http://rcflood.org/downloads/NPDES/Documents/WW\\_SWMP\\_WQMP/Jan\\_2011\\_WQMP\\_Guidance\\_Revised\\_1-9-12.pdf](http://rcflood.org/downloads/NPDES/Documents/WW_SWMP_WQMP/Jan_2011_WQMP_Guidance_Revised_1-9-12.pdf)

and,

[http://rcflood.org/downloads/NPDES/Documents/SA\\_SM\\_DAMP/DAMP\\_App-O\\_WQMP-Template\\_2009-01-22.dot](http://rcflood.org/downloads/NPDES/Documents/SA_SM_DAMP/DAMP_App-O_WQMP-Template_2009-01-22.dot)

<http://rcflood.org/downloads/NPDES/Documents/Developers/WhitewaterWQMPtemplate.dot>

Noncompliance with Riverside County Ordinance No. 754 may result in the imposition of substantial penalties by the local Regional Water Quality Control Board.

**NOTICE OF PUBLIC HEARING**  
**SCHEDULING REQUEST FORM**

Principal's Signature/Initials: John H  
Date: 3/3/17

DATE SUBMITTED: 03/03/2017

TO: Planning Commission Secretary

FROM: Dionne Harris (Riverside)

PHONE No.: (951) 955-6836

E-Mail: dharris@rctlma.org

SCHEDULE FOR: Planning Commission on 04/05/2017

10-Day Advertisement: Advertisement Exempt from CEQA

CONDITIONAL USE PERMIT NO. 3755 – CEQA Exempt, Section 15303 (New Construction or Conversion of Small Structures) – Applicant: Roger & Sharon Paquette – Engineer/Representative: Brian Paquette – First Supervisorial District – Lakeland Village Zoning District – Elsinore Area Plan: Community Development: Light Industrial (CD:LI) (0.25 to 0.60 FAR) and Rural: Rural Mountainous (R:RM) (10 Acre Minimum) – Location: South of Grand Avenue, west of Lucerne Street, north of Brightman Avenue, and east of Turner Street – 2.95 Gross Acres – Zoning: Manufacturing - Service Commercial (M-SC) – REQUEST: A Conditional Use Permit to extend the entitlement of an existing open air market (Lakeland Outdoor Market), on five parcels, totaling 2.95 gross acres – PROJECT PLANNER: Dionne Harris at (951) 955-6836 or email dharris@rctlma.org – APNs: 371-170-022, 371-170-026, 371-170-027, 371-170-028, 371-170-031.

**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 02/10/2017.

CFG Case # CFG05977 - 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)*

# PROPERTY OWNERS CERTIFICATION FORM

I, VINNIE NGUYEN, certify that on 10/26/2016.

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

APN (s) or case numbers CUPO3755 For

Company or Individual's Name Planning Department,

Distance buffered 600'.

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

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

NAME: Vinnie Nguyen

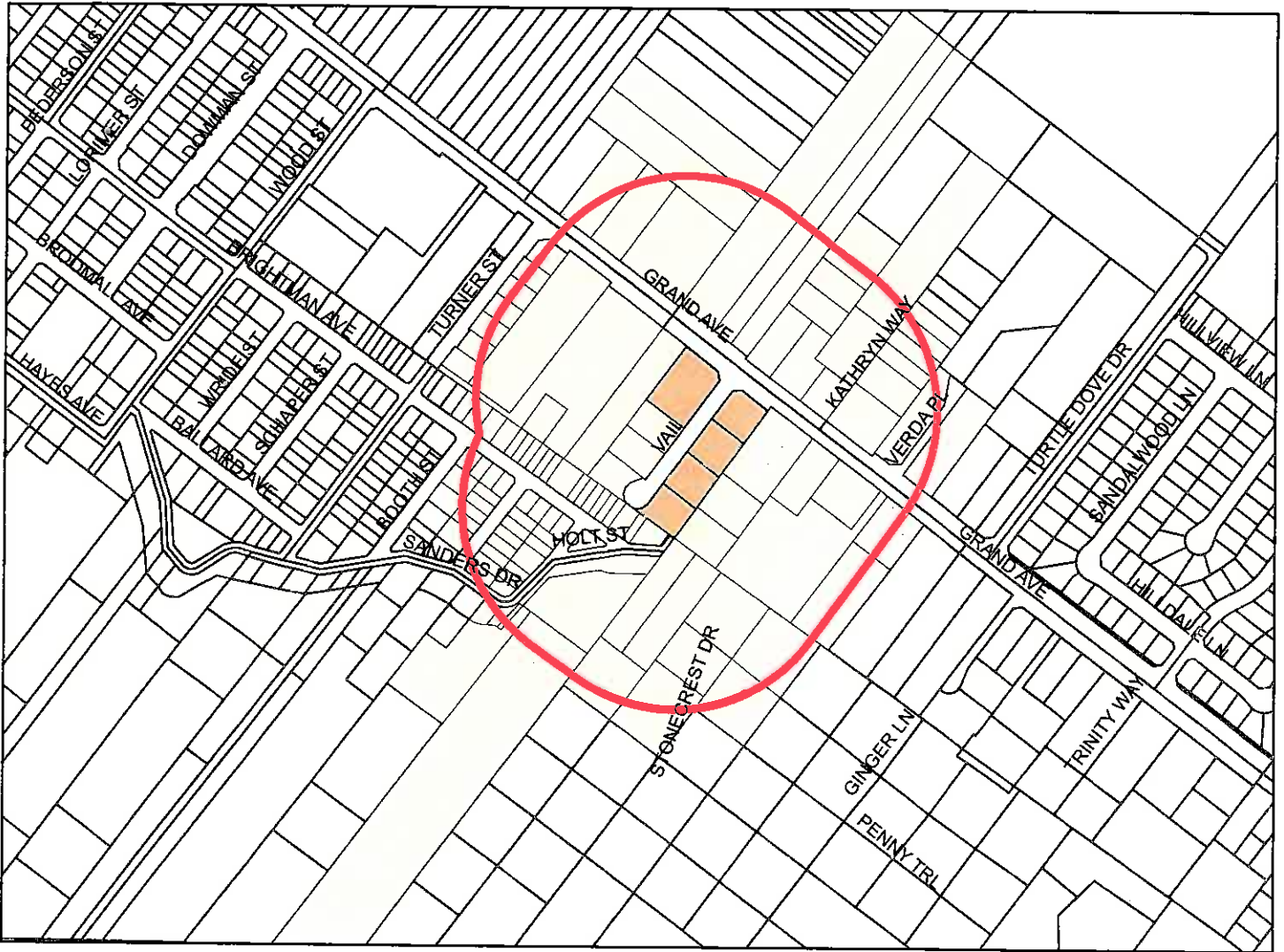
TITLE GIS Analyst

ADDRESS: 4080 Lemon Street 2<sup>nd</sup> Floor

Riverside, Ca. 92502

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

# CUP03755 (600 feet buffer)



## Selected Parcels

382-041-021	371-160-009	371-142-012	371-150-008	382-044-001	371-150-015	382-043-009	371-150-004	371-150-016	371-150-014
382-043-016	371-142-011	371-142-007	371-150-006	371-150-007	371-142-002	382-041-019	382-070-009	382-043-003	382-043-012
382-070-016	371-170-005	371-170-004	382-044-005	371-130-003	371-160-016	382-041-022	382-041-016	371-170-042	371-142-008
371-142-009	371-142-010	382-041-010	382-043-014	382-060-028	382-060-036	382-041-017	382-041-020	382-043-010	382-070-066
371-170-030	371-170-023	382-041-013	382-044-007	371-130-002	371-130-004	382-041-006	382-043-017	382-060-027	382-044-012
382-044-016	382-060-033	382-060-034	382-070-003	382-070-054	382-041-029	371-170-006	382-043-015	382-041-018	382-060-035
382-041-031	382-045-001	371-160-018	382-070-063	382-044-017	382-044-018	382-043-004	382-041-015	382-041-018	382-044-004
371-160-010	382-044-002	382-044-014	382-043-013	382-041-011	371-170-041	371-150-011	382-041-009	382-041-023	371-170-031
371-160-017	382-044-013	382-044-015	382-070-062	382-041-012	382-044-009	382-044-010	371-150-012	371-170-043	371-160-029
382-041-027	371-142-005	371-170-022	371-170-026	371-170-027	371-170-028	371-142-004	371-160-012	382-043-011	371-130-006
371-130-005	382-041-005	382-070-055	382-041-007	382-041-008	371-170-032	371-150-001	371-150-002	371-142-003	371-170-024
382-044-008	382-044-006	382-044-011	371-160-030	371-170-021	371-170-020				



460 230 0 460 Feet

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.

## NOTICE OF PUBLIC HEARING

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

**CONDITIONAL USE PERMIT NO. 3755** – Exempt from the California Environmental Quality Act (CEQA), Section 15303 (New Construction or Conversion of Small Structures) – Applicant: Roger and Sharon Paquette – Engineer/Representative: Brian Paquette – First Supervisorial District – Lakeland Village Zoning District – Elsinore Area Plan: Community Development: Light Industrial (CD-LI) (0.25 to 0.60 FAR) and Rural: Rural Mountainous (R-RM) (10 Acre Minimum) – Zoning: Manufacturing: Service Commercial (M-SC) – Location: Southerly of Grand Avenue, westerly of Lucerne Street, northerly of Brightman Avenue, and easterly of Turner Street – 2.95 Gross Acres – **REQUEST:** A Conditional Use Permit to re-establish an open air market (Lakeland Outdoor Market), on five (5) parcels, totaling 2.95 acres – Project Planner: Dionne Harris at (951) 955-6836 or email at [dharris@rivco.org](mailto:dharris@rivco.org).

TIME OF HEARING: 9:00 am or as soon as possible thereafter  
DATE OF HEARING: **APRIL 5, 2017**  
PLACE OF HEARING: RIVERSIDE COUNTY ADMINISTRATIVE CENTER  
BOARD CHAMBERS, 1ST FLOOR  
4080 LEMON STREET, RIVERSIDE, CA 92501

For further information regarding this project, please contact Dionne Harris, Project Planner at 951-955-6836 or e-mail at [dharris@rivco.org](mailto:dharris@rivco.org), or go to the County Planning Department's Planning Commission agenda web page at <http://planning.rctlma.org/PublicHearings.aspx>.

The Riverside County Planning Department has determined that the above-described application is exempt from the provisions of the California Environmental Quality Act (CEQA). The Planning Commission will consider the proposed application at the public hearing.

The case file for the proposed project 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 Commission, and the Planning Commission 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 Commission at, or prior to, the public hearing. Be advised that as a result of public hearings and comment, the Planning Commission may amend, in whole or in part, the proposed project. Accordingly, the designations, development standards, design or improvements, or any properties or lands within the boundaries of the proposed project, may be changed in a way other than specifically proposed.

Please send all written correspondence to:  
RIVERSIDE COUNTY PLANNING DEPARTMENT  
Attn: Dionne Harris  
P.O. Box 1409, Riverside, CA 92502-1409

ASMT: 371130002, APN: 371130002  
JEFFREY MCELRATH  
20995 ALAMEDA DEL MONTE  
WILDOMAR CA 92595

ASMT: 371142004, APN: 371142004  
JONI DUNN, ETAL  
P O BOX 233  
LAKE ELSINORE CA 92531

ASMT: 371130003, APN: 371130003  
MENA CHRISTIE, ETAL  
25041 LUNA BONITA DR  
LAGUNA HILLS CA 92653

ASMT: 371142005, APN: 371142005  
ROBERT PHILLIPS  
33100 TURNER ST  
LAKE ELSINORE, CA. 92530

ASMT: 371130004, APN: 371130004  
JEFFREY MCELRATH  
20995 ALAMEDO DEL NORTE  
WILDOMAR CA 92595

ASMT: 371142011, APN: 371142011  
DARYLL BERNA  
33124 TURNER ST  
LAKE ELSINORE, CA. 92530

ASMT: 371130005, APN: 371130005  
SONJA CRILLY, ETAL  
717 N JANSS  
ANAHEIM CA 92805

ASMT: 371142012, APN: 371142012  
ADELITA FLORES, ETAL  
33010 TURNER ST  
LAKE ELSINORE, CA. 92530

ASMT: 371130006, APN: 371130006  
RYAN REMP  
41927 BLACK MOUNTAIN TR  
MURRIETA CA 92562

ASMT: 371150002, APN: 371150002  
STEVE GALVEZ  
31938 TEMECULA PKY A369  
TEMECULA CA 92592

ASMT: 371142002, APN: 371142002  
JOELLE HAPTONSTALL, ETAL  
20025 SE 260TH PL  
COVINGTON WA 98042

ASMT: 371150004, APN: 371150004  
BRANDON PURKISS  
18320 GRAND AVE  
LAKE ELSINORE, CA. 92530

ASMT: 371142003, APN: 371142003  
SWRAJ HOTEL INC  
P O BOX 87344  
SAN DIEGO CA 92138

ASMT: 371150007, APN: 371150007  
DEBRA TONE  
18290 GRAND AVE  
LAKE ELSINORE CA 92530



ASMT: 371150008, APN: 371150008  
KURT LIVINGSTON, ETAL  
2430 OUR COUNTRY RD  
ESCONDIDO CA 92029

ASMT: 371160012, APN: 371160012  
RUBY CARSON  
32910 KATHRYN WAY  
LAKE ELSINORE, CA. 92530

ASMT: 371150011, APN: 371150011  
DOROTHY DANDURAND, ETAL  
1465 LA RIATA DR  
LA HABRA HEIGHTS CA 90631

ASMT: 371160016, APN: 371160016  
GILBERTO FRANCO  
32940 KATHRYN WAY  
LAKE ELSINORE, CA. 92530

ASMT: 371150014, APN: 371150014  
CAROL HILLARY  
18330 GRAND AVE  
LAKE ELSINORE, CA. 92530

ASMT: 371160017, APN: 371160017  
ROSALIND RIGGINS, ETAL  
32930 KATHRYN WAY  
LAKE ELSINORE, CA. 92530

ASMT: 371150015, APN: 371150015  
BARRY LEFROY  
32295 MISSION TR NO 8  
LAKE ELSINORE CA 92530

ASMT: 371160018, APN: 371160018  
ANTHONY REYES, ETAL  
32920 KATHRYN WAY  
LAKE ELSINORE, CA. 92530

ASMT: 371150016, APN: 371150016  
HUSHMAN TAGHDIRI, ETAL  
45621 CORTE ROYALE  
TEMECULA CA 92592

ASMT: 371160029, APN: 371160029  
LYNETTE CANTARINI, ETAL  
18400 GRAND AVE  
LAKE ELSINORE, CA. 92530

ASMT: 371160009, APN: 371160009  
VERONICA GUTIERREZ, ETAL  
32950 KATHRYN WAY  
LAKE ELSINORE, CA. 92530

ASMT: 371160030, APN: 371160030  
VINCENT GRAVES  
695 W RACQUET CLUB RD  
PALM SPRINGS CA 92262

ASMT: 371160010, APN: 371160010  
MARY HOENIG, ETAL  
28510 RED GUM  
LAKE ELSINORE CA 92530

ASMT: 371170004, APN: 371170004  
FRIENDS OF INDONESIA FELLOWSHIP INC  
P O BOX 446  
LAKE ELSINORE CA 92531





ASMT: 371170005, APN: 371170005  
FEDERAL NATL MORTGAGE ASSN  
C/O FANNIE MAE  
P O BOX 650043  
DALLAS TX 75265

ASMT: 371170028, APN: 371170028  
SHARON PAQUETTE, ETAL  
26622 AMHURST CT  
SUN CITY CA 92586

ASMT: 371170006, APN: 371170006  
KEVIN DELL  
32961 JOEL CIR  
DANA POINT CA 92629

ASMT: 371170030, APN: 371170030  
CLAUDIA DEJULIO, ETAL  
42280 CALLE CONTENTO  
TEMECULA CA 92591

ASMT: 371170020, APN: 371170020  
ROBIN STULL, ETAL  
1315 W FLINT ST  
LAKE ELSINORE CA 92530

ASMT: 371170031, APN: 371170031  
PARCEL 4 LOT E TRUST  
C/O TAX SERVICE  
322958 MISSION TR NO 415F  
LAKE ELSINORE CA 92530

ASMT: 371170021, APN: 371170021  
ROBERT HUGHES, ETAL  
18401 GRAND AVE  
LAKE ELSINORE, CA. 92530

ASMT: 371170032, APN: 371170032  
STAN LUCAS  
2850 TEMPLE AVE  
LONG BEACH CA 90806

ASMT: 371170022, APN: 371170022  
SHARON PAQUETTE, ETAL  
18474 GRAND AVE  
LAKE ELSINORE CA 92530

ASMT: 371170041, APN: 371170041  
NORMAN FLOYD  
18369 GRAND AVE  
LAKE ELSINORE, CA. 92530

ASMT: 371170023, APN: 371170023  
JANE SHEETS  
19465 SWEETWOOD LN  
LAKE ELSINORE CA 92530

ASMT: 382041005, APN: 382041005  
MAMOONA AHMED, ETAL  
13092 ESTES CIR  
WESTMINSTER CA 92683

ASMT: 371170024, APN: 371170024  
PENNY RIECK, ETAL  
5115 CHATEAU CR  
IRVINE CA 92604

ASMT: 382041006, APN: 382041006  
LAMBERTO BARRIOS, ETAL  
18246 BRIGHTMAN AVE  
LAKE ELSINORE, CA. 92530



ASMT: 382041027, APN: 382041027  
CHRISTINE LEACH, ETAL  
184 MISSION OAKS RD  
FALLBROOK CA 92028

ASMT: 382043011, APN: 382043011  
RUDY GIL  
33181 BENNER ST  
LAKE ELSINORE, CA. 92530

ASMT: 382041028, APN: 382041028  
CHARLES WISE, ETAL  
2847 JUDIANN LN  
VISTA CA 92084

ASMT: 382043012, APN: 382043012  
ESTEBAN PINEDO  
10401 AMIES RD  
ANAHEIM CA 92804

ASMT: 382041029, APN: 382041029  
CHARLOTTE GREGORY, ETAL  
18 PARTERRE AVE  
FOOTHILL RANCH CA 92610

ASMT: 382043013, APN: 382043013  
MARIA ACEVEDO, ETAL  
33173 BENNER ST  
LAKE ELSINORE, CA. 92530

ASMT: 382041031, APN: 382041031  
ANGELA SOLOMON, ETAL  
18228 BRIGHTMAN AVE  
LAKE ELSINORE, CA. 92530

ASMT: 382043014, APN: 382043014  
HECTOR LOPEZ  
18265 BRIGHTMAN AVE  
LAKE ELSINORE, CA. 92530

ASMT: 382043004, APN: 382043004  
GILBERTO MARTINEZ, ETAL  
33180 BOOTH ST  
LAKE ELSINORE, CA. 92530

ASMT: 382043015, APN: 382043015  
MARC JIMENEZ  
1751 VOORHEES AVE  
MANHATTAN BEACH CA 90266

ASMT: 382043009, APN: 382043009  
DORRI NEAL, ETAL  
P O BOX 462  
LAKE ELSINORE CA 92530

ASMT: 382043016, APN: 382043016  
CLARK MACGILLIVRAY  
16420 SE MCGILLIVRAY 103  
VANCOUVER WA 98683

ASMT: 382043010, APN: 382043010  
HUMBERTO TAPIA  
33189 BENNER ST  
LAKE ELSINORE, CA. 92530

ASMT: 382043017, APN: 382043017  
JOHN CASSEL  
441 ULUANUI RD  
KAUNAKAKAI WI 96748



ASMT: 382044001, APN: 382044001  
JEANNY PIERCE, ETAL  
18285 BRIGHTMAN AVE  
LAKE ELSINORE, CA. 92530

ASMT: 382044009, APN: 382044009  
REFUGIO ESQUIVEL  
C/O PATRICIA LOPEZ  
18320 SANDERS DR  
LAKE ELSINORE, CA. 92530

ASMT: 382044002, APN: 382044002  
MICHAEL ESTRADA  
18299 BRIGHTMAN AVE  
LAKE ELSINORE, CA. 92530

ASMT: 382044012, APN: 382044012  
AMALIA MERCADO, ETAL  
18356 SANDERS DR  
LAKE ELSINORE, CA. 92530

ASMT: 382044004, APN: 382044004  
MARK FREEMAN  
33180 BENNER ST  
LAKE ELSINORE, CA. 92530

ASMT: 382044013, APN: 382044013  
PAULA HEADY  
18362 SANDERS DR  
LAKE ELSINORE, CA. 92530

ASMT: 382044005, APN: 382044005  
BELEN DEVALENTIN, ETAL  
31053 AVENIDA DE LA VISTA  
SAN JUAN CAPO, CA. 92675

ASMT: 382044015, APN: 382044015  
PHILLIP CATALDO  
18309 BRIGHTMAN AVE  
LAKE ELSINORE, CA. 92530

ASMT: 382044006, APN: 382044006  
TERESA MOYA  
33190 BENNER ST  
LAKE ELSINORE, CA. 92530

ASMT: 382044016, APN: 382044016  
JOSEPH VEGA  
18384 SANDERS DR  
LAKE ELSINORE, CA. 92530

ASMT: 382044007, APN: 382044007  
JEANETTE PERRY  
33194 BENNER ST  
LAKE ELSINORE, CA. 92530

ASMT: 382044017, APN: 382044017  
MA ROSALES  
33172 BENNER ST  
LAKE ELSINORE, CA. 92530

ASMT: 382044008, APN: 382044008  
HEATHER WARD, ETAL  
33200 BENNER ST  
LAKE ELSINORE, CA. 92530

ASMT: 382045001, APN: 382045001  
LEONARD VIERRA  
24421 SAGECREST CIR  
MURRIETA CA 92562



ASMT: 382060027, APN: 382060027  
JOHN KIM  
1225 W 190TH ST NO 100  
GARDENA CA 90248

ASMT: 382070055, APN: 382070055  
SANDY LE  
5428 FLIGHT AVE  
SANTA ANA CA 92704

ASMT: 382060028, APN: 382060028  
SHIRIN HENDESI, ETAL  
18345 SANDERS DR  
LAKE ELSINORE, CA. 92530

ASMT: 382070062, APN: 382070062  
QUYNH CAO  
1190 N CHERRY WAY  
ANAHEIM CA 92801

ASMT: 382060034, APN: 382060034  
KATHERINA CARTER  
18305 SANDERS DR  
LAKE ELSINORE CA 92530

ASMT: 382070063, APN: 382070063  
LLOYD STONE  
10418 N IVERSON LN  
HIGHLAND UT 84003

ASMT: 382060035, APN: 382060035  
KIM MELROSE  
1525 W MACARTHUR BL NO 11  
COSTA MESA CA 92626

ASMT: 382070066, APN: 382070066  
JACQUELINE STEWART  
P O BOX 537  
LAKE ELSINORE CA 92530

ASMT: 382070009, APN: 382070009  
CARRIE BROOKS, ETAL  
18370 STONE CREST DR  
LAKE ELSINORE, CA. 92530

ASMT: 382070016, APN: 382070016  
BLANCA NEGRETE, ETAL  
P O BOX 432  
TEMECULA CA 92592

ASMT: 382070054, APN: 382070054  
LARRY SMITH, ETAL  
2915 ANDROS ST  
COSTA MESA CA 92626

**CZ07908 & PP26008 – Owner**  
Roger and Sharon Paquette  
26622 Armhurst Court  
Sun City, CA 92586

**CZ07908 & PP26008 – Representative**  
Brian Paquette  
2433 Eastridge Loop  
Chula Vista, CA 91915

**CZ07908 & PP26008 – Owner**  
Roger and Sharon Paquette  
26622 Armhurst Court  
Sun City, CA 92586

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Chula Vista, CA 91915

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**CZ07908 & PP26008 – Representative**  
Brian Paquette  
2433 Eastridge Loop  
Chula Vista, CA 91915



# RIVERSIDE COUNTY PLANNING DEPARTMENT

Steve Weiss, AICP  
Planning 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.: CUP03755

Project Location: In the unincorporated area of Riverside County, more specifically located South of Grand Avenue, west of Lucerne Street, north of Brightman Avenue, east of Turner Street, and is within the Elsinore Are Plan.

Project Description: A Conditional Use Permit to re-establish an open air market (Lakeland Outdoor Market), on five parcels, totaling 2.95 acres

Name of Public Agency Approving Project: Riverside County Planning Department

Project Applicant & Address: Roger and Sharon Paquette, 26622 Armhurst Court, Sun City, CA 92586

Exempt Status: (Check one)

- Ministerial (Sec. 21080(b)(1); 15268)  Categorical Exemption (Section 15301)  
 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 15301 (Existing Facilities). This CUP includes the re-establishment, through a new entitlement, of an existing open air market. 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 Signature Principal Planner Title 02/01/2017 Date

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

Revised: 11/29/2016; Y:\Planning Master Forms\Templates\CEQA Forms\NOE Form.docx

Please charge deposit fee case#: ZEA42601 ZCFG No. 5977 - County Clerk Posting Fee \$50.00  
FOR COUNTY CLERK'S USE ONLY

COUNTY OF RIVERSIDE  
SPECIALIZED DEPARTMENT RECEIPT  
Permit Assistance Center

D\* REPRINTED \* R1305703

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: PAQUETTE SHARON \$50.00  
paid by: CK 2854  
CFG DOC FEE FOR EA42601 (CUP03263R2)  
paid towards: CFG05977 CALIF FISH & GAME: DOC FEE  
at parcel:  
appl type: CFG3

By \_\_\_\_\_ Jun 19, 2013 15:22  
MGARDNER posting date Jun 19, 2013

\*\*\*\*\*  
\*\*\*\*\*

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

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