

RIVERSIDE COUNTY
PLANNING DEPARTMENT

Charissa Leach, P.E.
Assistant TLMA Director

Memorandum

Date: May 9, 2017

To: Board of Supervisors

From: Russell Brady, Contract Planner

RE: Updated Information for Agenda Item 17.1 (PP20682, PP26212, PM33750, CZ07180)

To the Honorable Chair,

For consideration by the Board of Supervisors on this item, below is proposed language for an additional Condition of Approval to be added to the two Plot Plans and Tentative Parcel Map based on discussions the applicant and nearby property owners have held.

As a result of discussions between the applicant and nearby property owners, the below design measures shall be incorporated into or considered with the development of the project or as approved by the Assistant TLMA Director.

1. Terra Cotta Red as a roofing color shall be utilized instead of the green as shown on the approved elevations.
2. A less horizontal stone veneer for an alternative with larger individual stones shall be considered.
3. Additional screening in the form of flowering vines shall be provided in front of the vinyl fencing located within the Metropolitan Water District easement.
4. Terra Cotta color shall be applied on clay items only. No Terra Cotta/rust colored stucco.
5. Incorporation of green as an accent color shall be considered.
6. Metal doors for the storage units shall utilize a darker color than the surrounding building color, potentially a slightly darker color or a rust red color.
7. Incorporation of black as an accent color for gates or other appropriate features or elements shall be considered.

Conditions approved pursuant to Board of Supervisors Appeal Hearing 5/9/17

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May 9, 2017 17.1



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Invoice text: Appeal of PP 20682, 26212, PM 33750

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Ad Desc.: Appeal of PP 20682, 26212, PM 33750 /

I am a citizen of the United States. I am over the age of eighteen years and not a party to or interested in the above entitled matter. I am an authorized representative of THE PRESS-ENTERPRISE, a newspaper in general circulation, printed and published daily in the County of Riverside, and which newspaper has been adjudicated a newspaper of general circulation by the Superior Court of the County of Riverside, State of California, under date of April 25, 1952, Case Number 54446, under date of March 29, 1957, Case Number 65673, under date of August 25, 1995, Case Number 267864, and under date of September 16, 2013, Case Number RIC 1309013; that the notice, of which the annexed is a printed copy, has been published in said newspaper in accordance with the instructions of the person(s) requesting publication, and not in any supplement thereof on the following dates, to wit:

04/19/2017

I certify (or declare) under penalty of perjury that the foregoing is true and correct.

Date: April 19, 2017
At: Riverside, California



Legal Advertising Representative, The Press-Enterprise

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NOTICE OF PUBLIC HEARING BEFORE THE BOARD OF SUPERVISORS OF RIVERSIDE COUNTY ON AN APPEAL OF THE PLANNING COMMISSION'S DECISION TO APPROVE A PLOT PLAN AND ENVIRONMENTAL IMPACT REPORT IN THE THIRD SUPERVISORIAL DISTRICT

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The Planning Commission recommended approval of the project.

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FOR FURTHER INFORMATION REGARDING THIS PROJECT, PLEASE CONTACT BRETT DAWSON, PROJECT PLANNER, AT (951) 955-0972 OR EMAIL: BDAWSON@RIVCO.ORG.

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Please send all written correspondence to: Clerk of the Board, Post Office Box 1147, Riverside, CA 92502-1147.

Dated: April 13, 2017
Kecia Harper-Ihem, Clerk of the Board
By: Karen Barton, Board Assistant 4/19

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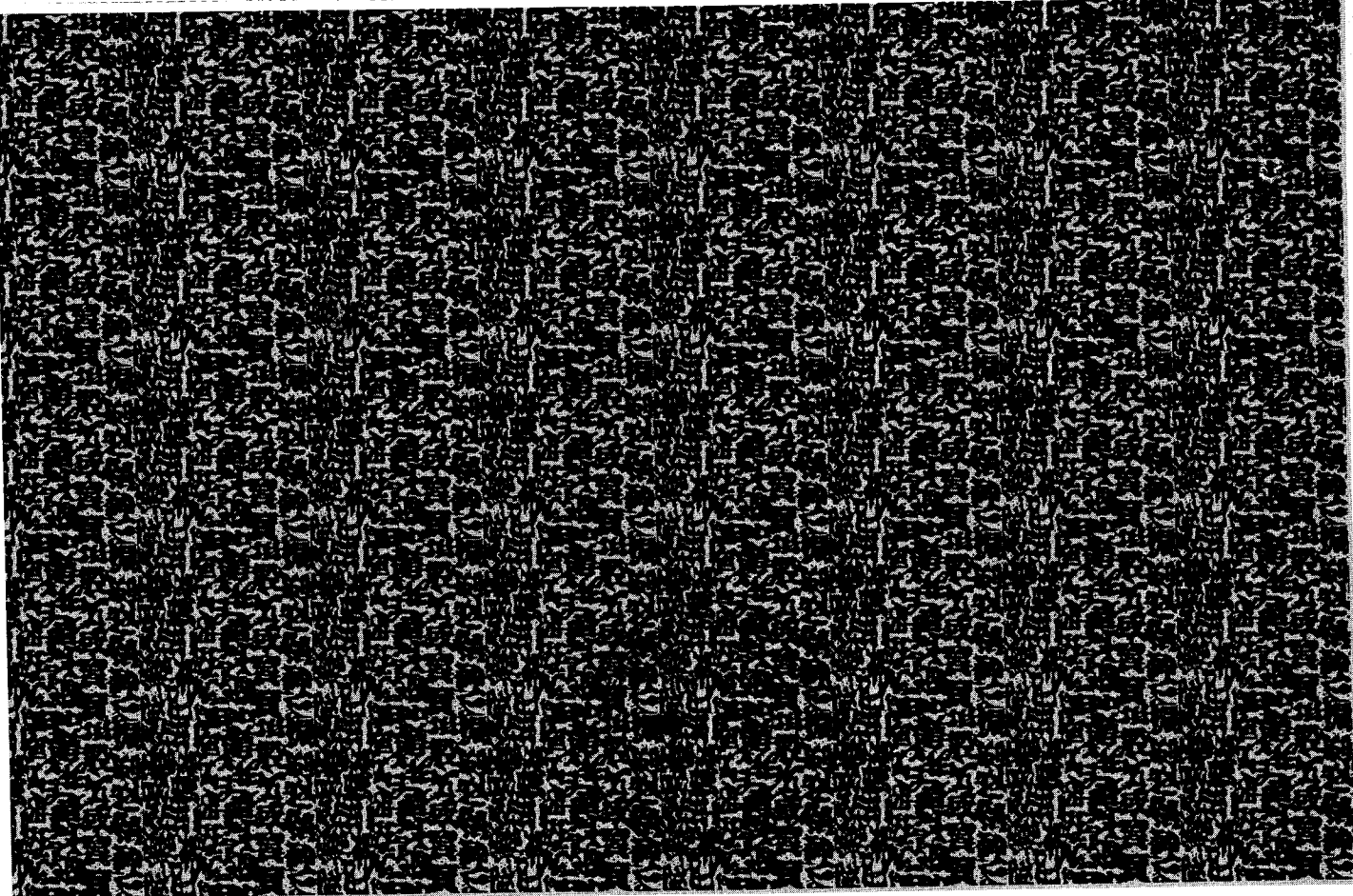
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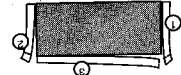
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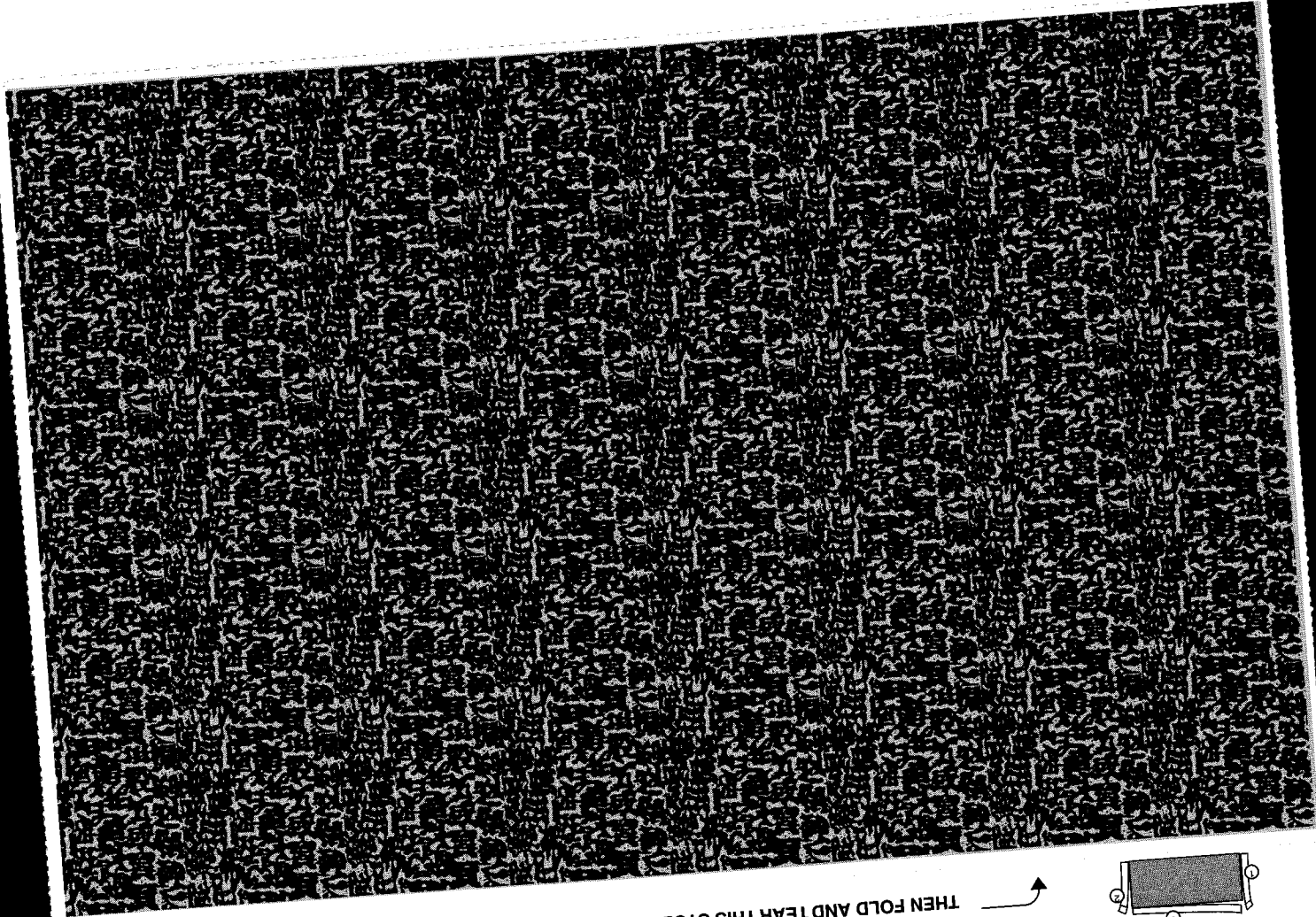
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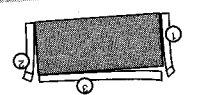
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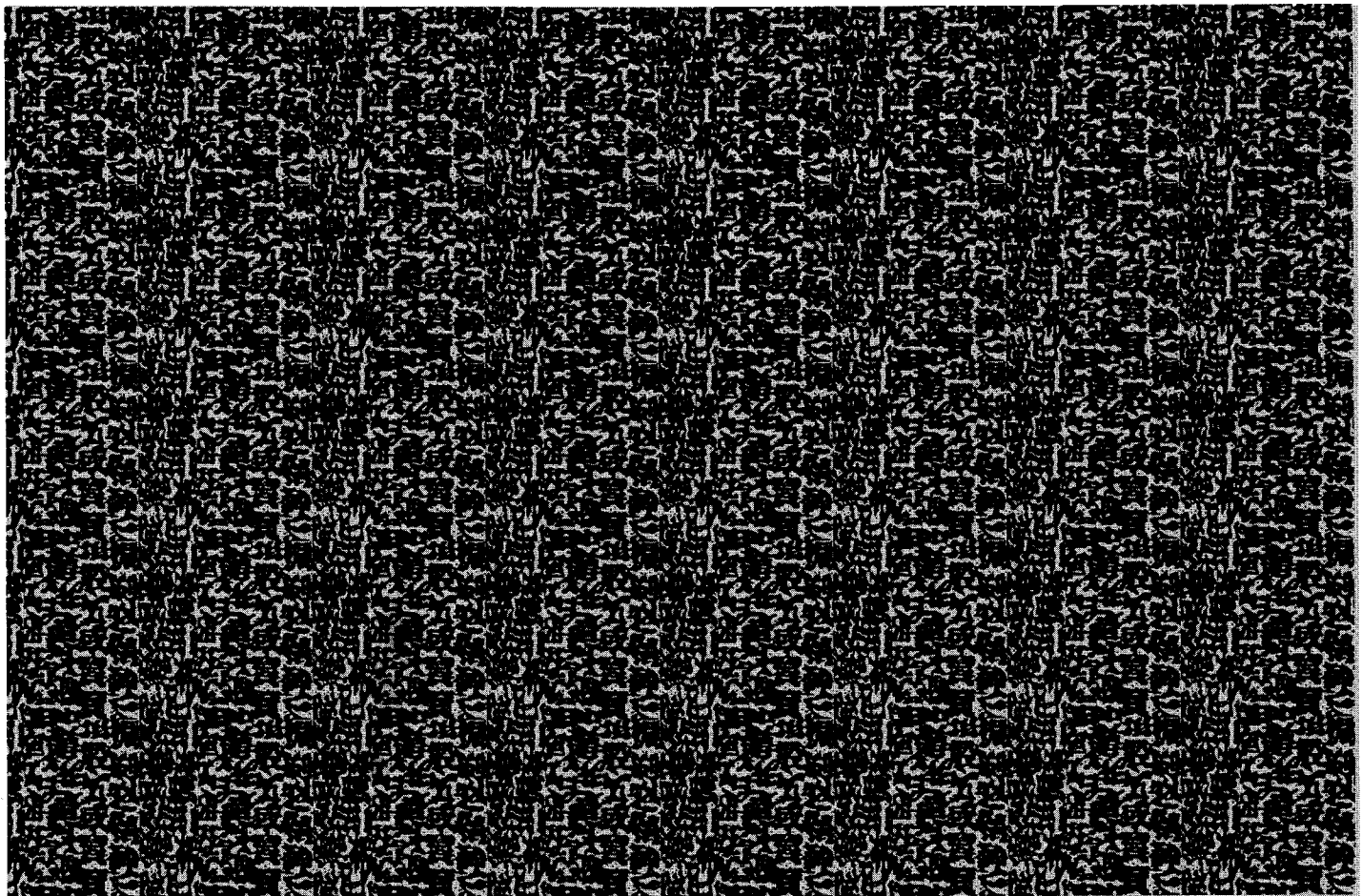
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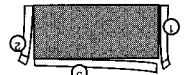
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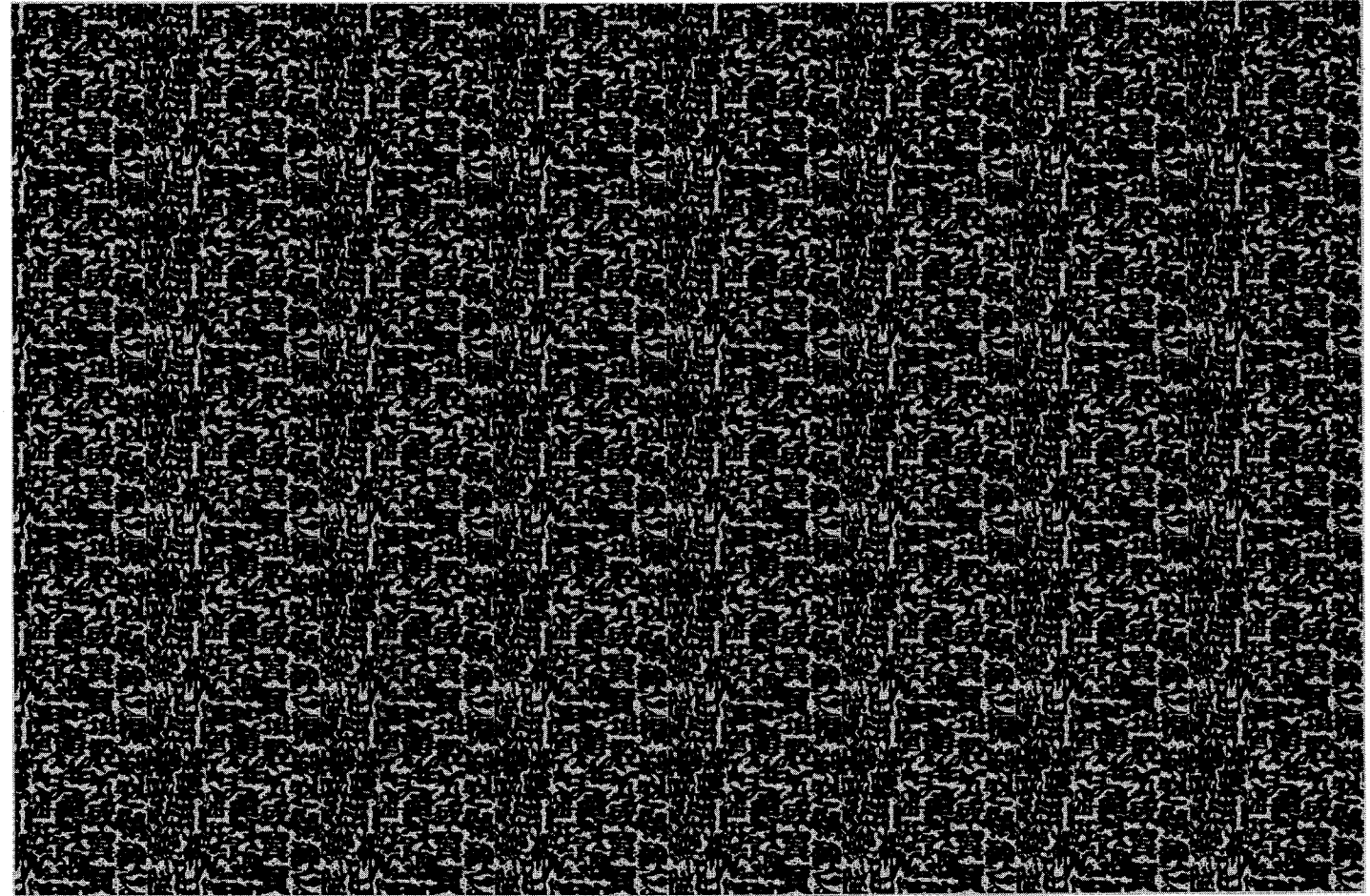


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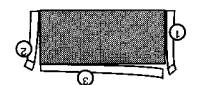
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Please send all written correspondence to: Clerk of the Board, Post Office Box 1147, Riverside, CA 92502-1147.

Dated: April 13, 2017

Kecia Harper-Ihem, Clerk of the Board
By: Karen Barton, Board Assistant

17.1 of 05/09/17

RECEIVED RIVERSIDE COUNTY
CLERK / BOARD OF SUPERVISORS

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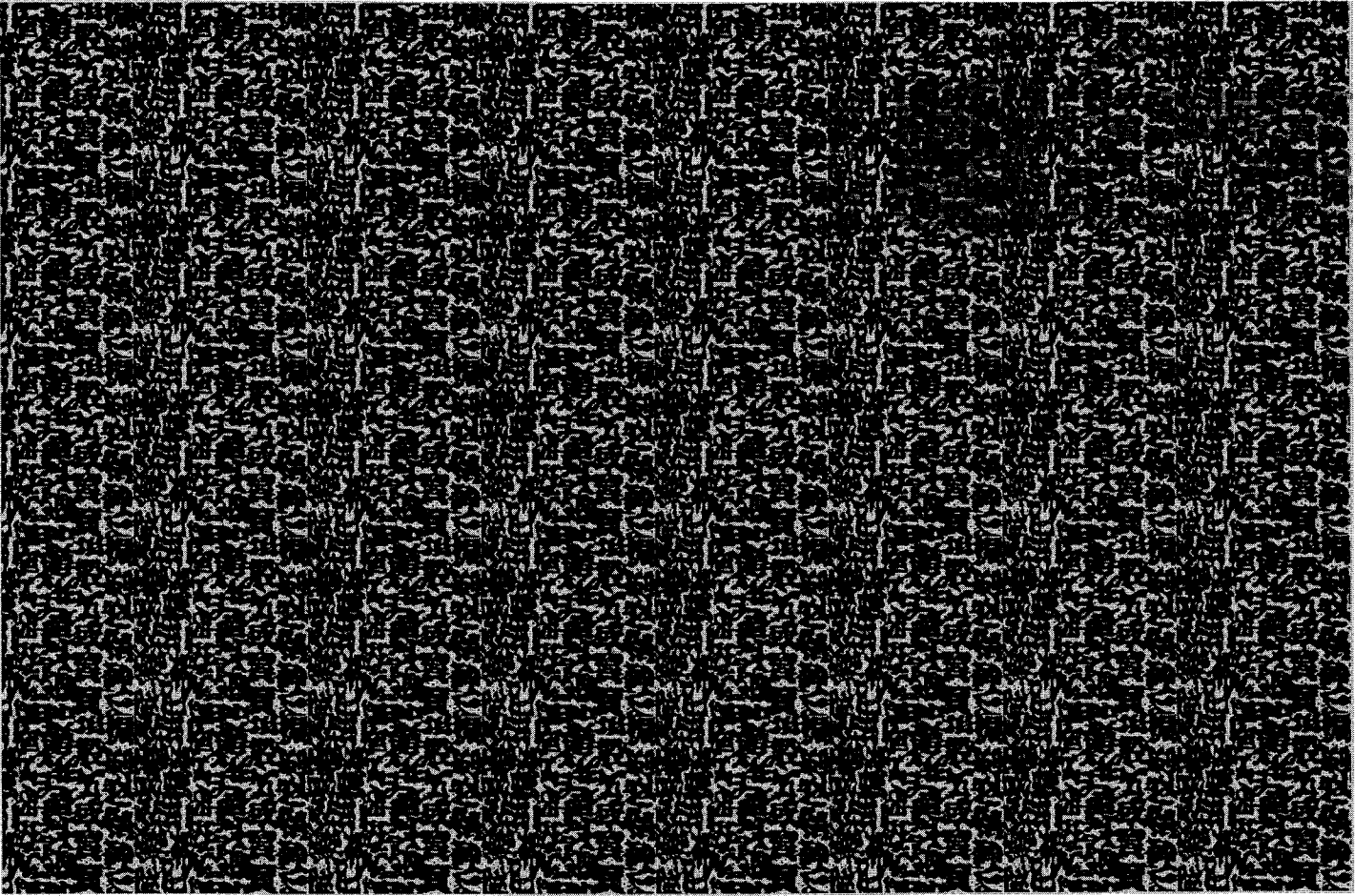
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San Jacinto, CA 92583

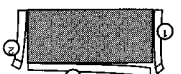
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PUBLIC HEARING NOTICE
This may affect your property

Riverside County Clerk of the Board
County Administrative Center
4080 Lemon Street, 1st Floor Annex
P. O. Box 1147
Riverside, CA 92502-1147



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NOTICE OF PUBLIC HEARING BEFORE THE BOARD OF SUPERVISORS OF RIVERSIDE COUNTY ON AN APPEAL OF THE PLANNING COMMISSION'S DECISION TO APPROVE A PLOT PLAN AND ENVIRONMENTAL IMPACT REPORT IN THE THIRD SUPERVISORIAL DISTRICT

NOTICE IS HEREBY GIVEN that a public hearing at which all interested persons will be heard, will be held before the Board of Supervisors of Riverside County, California, on the 1st Floor Board Chambers, County Administrative Center, 4080 Lemon Street, Riverside, on **Tuesday, May 9, 2017, at 10:30 A.M.**, or as soon as possible thereafter, to consider the appeal filed by Charissa Leach, P.E. Assistant TLMA Director, of the Planning Commission's approval of **Plot Plan Nos. 20682 and 26212 and Parcel Map No. 33750**. PP 20682 proposes to establish a mini-warehouse facility on 5.18 gross acres and designate 5.84 gross acres as open space. The mini-warehouse facility includes a 3,128 sq.ft. office and caretaker's apartment; approximately 120,000 sq. ft. of storage buildings and 29 RV parking spaces. PP 26212 proposes a car wash on 1.66 gross acres. PM 33750 proposes to subdivide the property into 4 parcels; one parcel for the mini-warehouse facility and RV parking, one parcel for the car wash and two lots for open space. The project is northwest of Winchester, south of Nicholas Road, and East of Leon Road in the Rancho California Zoning Area, Third Supervisorial District.

The Planning Commission recommended approval of the project.

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By: Karen Barton, Board Assistant

17.1 of 05/09/17

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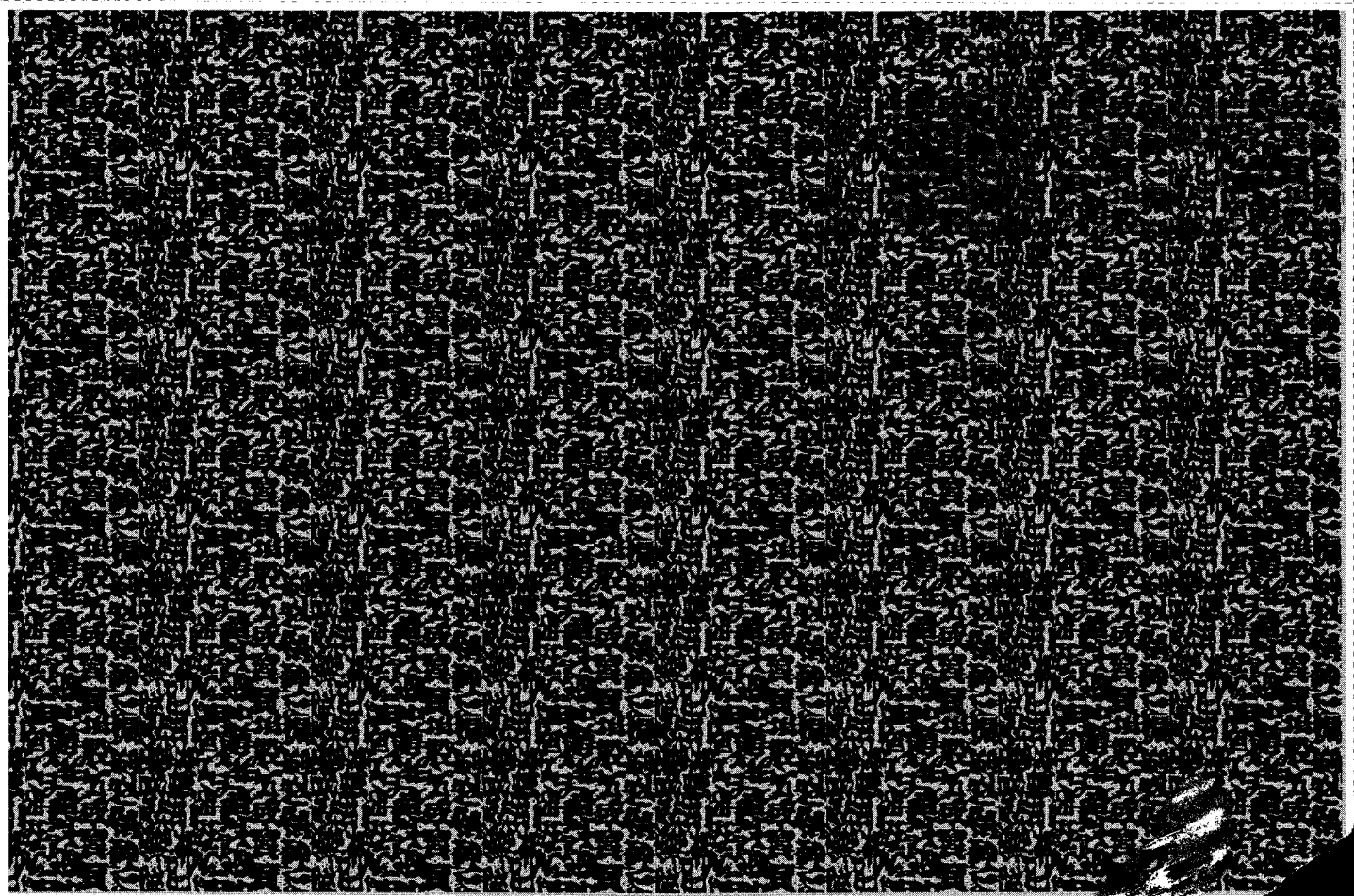
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PARK DIST, ETAL
29658 CAMINO PEPITA
MENIFEE CA 92584

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PUBLIC HEARING NOTICE
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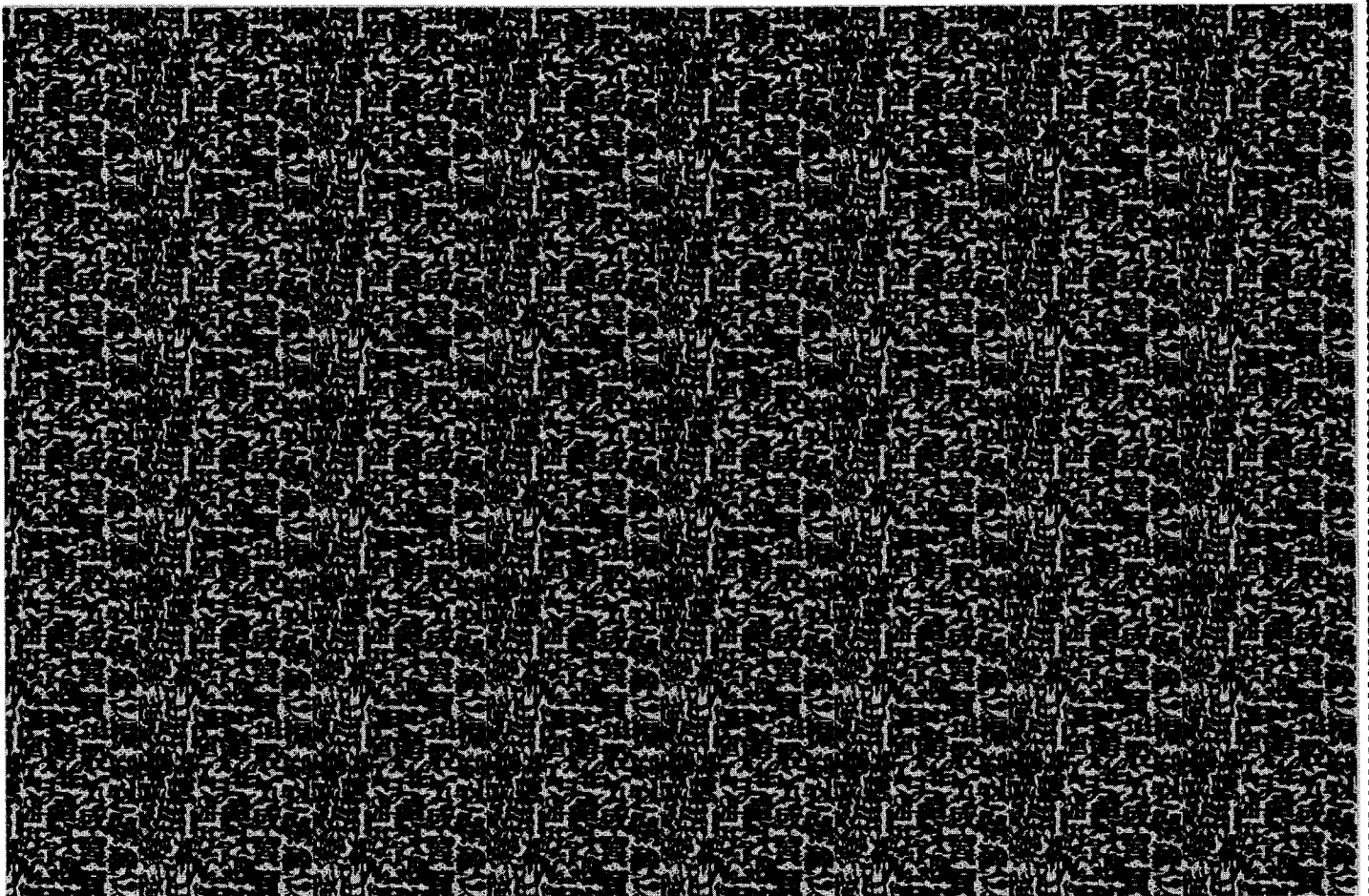
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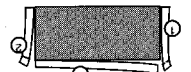
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C/O MERIT PROP MGMT
1 POLARIS WAY
ALISO VIEJO CA 92656

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County Administrative Center
4080 Lemon Street, 1st Floor Annex
P. O. Box 1147
Riverside, CA 92502-1147



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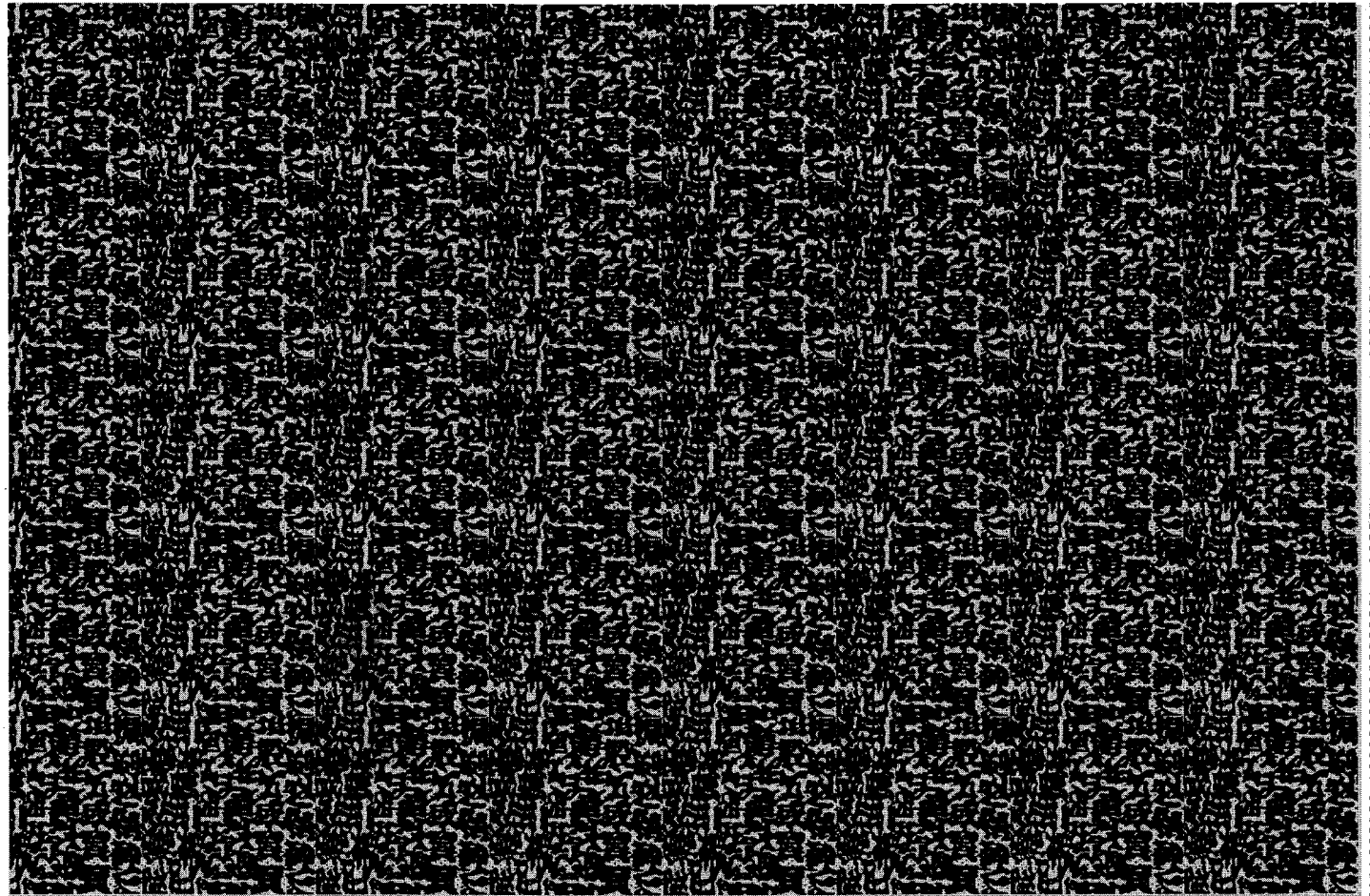
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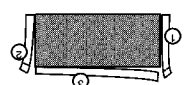
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C/O RICHARD WHITNEY
12865 POINTE DEL MAR 200
DEL MAR CA 92014

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Riverside, CA 92502-1147



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By: Karen Barton, Board Assistant

17.1 of 05/09/17

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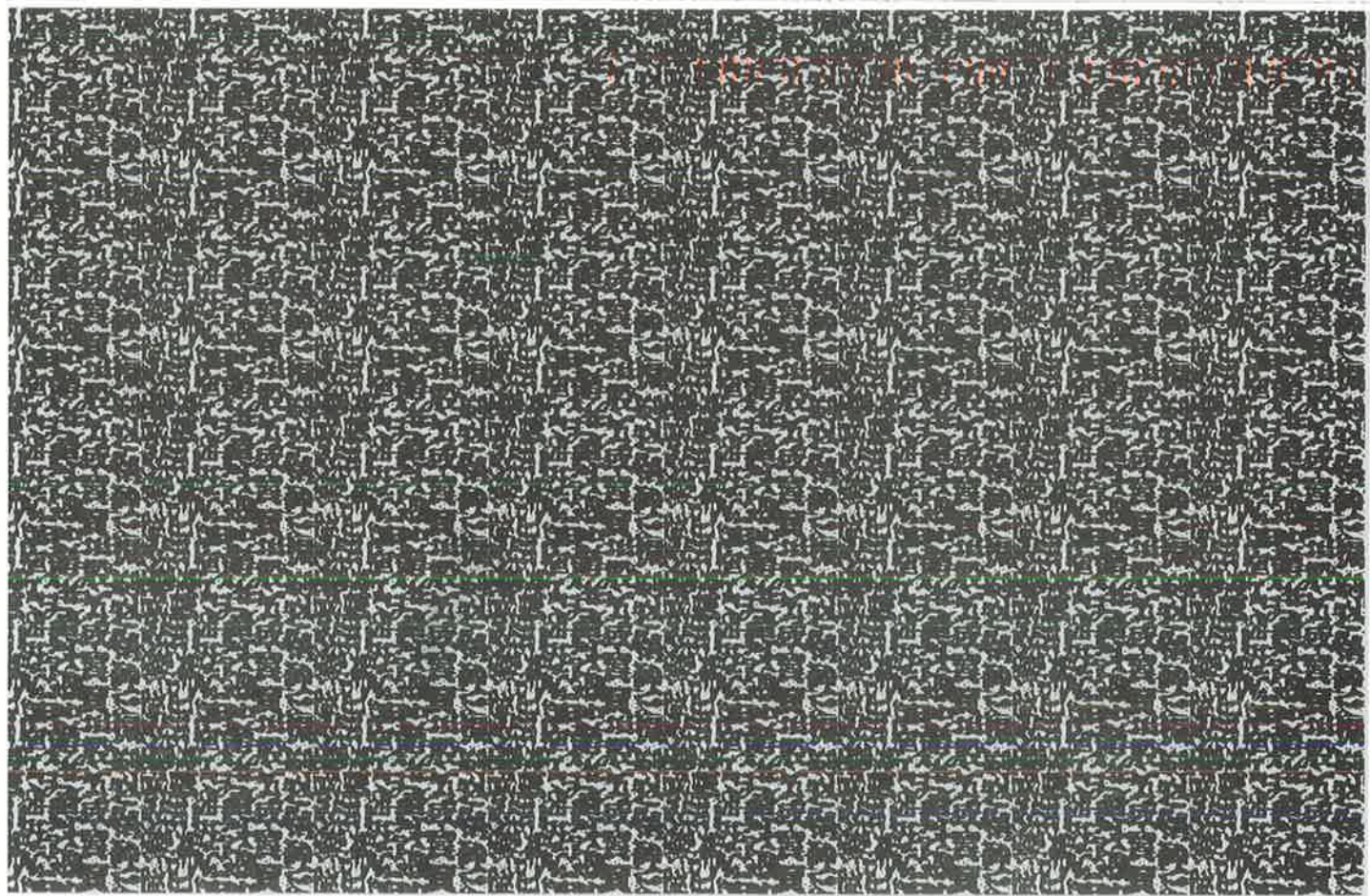
PUBLIC HEARING NOTICE

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Riverside County Clerk of the Board
County Administrative Center
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P. O. Box 1147
Riverside, CA 92502-1147



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COUNTY OF RIVERSIDE BOARD OF SUPERVISORS

Climate Controlled Self Storage
and
Express Tunnel Car Wash
at
Winchester Road & Max Gillis Road

PP20682; PP26212; PM33750

May 9, 2017



THE PROJECT

PP20682; PP26212; PM33750

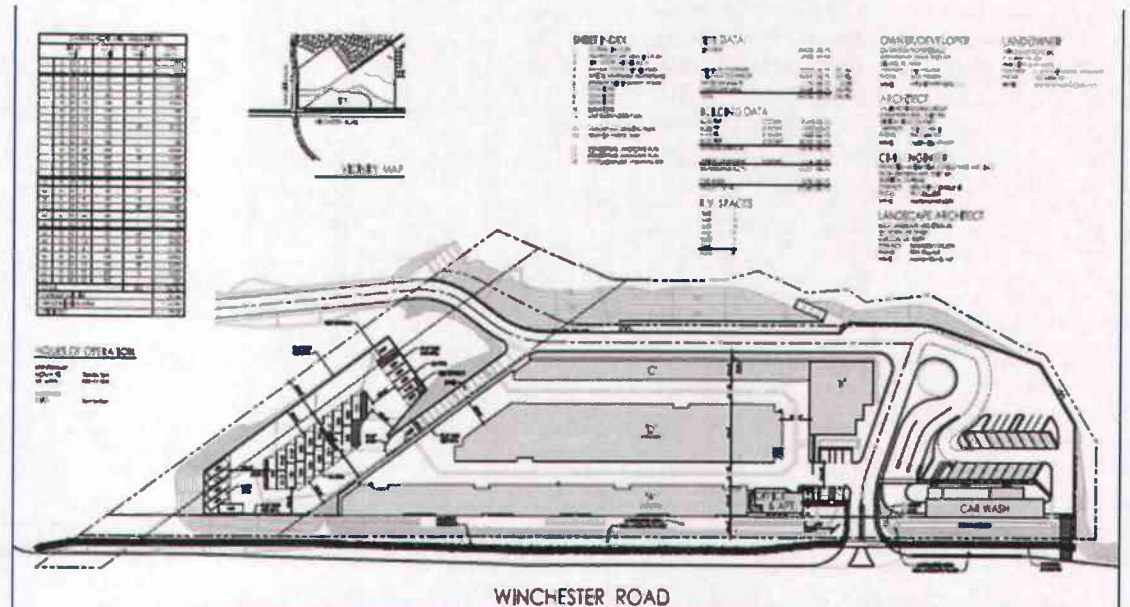
- The proposed project located at the north east corner of Winchester Road and Max Gilliss Boulevard is currently zoned for industrial park.
- Relevant County project: PP20682; PP26212; PM33750
- The owner and developer have met all County of Riverside and California agency requirements to develop the property into a high-end Self Storage and RV Storage Property and an Express Tunnel Car Wash.
- Highly compatible uses with the zoning:
 - The project has been recommended by the Riverside County Planning Department
 - The project was unanimously approved by the Riverside County Planning Commissioners on April 11, 2017



THE PROJECT

PP20682; PP26212; PM33750

- Total project 11.88 acres
 - 6.65 acres to be developed
 - Landscaped area 35.9%
 - 5.23 acres dedicated open space
- High-End Self Storage
 - ~55,000 sq ft of storage
 - ~35,000 sq ft of climate controlled storage
 - 29 RV storage spaces
- High Tech Express Tunnel Carwash
 - Ultra modern recycling system
 - 6 minute service



HOURS of OPERATION

Self Storage:

Mon. – Fri: 7am – 8pm
Sat. – Sun 9am – 5pm

Car Wash:

Daily: 8am – 8pm

ZONING AND RESTRICTIONS

PM33750 is zoned Industrial Park (I-P)

- PM33750 is currently zoned Industrial Park (I-P):
 - This zoning was originally approved by the County of Riverside in June 1973 as Light Industrial (LI) as part of the Dutch Village Specific Plan (SP – 106)
 - The Dutch Village Specific Plan has been amended over 14 times. Each time requiring approval of the County Board of Supervisors. Each of the Amendments has re-confirmed this particular parcel as Light Industrial.
 - The County of Riverside has updated the General Plan several times since 1973. The General Plan was extensively updated in 2003 including the French Valley Area Plan. The subject land was once again validated as Light Industrial.
 - The County of Riverside updated the zoning designation for this property from 'Light Industrial' (LI) to 'Industrial Park' (I-P) with the County wide RCIP in 2003.

ZONING AND RESTRICTIONS

PM33750 has significant restrictions limiting its use

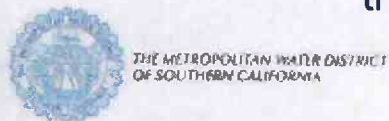
- **PM33750 has several restrictions affecting it:**

The Project and surrounding properties are under the influence of the Riverside County Airport Land Use Commission (ALUC):



- This severely restricts usage of the property
 - No high density usages
- This severely restricts landscaping and lighting
 - Certain vegetation are not allowed
 - Lighting is severely restricted (restricts retail usages)

The Metropolitan Water District has 2 large diameter regional aqueduct pipes that run through the property



Office of the General Manager

- MWD restricts landscaping, walls, and buildings (within their easement)
 - No trees, buildings or 'permanent' walls can be built on the WMD easement
 - As such it can only effectively be used as a parking lot.
- Restricted access to Max Gilliss due to MWD restrictions on traversing the MWD pipes

ZONING AND RESTRICTIONS

PM33750 has significant restrictions limiting its use



- PM33750 has several other restrictions affecting it:
- Access to Winchester Road is restricted
 - Access to Winchester Road will not be approved by the County of Riverside Transportation department and CALTRANS for High Traffic volume uses (Retail or Commercial). Severely limiting feasible uses
- The French Valley Specific Plan restricts any sale of alcohol on this particular property
- Other restrictions:
 - Western Riverside County Regional Conservation Authority -
 - East Metropolitan Water District
 - French Valley Specific Plan zoning
 - Riverside County Flood Control

HISTORY

- 27.94 acres of land was purchased by the current owner in 2003
 - 16 acres (~60%) have been dedicated, expropriated, or acquired by Riverside government agencies
 - An additional 5.23 acres of land will be transferred to various agencies or shall be dedicated as open space upon approval of this project or 76% of the original purchase
 - Only 6.65 acres of useable land remains.
 - The current 6.65 acres have been active agriculturally for the past 15+ years and currently is used as a wheat field
- With this project the owner of the initial 27.94 acres is dedicating an additional 5.23 acres as open space leaving only 6.65 acres (23.8% of the original land) to be developed. The other 76.2% of the original land will be open space for use of the community
- This creates a massive 21 acre green space buffer around the project with the closest residential neighbors between 1,800 to 662 feet away from the development

HISTORY

continued

- The owner commenced development planning in 2005 and has been repeatedly been unable to re-zone the land from Industrial to Retail, Commercial, or Residential.
- The County of Riverside Transportation department will not approve access to Winchester Road for High Traffic Volume (Retail or Commercial) uses.
- Since 2005 the owner has attempted to develop the land several times:
 - The owner has investigated: assisted living / retirement home; residential; gas stations; retail; convenience; food; automotive; and commercial uses.
 - All have been denied by the County of Riverside ALUC or County of Riverside Planning Dept
 - due to the zoning and site specific restrictions

HISTORY

continued

- In 2013 the current owner / developer commissioned a study that determined that the best use for the property based on zoning and site specific restrictions and community needs was a self storage, RV storage, and express tunnel car wash.
- The current proposal has undergone extensive review, consultation, and refinement.
- Over the last two years the owners / developers have extensively engaged with all of the various agencies associated with approval of use for this land:
 - The County of Riverside Planning department; Valley Wide; RCA; CALTRANS; Fire Department; Airport Land Use Committee, MWD, EMWD, Flood control; Board of Commissioners
- Numerous professional studies have been completed, modified, and approved including:
 - HANS; noise, lighting, traffic, cultural, environmental, geotechnical etc....

HISTORY

continued

- The developers of the property desires this property to be embraced by the community and has completed extensive consultation on the use and the aesthetics
- The importance of aesthetics were identified early by the Planning Department and Planning Commissioner
 - We utilized an Award Winning Design Architect – Valli Architectural Group
 - The buildings have extensive design features – heavily influenced by the County of Riverside Director of Planning
 - Varying roof lines;
 - Faux windows
 - Niches
 - Mixed exterior materials
- The property requires 15% landscaping but the developers are landscaping ~36% of the property

HISTORY

Approvals



- On March 17, 2016 the County of Riverside Airport Land Use Commission approved the project finding it consistent with the zoning and the 2007 French Valley Land Use Compatibility Plan.



RIVERSIDE COUNTY
PLANNING DEPARTMENT

- On March 15, 2017 the project was recommended by the County of Riverside Planning Department and unanimously approved by the County of Riverside Planning Commissioners.

REQUESTED USES & RESTRICTIONS

Residents have requested:

- A Starbucks
- A restaurant
- A liquor store
- A Walmart
- An insurance broker office
- A convenience store
- A climate controlled storage
- Wine storage
- Boat storage

- **None of these would be allowed on this particular property**

- The CALTRANS and the County of Riverside Transportation department will not allow access to Winchester Road for Retail businesses due to traffic considerations
- The ALUC will not allow Retail development on this property due to flight path considerations
- The French Valley Specific plan does not permit alcohol sales on this property

- **All of these would be allowed on this particular property**

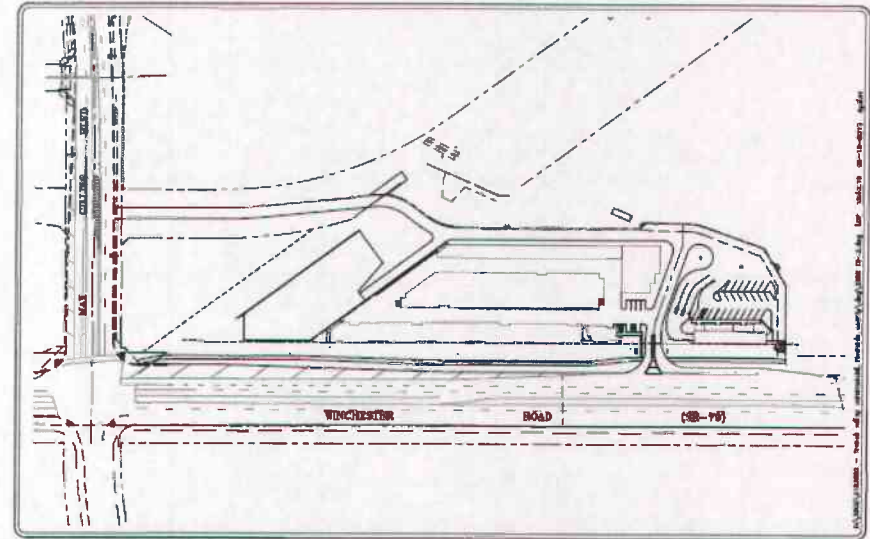
- The CALTRANS and the County of Riverside Traffic department will allow access to Winchester Road for storage and car wash
- The ALUC will allow storage
- The MWD will allow parking in the easement area

BEST USE

The proposed high-end Climate Controlled Self Storage, RV Storage, and Express Tunnel car wash are

‘Best Use’

for this particular parcel based upon the restrictions and zoning of this particular parcel.



LOCAL CONSIDERATIONS

21 ACRES OF PUBLIC SPACE

Project has no direct neighbors

- As this property was originally 27.94 acres and with the approval of this project >21 acres will create a significant buffer surrounding the project.
 - North – open space
 - East – open space
 - West – Leon Road allowance & undeveloped retail
 - South – Winchester road
- The closest residential neighbors have significant green space between them and the project.
 - The residential houses are between 1848 to 622 feet from the project
 - The green space contains water features, mature foliage and mature trees
 - The project has:
 - ~36% vs 15% required landscaping
 - Significant aesthetic design features

27.94 ACRES & 21.29 ACRES OF OPEN SPACE & 6.65 ACRE DEVELOPMENT

Project has no direct neighbors



SIGNIFICANT DEMAND

Proposed project meets needs of local residents

- After significant delays due to the recession The French Valley neighborhood now has significant new home construction which is creating significant demand for self storage
- Many state and local bylaws restrict residents from washing their vehicles at their homes
- Many of the HOA's in the French Valley locale restrict the parking of RV's on resident's properties.
- The developer has commissioned a professional feasibility study which indicates significant pent up demand for self storage within the French Valley vicinity.
 - Currently, there is less than 4% vacancy at local self storage properties with waiting lists as long as 16 weeks for storage space.
- 17 • RV storage is completely consumed and in certain cases local residents are commuting 2 hours to access their RV's

PEYTON REED & Company
Market Research and Consultation for the Self-Storage Industry

February 7, 2017

Mr. Eric Palmer
Manager and CFO
WATSON PROPERTIES, LLC
5005 Wateridge Vista Drive
San Diego, CA 92121

1507-1

SUBJECT: Market Analysis Update for the Proposed 90,785SF French Valley Self-Storage Project in French Valley

Dear Mr. Palmer:

In accordance with our agreement, I have completed my research and analysis relative to the above referenced. My findings, conclusions and recommendations are outlined in the attached report.

Briefly, the proposed project will benefit from a strategically advantageous location in terms of close proximity to a high concentration of new home development and a relatively low level of nearby competition. It will also enjoy the advantage of direct exposure to Winchester Road, a major north/south arterial serving the French Valley and Murietta communities.

The current low vacancy factor of 3.7% will contribute to the pent-up demand in this market. As a result, French Valley Self-Storage should reach 90% occupancy within 15+ months and achieve an average rent of \$1.11, or \$1.39/SF for the 1025F average space size.

The opportunity to provide assistance on the project is appreciated and I look forward to a continuing contribution as you proceed.

Sincerely,

PEYTON REED & COMPANY

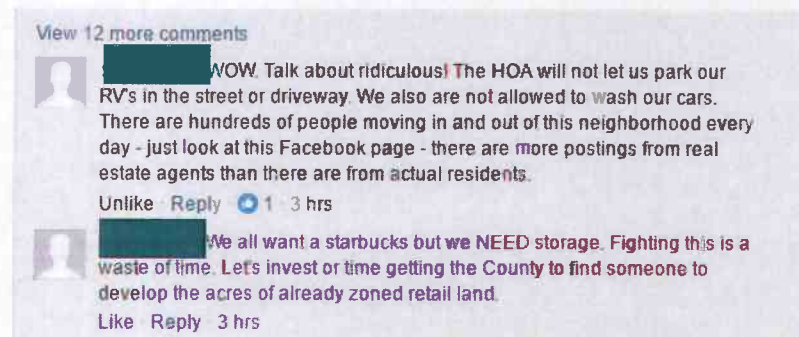
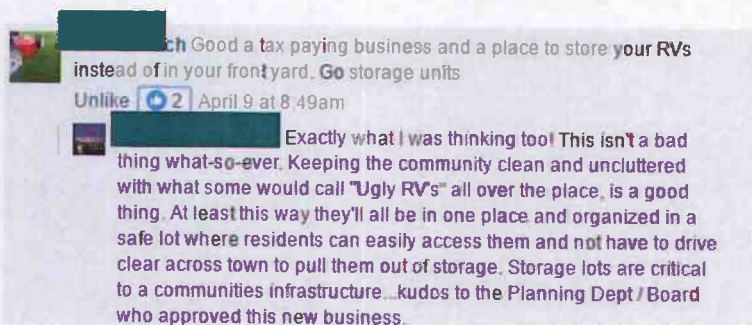

Peyton Reed

498 Campus Drive, Suite 100, Newport Beach, CA 92660 - 949-732-9993 www.peytonreed.com

SIGNIFICANT SUPPORT

Strong local Demand for Self Storage & Car Wash

- Several members of the local community have approached the developer confirming the need for high-end self storage, RV storage, and self serve car wash
- Residents have asked to be placed on waiting lists
- Residents have requested 'specialty' storage for 'climate control' which is not available locally



GOOD NEIGHBOR

Creation of >21 acres of green space to benefit French Valley community

- Extensive effort has been made to ensure that this proposed facility is a positive contributor to the neighborhood and is aesthetically engaging
 - Low volume usage
 - No noise and minimal lighting after 8pm
- Of the 27.94 acres of land that was purchased by the current owner
 - Upon approval of project 21 acres of land will be open space
 - 15 acres have been acquired by Riverside government agencies
 - ~ 6 additional acres will be dedicated to open space
 - Creates a huge 21 acre buffer of mature green space around the project
 - Only 6.65 acres of useable land remain.
 - The current 6 acres have been active agriculturally for >15 years and is today utilized as a wheat field
 - Elevation of MWD land (30 feet above grade) substantially blocks view of RV parking for most residents

GOOD NEIGHBOR

Creation of ~21 acres of green space to benefit French Valley community



The view towards the development looks through mature landscape – providing significant screening



AWARD WINNING DESIGN AESTHETICS

High-end self-storage project

- Design of property is aesthetically pleasing
 - Design completed by Award Winning Design Architecture firm
 - Significant design elements included in the project
 - Significant landscaping (~36% of the project)
- Significant engagement with Riverside County Planning Department and Riverside County Planning Commissioners on design
 - MWD / ALUC restrictions
 - No block fences – County Planning required Vinyl fencing
 - Certain vegetation – restrictions on trees and vegetation that will attract birds
- View of project and RV parking minimized due to Location and Elevation of MWD land
- Residents benefit from >21 acres of buffer zone



ENVIRONMENTALLY BENEFICIAL

Family Friendly Climate Controlled Self-Storage and Express Tunnel Car Wash

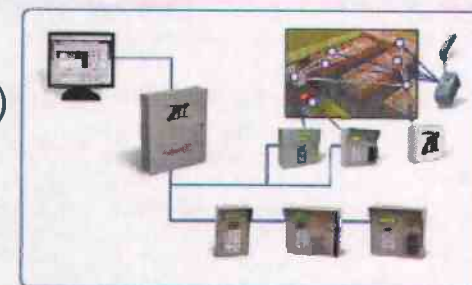
- No noise or retail lighting after 8 pm
- California and local bylaws restrict residents from washing their cars at home
 - The proposed car wash dramatically reduces water usage and eliminates environmentally hazardous chemicals
 - The proposed car wash is state-of-the-art:
 - Utilizes a high end recycle system that recycles water > 15 times
 - Utilizes high end filter system for all waste water
 - All detergents are environmentally safe
- The project has extensive water treatment facilities
 - All water entering the site is treated before entering the estuary
 - Dramatically reducing environmentally damaging contaminants
- Current use of land is agriculture
 - Will eliminate the use of pesticides and herbicides directly draining into the estuary
 - Will eliminate dust created by the tilling of the land 2x per year
 - Will eliminate the use of manure as fertilizer in proximity to residents
- No storage of harmful or noxious chemical or products allowed on the property



SAFE / LOW CRIME PROPERTY

Family Friendly Climate Controlled Neighborhood Self-Storage

- This is a family friendly property that will operate 7am – 8pm
 - The property has professional management (TNT Property Management)
 - No non-employees will be allowed on-site after hours
- The perimeter of the self storage and RV storage are completely restricted and have 7X24 security
 - The site is access controlled
 - The buildings are access controlled
 - There is extensive CCTV security
 - 7X24 on-site security
- Landscaping makes the walls of the property difficult to access or vandalize
- The property and RV storage is fully insured
 - Hazardous materials are not allowed to be stored on-site
 - RV's are high-end vehicles worth \$250,000-\$500,000 and meet all federal and state codes for emissions etc.
- This location only allows for storage / parking. No customers are allowed to take up residence



Unprecedented Access Control

SAFE / LOW CRIME PROPERTY

Family Friendly Climate Controlled Neighborhood Self-Storage and Car Wash

- The car wash is very beneficial
 - The car wash is for normal size vehicles only
 - Is 6 minutes start to finish
 - Has free vacuuming for local residents
- The car wash is state-of-the-art
 - Has a high end recycling system that recycles water >15 times
 - Utilizes environmentally compatible detergents
 - Has state of the art filtering technology waste water disposal
 - Reuses water > 16 times
 - There is no RV wash nor is there RV sewage clean-outs
 - Monitored 7x24 via high tech security system

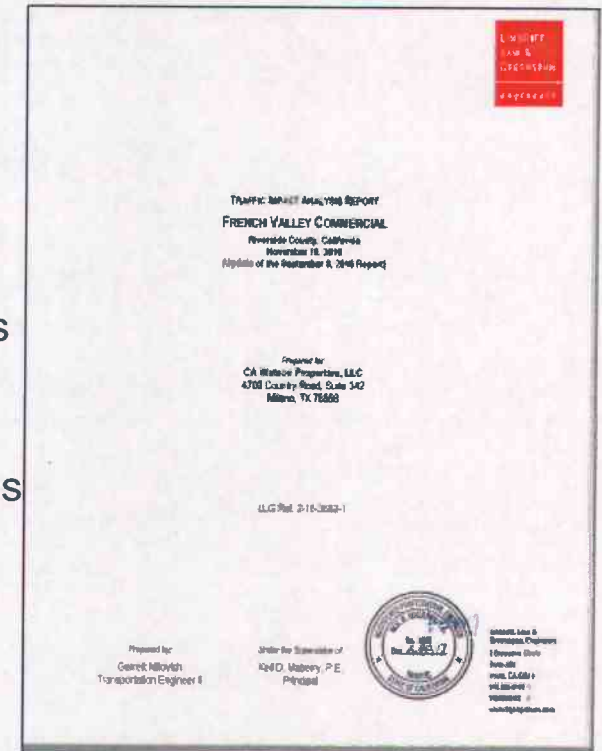


WINCHESTER ROAD ELEVATION CAR WASH

POSITIVE IMPACT FOR LOCAL TRAFFIC

Safer roads and decreased wait times

- Extensive engagement with Riverside County Traffic department and CALTRANS
 - Results are beneficial to French Valley residents
 - Modifications proposed will increase safety and decrease wait times
 - Medians added to Winchester Road and Maxx Gilliss Blvd will increase safety
 - Re-stripping and added turn lanes will decrease traffic wait times
- Access from Winchester via dedicated access lanes
 - Allows for safe merge of traffic off of and onto Winchester
- Retail and Commercial uses trigger too much traffic
 - County of Riverside Traffic department will NOT approve access to Winchester Road for High Traffic Volume uses



ADDRESSING THE ROOT ISSUE

Retail and Commercial Services

- A healthy community requires a mix of zoning and uses
- The root issue facing the French Valley residents is a desire to have the currently undeveloped retail and commercially zoned properties in the French Valley neighborhood completed.
- The good news:
 - There is a lot of land zoned for retail and commercial along the Winchester corridor
 - Imminent project – there is a large ‘Regional Mall’ at the corner of Max Gilliss and Winchester Road.
 - This project will resolve most of the local resident’s desired retail requirements



- Zoned retail / commercial
- Zoned industrial
- Original 27 acre parcel

ADDRESSING THE ROOT ISSUE

Retail and commercial businesses

- Murrieta Market Place:
 - 50 acres – fully entitled, development agreement in place
 - Owner: J&T Management
 - Now leasing 500,000 sq ft of retail
 - 35 buildings
 - Construction commencing 2017
 - Anchors: HomeDepot, supermarket
 - Restaurants: Mexican, burgers, sandwich, sushi, smoothie, bakery, terriaky, pizza
 - Gas & convenience: Arco, AmPm
 - Other: sporting goods, pet supply, Fitness center, auto parts, dentist



ACCOMMODATIONS

We have consulted with members of French Village:

- Modified plan
 - Changed fence to a split block vinyl
 - Modified accent colors and roof colors
 - Added trees, vines, and shrubs to rear
 - Modified plantings

HOURS of OPERATION

Self Storage:

Mon. – Fri:

7am – 8pm

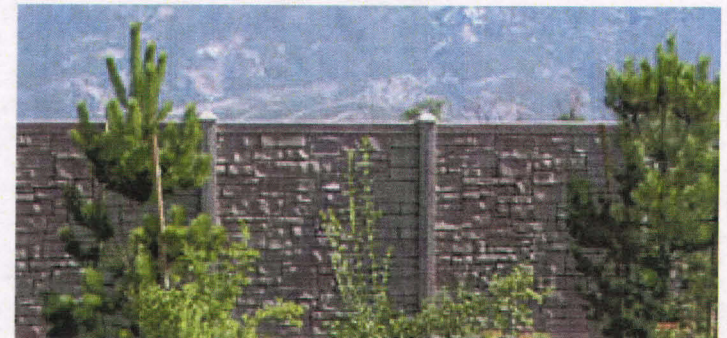
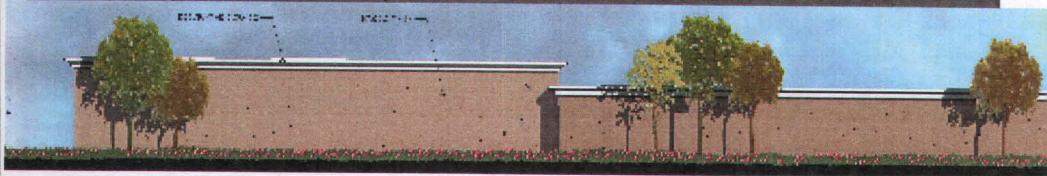
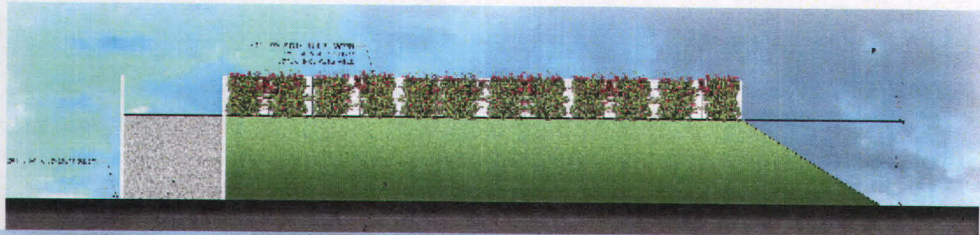
Sat. – Sun

9am – 5pm

Car Wash:

Daily:

8am – 8pm



CONCLUSION

Best Use Project

- *The proposed professionally managed Climate Controlled Self Storage, RV Storage, and Express Tunnel Car Wash are*

'Best Use'

for this particular parcel based upon the restrictions and zoning of this particular parcel.

- The approval of this project will also benefit the French Valley community by:
 - Increasing traffic safety and reducing wait times
 - Providing needed services
 - Have a positive impact on the local environment
 - Increasing the amount of open space available to the community.

SUBMITTAL TO THE BOARD OF SUPERVISORS
COUNTY OF RIVERSIDE, STATE OF CALIFORNIA



ITEM
1.8
(ID # 3875)

MEETING DATE:

Tuesday, April 11, 2017

FROM : TLMA-PLANNING:

SUBJECT: TRANSPORTATION AND LAND MANAGEMENT
AGENCY/PLANNING: RECEIVE AND FILE THE PLANNING COMMISSION'S
APPROVAL OF PLOT PLAN NOs. 20682, 26212 and PARCEL MAP NO. 33750
- Applicant: Eric Palmer - Third Supervisorial District - Rancho California Zoning
Area - Southwest Area Plan - Community Development: Light Industrial -
Location: Northwest of Winchester, South of Nicholas Road, East of Leon Road -
12.68 acres - Zoning: Dutch Village Specific Plan, Industrial Park (I-P)
REQUEST: Receive and file the Notice of Decision by the Planning Commission
to adopt the Mitigated Negative Declaration and approve Parcel Map No. 33750
which will help establish a mini warehouse facility and car wash with a Schedule
"E" subdivision into four (4) parcels; one (1) parcel for the self-storage and RV
parking, one (1) parcel for the car wash and two (2) lots for open space. APN:
480-170-001 - Related cases PP20682, PP26212. [Applicant Fees 100%]

RECOMMENDED MOTION: That the Board of Supervisors:

1. **RECEIVE AND FILE** the Notice of Decision for the above referenced cases acted on by
the Planning Commission on March 15, 2017.

ACTION:

Charissa Leach, Assistant TLMA Director

4/3/2017

MINUTES OF THE BOARD OF SUPERVISORS

On motion of Supervisor Washington, seconded by Supervisor Ashley and duly
carried by unanimous vote, IT WAS ORDERED that the above matter is received and
filed as recommended and set for public hearing on Tuesday, May 9, 2017, at 10:30 a.m.
or as soon as possible thereafter.

Ayes: Jeffries, Tavaglione, Washington and Ashley
Nays: None
Absent: None
Date: April 11, 2017
xc: Planning, Applicant *COB*

Kecia Harper-Ihem
Clerk of the Board
By: *[Signature]*
Deputy

**SUBMITTAL TO THE BOARD OF SUPERVISORS COUNTY OF RIVERSIDE,
STATE OF CALIFORNIA**

The Planning Department recommended Approval; and,
THE PLANNING COMMISSION:

ADOPTED a **MITIGATED NEGATIVE DECLARATION** for **ENVIRONMENTAL ASSESSMENT NO. 40245**, based on the findings incorporated in the initial study and the conclusion that the project will not have a significant effect on the environment; and,

APPROVED **PLOT PLAN NO. 20682**, subject to the attached conditions of approval, and based upon the findings and conclusions incorporated in the staff report and Environmental Assessment No. 40245; and,

APPROVED **PLOT PLAN NO. 26212**, subject to the attached conditions of approval, and based upon the findings and conclusions incorporated in the staff report and Environmental Assessment No. 40245; and

APPROVED **PARCEL MAP NO. 33750** subject to the attached conditions of approval, and based upon the findings and conclusions incorporated in the staff report.

FINANCIAL DATA	Current Fiscal Year:	Next Fiscal Year:	Total Cost:	Ongoing Cost
COST	\$ N/A	\$ N/A	\$ N/A	\$ N/A
NET COUNTY COST	\$ N/A	\$ N/A	\$ N/A	\$ N/A
SOURCE OF FUNDS: Applicant Fees 100%			Budget Adjustment:	No
			For Fiscal Year:	N/A

C.E.O. RECOMMENDATION: [CEO use]

BACKGROUND:

Summary

Plot Plan No. 20682 proposes to establish a mini-warehouse facility (also referred to as a mini-storage facility or mini-storage warehouse facility) on 5.18 gross acres, and designate 5.84 gross acres as open space. The mini warehouse facility includes a 3,128 sq. ft. office and caretaker's apartment; approximately 120,000 sq. ft. of storage buildings and 29 RV parking spaces.

Plot Plan No. 26212 proposes a car wash on 1.66 gross acres. The car wash includes one wash tunnel with an administrative office and 30 parking spaces.

Parcel Map No. 33750 is a Schedule "E" map that proposes to subdivide the property into 4 parcels; one parcel for the mini-warehouse facility and RV parking, one parcel for the car wash and two lots for open space.

**SUBMITTAL TO THE BOARD OF SUPERVISORS COUNTY OF RIVERSIDE,
STATE OF CALIFORNIA**

The project went before the Planning Commission on March 15, 2017. At that meeting the Planning Commission adopted the Mitigated Negative Declaration for Environmental Assessment No. 40245, approved Plot Plan No. 26212, approved Plot Plan No. 20682, and approved Parcel Map No. 33750 by a vote of 4-0 (Commissioner Taylor-Berger, absent).

BACKGROUND

The hours of operation for the mini warehouse will be 7am to 7pm Monday through Friday, and 9am to 5pm Saturday and Sunday. It will employ 2-3 persons. It will be primarily climate controlled. There will be no roof mounted equipment; ground mounted equipment will be utilized. The car wash hours of operation will be 8 a.m. to 8 p.m. daily. It will employ 4 people.

Change of Zone No. 7180 was also associated with the project. During the land use review process, it was determined that a change of zone was not needed for the proposed mini-warehouse facility and car wash. Therefore, the applicant will be withdrawing the application for Change of Zone No. 7180.

The Planning Commission considered the project on March 15, 2017. Planning staff provided two memos that included letters of opposition, and included a condition requiring the applicant to contact Valley Wide Recreation and Park District prior to the issuance of grading permits regarding maintenance within the open space area, and minor clarifications were made to other conditions. At the Planning Commission meeting, four members of the public spoke in opposition. Staff has included an additional memo to the Board of Supervisors containing the letters of opposition that were received after the Planning Commission's decision on March 15, 2017.

Board Action

The Planning Commission's decision is final. The land divider or any interested party may appeal the Planning Commission's decision within 10 days after the Planning Commission's decision appears on the Board's agenda as a Receive and File item. If a complete and timely appeal is filed by the land divider or any interested party, the Clerk of the Board will set the matter for a future public hearing before the Board of Supervisors.

Impact on Residents and Businesses

The impacts of this project have been evaluated through the environmental review and public hearing process.

SUPPLEMENTAL

Additional Fiscal Information

All fees are paid by the applicant, there is no General Fund obligation.

SUBMITTAL TO THE BOARD OF SUPERVISORS COUNTY OF RIVERSIDE,
STATE OF CALIFORNIA

Contract History and Price Reasonableness

N/A

ATTACHMENTS

- ATTACHMENT A. Memo to the Board of Supervisors dated March 23, 2017
- ATTACHMENT B. Planning Commission Minutes
- ATTACHMENT C. Planning Commission Memo dated March 15, 2017
- ATTACHMENT D. Planning Commission Memo dated March 9, 2017
- ATTACHMENT E. Planning Commission Packet (Part 1)
- ATTACHMENT F. Planning Commission Packet (Part 2)


Elizabeth Olson _____ 4/4/2017

5 min.

RIVERSIDE COUNTY BOARD OF SUPERVISORS
Request to Speak

Submit request to the Clerk of Board. Speakers are entitled to three (3) minutes, subject to Board Rules listed on the reverse side of this form.

Date: MAY 9, 2017 Agenda #: 17.1

SPEAKER'S NAME: MAURICE MOORE
(Print Name)

Address: 34474 WALTHAM PLACE
(Only required if follow-up mail response is requested)

City: WINCHESTER Zip: 92596

Phone #: 951 223-3081 Email: alobue@295@maurice@comcast.net

- I AM:
- The Applicant
 - A Neighbor
 - Applicant's Representative
 - Other Interested Party

PLEASE INDICATE YOUR POSITION BELOW:

- I wish to speak I DO NOT wish to speak
- I wish to speak with a Media Presentation
- I YIELD my 3 minutes to the following speaker:
(Maximum 2 Yields per Speaker)

Maura R. Moore
(Name)

- Position on Agenda Item:
- In Favor
 - Neutral
 - Opposed

BOARD RULES

Requests to Address Board on "Agenda" Items:

You may request to be heard on a published agenda item. Requests to be heard must be submitted to the Clerk of the Board before the scheduled meeting time.

Power Point Presentations/Printed Material:

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Individual Speaker Limits:

Individual speakers are limited to a maximum of three (3) minutes. Please step up to the podium when the Chairman calls your name and begin speaking immediately. The Chairman adheres to a strict three (3) minutes per speaker. **Note: If you intend to give your time to a "Group/Organized Presentation", please state so clearly at the very bottom of the reverse side of this form.**

Group/Organized Presentations:

Group/organized presentations with more than one (1) speaker will be limited to nine (9) minutes at the Chairman's discretion. The organizer of the presentation will automatically receive the first three (3) minutes, with the remaining six (6) minutes relinquished by other speakers, as requested by them on a completed "Request to Speak" form, and clearly indicated at the front bottom of the form.

Addressing the Board & Acknowledgement by Chairman:

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***PLEASE TURN OFF ALL CELL PHONES AND PAGERS WHILE THE PUBLIC HEARING IS IN SESSION OR SWITCH THEM TO VIBRATE AND ANSWER CALLS AFTER LEAVING THE ROOM.**

RIVERSIDE COUNTY BOARD OF SUPERVISORS
Request to Speak

Submit request to the Clerk of Board. Speakers are entitled to three (3) minutes, subject to Board Rules listed on the reverse side of this form.

Date: 5/19/2017 Agenda #: 1701

SPEAKER'S NAME: MARIA A. GREGG
(Print Name)

Address: _____
(Only required if follow-up mail response is requested)

City: _____ Zip: _____

Phone #: 951-454-7242 Email: MARIA.GREGG@
OUTLOOK.COM

I AM:

- The Applicant A Neighbor
 Applicant's Representative Other Interested Party

PLEASE INDICATE YOUR POSITION BELOW:

- I wish to speak I DO NOT wish to speak
 I wish to speak with a Media Presentation

I YIELD my 3 minutes to the following speaker:
(Maximum 2 Yields per Speaker)

Maurice Moore
(Name)

Position on Agenda Item:

- In Favor Neutral Opposed

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Riverside County Board of Supervisors
Request to Speak

~~6 min.~~

Submit request to Clerk of Board (right of podium),
Speakers are entitled to three (3) minutes, subject
to Board Rules listed on the reverse side of this form.

SPEAKER'S NAME: Jeanne Holbrook

Address: ~~32~~
(only if follow-up mail response requested)

City: _____ **Zip:** _____

Phone #: 760. 644 8 188

Date: 5.9.17 **Agenda #** 17.1

PLEASE STATE YOUR POSITION BELOW:

Position on "Regular" (non-appealed) Agenda Item:
 Support X Oppose Neutral

Note: If you are here for an agenda item that is filed
for "Appeal", please state separately your position on
the appeal below:

 Support X Oppose Neutral

I give my 3 minutes to: Maurice Moore

BOARD RULES

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Requests to Address Board on items that are "NOT" on the Agenda:

Notwithstanding any other provisions of these rules, member of the public shall have the right to address the Board during the mid-morning "Oral Communications" segment of the published agenda. Said purpose for address must pertain to issues which are under the direct jurisdiction of the Board of Supervisors. YOUR TIME WILL BE LIMITED TO THREE (3) MINUTES.

Power Point Presentations/Printed Material:

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**Riverside County Board of Supervisors
Request to Speak**

Submit request to Clerk of Board (right of podium),
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to Board Rules listed on the reverse side of this form.

SPEAKER'S NAME: Angel Figuero

Address: _____
(only if follow-up mail response requested)

City: _____ **Zip:** _____

Phone #: 909-255-2898

Date: 5.9.17 **Agenda #** 17.1

PLEASE STATE YOUR POSITION BELOW:

Position on "Regular" (non-appealed) Agenda Item:

_____ **Support** ~~_____ **Oppose**~~ _____ **Neutral**

Note: If you are here for an agenda item that is filed
for "Appeal", please state separately your position on
the appeal below:

_____ **Support** _____ **Oppose** _____ **Neutral**

I give my 3 minutes to: Jeanne Halbrook

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9 minutes

RIVERSIDE COUNTY BOARD OF SUPERVISORS
Request to Speak

Submit request to the Clerk of Board. Speakers are entitled to three (3) minutes, subject to Board Rules listed on the reverse side of this form.

Date: 5/9/17 Agenda #: 17.1

SPEAKER'S NAME: Rosalie DeMarco
(Print Name)

Address: 35075 West Trail Ct
(Only required if follow-up mail response is requested)

City: Winchester Zip: 92596

Phone #: 951-377 9457 Email: _____

I AM:

- The Applicant
- A Neighbor
- Applicant's Representative
- Other Interested Party

PLEASE INDICATE YOUR POSITION BELOW:

- I wish to speak I DO NOT wish to speak
- I wish to speak with a Media Presentation
- I YIELD my 3 minutes to the following speaker:
(Maximum 2 Yields per Speaker)

(Name)

Position on Agenda Item:

- In Favor
- Neutral
- Opposed

BOARD RULES

Requests to Address Board on "Agenda" Items:

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Power Point Presentations/Printed Material:

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RIVERSIDE COUNTY BOARD OF SUPERVISORS
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Submit request to the Clerk of Board. Speakers are entitled to three (3) minutes, subject to Board Rules listed on the reverse side of this form.

Date: 5-9-17 Agenda #: 17

SPEAKER'S NAME: Jerrod Novodoezky
(Print Name)

Address: 35358 Summerholly Ln.
(Only required if follow-up mail response is requested)

City: Murrieta Zip: 92563

Phone #: 951-240-1981 Email: jerrodn@gmail.com

I AM:

- The Applicant A Neighbor
 Applicant's Representative Other Interested Party

PLEASE INDICATE YOUR POSITION BELOW:

- I wish to speak I DO NOT wish to speak
 I wish to speak with a Media Presentation
 YIELD my 3 minutes to the following speaker:
(Maximum 2 Yields per Speaker)

Rosalie DeMarco
(Name)

Position on Agenda Item:

- In Favor Neutral Opposed

BOARD RULES

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RIVERSIDE COUNTY BOARD OF SUPERVISORS
Request to Speak

Submit request to the Clerk of Board. Speakers are entitled to three (3) minutes, subject to Board Rules listed on the reverse side of this form.

Date: May 9 Agenda #: 17.1

SPEAKER'S NAME: Bonnie Mummert
(Print Name)

Address: 3526 Driftwood St
(Only required if follow-up mail response is requested)

City: Winchester Zip: 92596

Phone #: 951-440-1744 Email: zeebmummert@gmail.com

I AM:

- The Applicant A Neighbor Applicant's Representative Other Interested Party

PLEASE INDICATE YOUR POSITION BELOW:

- I wish to speak I DO NOT wish to speak
 I wish to speak with a Media Presentation
 I YIELD my 3 minutes to the following speaker:
(Maximum 2 Yields per Speaker)

Rosalie DeMarco
(Name)

Position on Agenda Item:

- In Favor Neutral Opposed

BOARD RULES

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RIVERSIDE COUNTY BOARD OF SUPERVISORS
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Date: 5-9-17 Agenda #: 17

SPEAKER'S NAME: ~~Rosalie DeMarco~~ ^{Shirley Brown}
(Print Name)

Address: 35554 Driftwood St.
(Only required if follow-up mail response is requested)

City: Winchesley CA Zip: 92596

Phone #: 951-210-0560 Email: sebrown236@gmail.com

I AM:

- The Applicant A Neighbor
 Applicant's Representative Other Interested Party

PLEASE INDICATE YOUR POSITION BELOW:

- I wish to speak I DO NOT wish to speak
 I wish to speak with a Media Presentation
 I YIELD my 3 minutes to the following speaker:
(Maximum 2 Yields per Speaker)

Rosalie DeMarco
(Name)

Position on Agenda Item:

- In Favor Neutral Opposed

BOARD RULES

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**Riverside County Board of Supervisors
Request to Speak**

Submit request to Clerk of Board (right of podium),
Speakers are entitled to three (3) minutes, subject
to Board Rules listed on the reverse side of this form.

SPEAKER'S NAME: Rose DeMarco

Address: _____
(only if follow-up mail response requested)

City: _____ **Zip:** _____

Phone #: _____

Date: 5.9.17 **Agenda #** 17.1

PLEASE STATE YOUR POSITION BELOW:

Position on "Regular" (non-appealed) Agenda Item:

_____ **Support** **Oppose** _____ **Neutral**

Note: If you are here for an agenda item that is filed
for "Appeal", please state separately your position on
the appeal below:

_____ **Support** _____ **Oppose** _____ **Neutral**

I give my 3 minutes to: _____

BOARD RULES

Requests to Address Board on "Agenda" Items:

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Requests to Address Board on items that are "NOT" on the Agenda:

Notwithstanding any other provisions of these rules, member of the public shall have the right to address the Board during the mid-morning "Oral Communications" segment of the published agenda. Said purpose for address must pertain to issues which are under the direct jurisdiction of the Board of Supervisors. YOUR TIME WILL BE LIMITED TO THREE (3) MINUTES.

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RIVERSIDE COUNTY BOARD OF SUPERVISORS
Request to Speak

Submit request to the Clerk of Board. Speakers are entitled to three (3) minutes, subject to Board Rules listed on the reverse side of this form.

Date: 5/9/17 Agenda #: 17.1

SPEAKER'S NAME: Eric Palmer
(Print Name)

Address: Owner/Developer
(Only required if follow-up mail response is requested)

City: _____ Zip: _____

Phone #: _____ Email: _____

I AM:

- The Applicant A Neighbor
 Applicant's Representative Other Interested Party

PLEASE INDICATE YOUR POSITION BELOW:

- I wish to speak I DO NOT wish to speak
 I wish to speak with a Media Presentation

I YIELD my 3 minutes to the following speaker:
(Maximum 2 Yields per Speaker)

(Name)

Position on Agenda Item:

- In Favor Neutral Opposed

BOARD RULES

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RIVERSIDE COUNTY BOARD OF SUPERVISORS
Request to Speak

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Date: 5/9/17 Agenda #: 17.1

SPEAKER'S NAME: Antel Velli
(Print Name)

Address: Architect
(Only required if follow-up mail response is requested)

City: _____ Zip: _____

Phone #: _____ Email: _____

I AM:

- The Applicant A Neighbor
 Applicant's Representative Other Interested Party

PLEASE INDICATE YOUR POSITION BELOW:

- I wish to speak I DO NOT wish to speak
 I wish to speak with a Media Presentation
 I YIELD my 3 minutes to the following speaker:
(Maximum 2 Yields per Speaker)

(Name)

Position on Agenda Item:

- In Favor Neutral Opposed

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Date: 5/9/17 Agenda #: 17.1

SPEAKER'S NAME: Jemie Richards
(Print Name)

Address: ~~Errol Ferguson~~ Oxnard
(Only required if follow-up mail response is requested)

City: _____ Zip: _____

Phone #: _____ Email: _____

- I AM:
- The Applicant A Neighbor
 - Applicant's Representative Other Interested Party

PLEASE INDICATE YOUR POSITION BELOW:

- I wish to speak I DO NOT wish to speak
- I wish to speak with a Media Presentation
- I YIELD my 3 minutes to the following speaker:
(Maximum 2 Yields per Speaker)

(Name)

- Position on Agenda Item:
- In Favor Neutral Opposed

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Date: 5/9/17 Agenda #: 17.1

SPEAKER'S NAME: Joy Stables
(Print Name)

Address: Civil Engineer
(Only required if follow-up mail response is requested)

City: _____ Zip: _____

Phone #: _____ Email: _____

- I AM:
- The Applicant A Neighbor
 - Applicant's Representative Other Interested Party

PLEASE INDICATE YOUR POSITION BELOW:

- I wish to speak I DO NOT wish to speak
- I wish to speak with a Media Presentation
- I YIELD my 3 minutes to the following speaker:
(Maximum 2 Yields per Speaker)

(Name)

- Position on Agenda Item:
- In Favor Neutral Opposed

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The Chairman will determine what order the speakers will address the Board, and will call on all speakers in pairs. The first speaker should immediately step to the podium and begin addressing the Board. The second speaker should take up a position in the front row to quickly step up to the podium after the preceding speaker. This is to afford an efficient and timely Board meeting, giving all attendees the opportunity to make their case. Speakers are prohibited from making personal attacks, and/or using coarse, crude, profane or vulgar language while speaking to the Board members, staff, the general public and/or meeting participants. Such behavior, at the discretion of the Board Chairman may result in removal from the Board Chambers by Sheriff Deputies.

***PLEASE TURN OFF ALL CELL PHONES AND PAGERS WHILE THE PUBLIC HEARING IS IN SESSION OR SWITCH THEM TO VIBRATE AND ANSWER CALLS AFTER LEAVING THE ROOM.**

RIVERSIDE COUNTY BOARD OF SUPERVISORS
Request to Speak

Submit request to the Clerk of Board. Speakers are entitled to three (3) minutes, subject to Board Rules listed on the reverse side of this form.

Date: 5/9/17 Agenda #: 17.1

SPEAKER'S NAME: Owen Wickstrand
(Print Name)

Address: Project Manager
(Only required if follow-up mail response is requested)

City: _____ Zip: _____

Phone #: 619-871-5880 Email: owick@52a.vt.com

I AM:

- The Applicant A Neighbor
 Applicant's Representative Other Interested Party

PLEASE INDICATE YOUR POSITION BELOW:

- I wish to speak I DO NOT wish to speak
 I wish to speak with a Media Presentation
 I YIELD my 3 minutes to the following speaker:
(Maximum 2 Yields per Speaker)

(Name)

Position on Agenda Item:

- In Favor Neutral Opposed

BOARD RULES

Requests to Address Board on "Agenda" Items:

You may request to be heard on a published agenda item. Requests to be heard must be submitted to the Clerk of the Board before the scheduled meeting time.

Power Point Presentations/Printed Material:

Speakers who intend to conduct a formalized Power Point presentation or provide printed material must notify the Clerk of the Board's Office, 24 hours in advance of the Board meeting, insuring that the Clerk's Office has sufficient copies of all printed materials and at least one (1) copy of the Power Point CD. Copies of printed material given to the Clerk will be provided to each Supervisor. If you have the need to use the overhead "Elmo" projector at the Board meeting, please insure your material is clear and with proper contrast, notifying the Clerk well ahead of the meeting, of your intent to use the Elmo.

Individual Speaker Limits:

Individual speakers are limited to a maximum of three (3) minutes. Please step up to the podium when the Chairman calls your name and begin speaking immediately. The Chairman adheres to a strict three (3) minutes per speaker. **Note: If you intend to give your time to a "Group/Organized Presentation", please state so clearly at the very bottom of the reverse side of this form.**

Group/Organized Presentations:

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