

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



ITEM
1.2
(ID # 5621)

MEETING DATE:

Tuesday, October 31, 2017

FROM : TLMA-PLANNING:

SUBJECT: TRANSPORTATION & LAND MANAGEMENT AGENCY/PLANNING: RECEIVE AND FILE THE ASSISTANT TLMA DIRECTOR'S DECISION TO APPROVE VARIANCE NO. 1901 – CEQA Exempt, Section 15303 (New Construction and Conversion of Small Structures) and Section 15311 (Accessory Structures) – Applicant: AD/S Companies – Engineer/Representative: AD/S Companies - Second Supervisorial District – East Corona Zoning District – Temescal Canyon Area Plan: Community Development: Light Industrial (CD: LI) – Location: south of Magnolia Avenue, east of Lincoln Street, west of Buchanan Street, and north of Harlow Avenue – 4.11 Acres - Zoning: Manufacturing – Service Commercial (M-SC) - REQUEST: Variance No. 1901 ("Project") is a request to increase the height of a proposed sign from the maximum height of 45 feet to 79 feet tall. Additionally, the request is also to increase the square-footage of the sign from the maximum of 150 square-feet to 216 square-feet. Variance No. 1901 is associated with Plot Plan No. 26133, which will be considered ministerially by the Assistant TLMA Director if Variance No. 1901 is granted. Plot Plan No. 26133 will allow the construction of an on-premises monument/pole sign for the business park complex. [Applicant Fees 100%].

RECOMMENDED MOTION: That the Board of Supervisors:

1. **RECEIVE AND FILE** The Notice of Decision for the above referenced case acted on by the Planning Director's Hearing on October 16, 2017.

ACTION: Consent

Charissa Leach, Assistant TLMA Director

10/19/2017

MINUTES OF THE BOARD OF SUPERVISORS

On motion of Supervisor Ashley, seconded by Supervisor Perez and duly carried by unanimous vote, IT WAS ORDERED that the above matter of approval is received and filed as recommended.

Ayes: Jeffries, Tavaglione, Washington, Perez and Ashley
Nays: None
Absent: None
Date: October 31, 2017
xc: Planning, Applicant

Kedra Harper-Ihem
Clerk of the Board
By:
Deputy

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

RECOMMENDED MOTION: That the Board of Supervisors:

**The Planning Department recommended approval; and,
THE DIRECTOR'S HEARING:**

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

APPROVED VARIANCE NO. 1901, 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: Approve

BACKGROUND:

Summary

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

The project was continued from the Director's Hearing dated September 11, 2017, due to the Indemnification Agreement not being fully executed in time for the hearing. The project was continued to a date certain of October 16, 2017.

The project was heard at the Director's Hearing on October 16, 2017. The project was approved at the hearing.

Board Action

The Director's Hearing decision is final and no action by the Board of Supervisors is required unless the Board assumes jurisdiction by ordering the matter set for a future noticed public hearing, or the applicant or an interested person files a complete appeal application within 10 days of this notice appearing on the Board's agenda.

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

Impact on Citizens and Businesses

The Projects have no direct impact on citizens or businesses, as these are private projects. All impacts have been studied through CEQA.

SUPPLEMENTAL:

Additional Fiscal Information

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

ATTACHMENTS:

- A. DIRECTOR'S HEARING REPORT OF ACTION**
- B. DIRECTOR'S HEARING STAFF REPORT**



**DIRECTOR'S HEARING
REPORT OF ACTIONS
OCTOBER 16, 2017**

1.0 CONSENT CALENDAR:

NONE

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

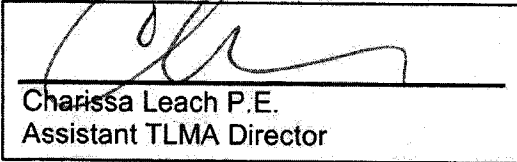
- 2.1 VARIANCE NO. 1901** – Exempt from the California Environmental Quality Act (CEQA) section 15303 (New Construction and Conversion of Small Structures) and 15311 (Accessory Structures) – Applicant: AD/S Companies – Engineer/Representative: AD/S Companies c/o Robin Bell – Second Supervisorial District – East Corona Zoning District – Temescal Canyon Area Plan: Community Development: Light Industrial (CD-LI) – Location: Southerly of Magnolia Avenue, easterly of Lincoln Street, westerly of Buchanan Street, and northerly of Harlow Avenue – 4.11 acres – Zoning: Manufacturing – Service Commercial (M-SC) – **REQUEST:** A variance to allow for the increased square-footage and height for a proposed on premise sign for the existing business park complex known as the Magnolia Auto Park. Continued from September 11, 2017. Project Planner: Tim Wheeler at (951) 955-6060 or email at twheeler@rivco.org.
- Staff Report Recommendation:**
FIND Variance No. 1901 exempt from the California Environmental Quality Act (CEQA); and
APPROVE Variance No. 1901.
- Staff's Recommendation:**
FIND Variance No. 1901 exempt from the California Environmental Quality Act (CEQA); and
APPROVAL of Variance No. 1901.
- Planning Director's Actions:**
FOUND Variance No. 1901 exempt from the California Environmental Quality Act (CEQA); and
APPROVED Variance No. 1901.
- 2.2 VARIANCE NO. 1902** – Exempt from the California Environmental Quality Act (CEQA) section 15303 (New Construction and Conversion of Small Structures) and 15311 (Accessory Structures) – Applicant: AD/S Companies – Engineer/Representative: AD/S Companies c/o Robin Bell – Second Supervisorial District – East Corona Zoning District – Temescal Canyon Area Plan: Community Development: Light Industrial (CD-LI) – Location: Southerly of Magnolia Avenue, easterly of Lincoln Street, westerly of Buchanan Street, and northerly of Harlow Avenue – 3.59 acres - Zoning: Manufacturing: Service Commercial (M-SC) – **REQUEST:** A variance to allow for the increased square-footage and height for a proposed on premise sign for the existing commercial business known as StorQuest. Continued from September 11, 2017. Project Planner: Tim Wheeler at (951) 955-6060 or email at twheeler@rivco.org.
- Staff Report Recommendation:**
FIND Variance No. 1902 exempt from the California Environmental Quality Act (CEQA); and
APPROVE Variance No. 1902.
- Staff's Recommendation:**
FIND Variance No. 1902 exempt from the California Environmental Quality Act (CEQA); and
APPROVAL of Variance No. 1902.
- Planning Director's Actions:**
FOUND Variance No. 1902 exempt from the California Environmental Quality Act (CEQA); and
APPROVED Variance No. 1902.
- 3.0 HEARINGS - NEW ITEMS 1:30 p.m. or as soon as possible thereafter:**
- 3.1 PLOT PLAN NO. 23327** – Exempt from the California Environmental Quality Act (CEQA), Section 15303 (New Construction or Conversion of Small Structures) – Applicant: Maria Brambila – Engineer/Representative: Ventura Engineering, LLC – First Supervisorial District – Good Hope Zoning Area – Mead Valley Area Plan: Community Development: Medium Density Residential (CD-MDR) – Mixed Use Area (MUA) – Highway 74 Perris Policy Area – Location: Northerly of Dockery Lane, southerly of 7th Street, easterly of Clayton Street, and westerly of State Highway 74 – 3.6 gross acres – Zoning: Rural Residential (R-R) – Mixed Use (MU) – **REQUEST:** Plot Plan No. 23327 is a request to entitle an existing feed and hay sales facility, in conjunction with an existing residence, on two (2) parcels, totaling 3.6 gross acres. Project Planner: John E. Hildebrand at (951) 955-1888 or email jhildebr@rivco.org.
- Staff Report Recommendation:**
FIND Plot Plan No. 23327 exempt from the California Environmental Quality Act (CEQA); and
APPROVE Plot Plan No. 23327.
- Staff's Recommendation:**
FIND Plot Plan No. 23327 exempt from the California Environmental Quality Act (CEQA); and
APPROVAL of Plot Plan No. 23327.
- Planning Director's Actions:**
FOUND Plot Plan No. 23327 exempt from the California Environmental Quality Act (CEQA); and
APPROVED Plot Plan No. 23327, subject to the conditions of approval.

4.0 PUBLIC COMMENTS:

NONE

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

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



Charissa Leach P.E.
 Assistant TLMA Director

COUNTY OF RIVERSIDE PLANNING DEPARTMENT STAFF REPORT

PROJECT DESCRIPTION:

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

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

PROJECT LOCATION:

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

PROJECT BACKGROUND:

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

SUMMARY OF FINDINGS:

1. Existing General Plan Land Use:
2. Surrounding General Plan Land Use:
3. Existing Zoning:
4. Surrounding Zoning:

Community Development: Light Industrial (CD: LI)

Community Development: Light Industrial (CD: LI) and Community Development: Medium Density Residential (CD: MDR). City of Riverside; and the City of Corona.

Manufacturing – Service Commercial (M-SC)

Manufacturing – Service Commercial (M-SC) and One-Family Dwelling (R-1). City of Riverside; and the City of Corona.

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

RECOMMENDATIONS:

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

APPROVE VARIANCE NO. 1901, based upon the findings and conclusions incorporated in the staff report.

FINDINGS: The following findings are in addition to those incorporated in the summary of findings.

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

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

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

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

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

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

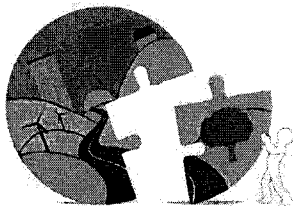
CONCLUSIONS:

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

3. The proposed variance is compatible with the present and future logical development of the area.
4. The proposed variance will not have a significant effect on the environment.
5. The proposed variance will not preclude reserve design for the Western Riverside County Multiple Species Habitat Conservation Plan (WRCMSHCP).

INFORMATIONAL ITEMS:

1. As of this writing, no letters, in support or opposition have been received.
2. The variance project site is not located within:
 - a. A 100-year flood plain, an area drainage plan, or dam inundation area; or,
 - b. A High Fire Area or Fire Responsibility Area; or,
 - c. A County Service Area (CSA)
3. The variance project site is located within:
 - a. The cities of Corona & Riverside sphere of influence; and,
 - b. The Stephens Kangaroo Rat Fee Area or Core Reserve Area; and
 - c. A high liquefaction area
4. The subject site is currently designated as Assessor's Parcel Nos. 135-170-020 and 031.



RIVERSIDE COUNTY
PLANNING DEPARTMENT

Charissa Leach
Assistant TLMA Director

Memorandum

3.1

Date: September 6, 2017

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

From: Tim Wheeler, Project Planner

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

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

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

Sincerely,

Tim Wheeler, Project Planner

NOTICE OF PUBLIC HEARING

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

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

TIME OF HEARING: 1:30 pm or as soon as possible thereafter
DATE OF HEARING: **SEPTEMBER 11, 2017**
PLACE OF HEARING: RIVERSIDE COUNTY ADMINISTRATIVE CENTER
1ST FLOOR, CONFERENCE ROOM 2A
4080 LEMON STREET, RIVERSIDE, CA 92501

For further information regarding this project please contact Project Planner Tim Wheeler at (951) 955-6060 or email at twheeler@rivco.org, or go to the County Planning Department's Director's Hearing agenda web page at <http://planning.rctlma.org/PublicHearings.aspx>.

The Riverside County Planning Department has determined that the above-described application is exempt from the provisions of the California Environmental Quality Act (CEQA). The Planning Director will consider the proposed application at the public hearing.

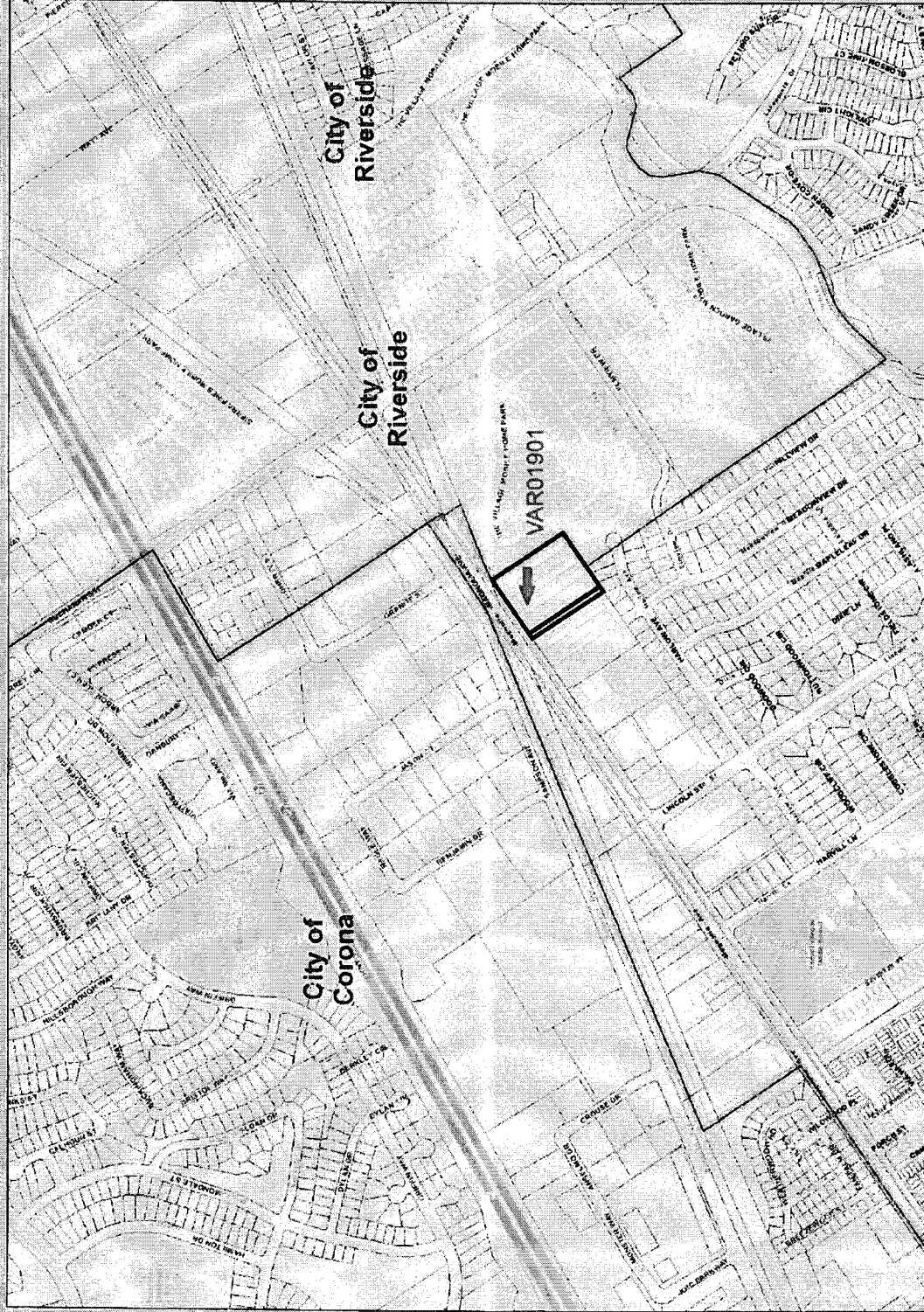
The case file for the proposed project may be viewed Monday through Friday, from 8:00 A.M. to 5:00 P.M. at the Planning Department office, located at 4080 Lemon St. 12th Floor, Riverside, CA 92501.

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

If this project is challenged in court, the issues may be limited to those raised at the public hearing, described in this notice, or in written correspondence delivered to the Planning Director at, or prior to, the public hearing. Be advised that as a result of public hearings and comment, the Planning Director may amend, in whole or in part, the proposed project. Accordingly, the designations, development standards, design or improvements, or any properties or lands within the boundaries of the proposed project, may be changed in a way other than specifically proposed.

Please send all written correspondence to:
RIVERSIDE COUNTY PLANNING DEPARTMENT
Attn: Tim Wheeler
P.O. Box 1409, Riverside, CA 92502-1409

VAR01901 Vicinity Map



"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.

Notes



0 1,023

2,046 Feet



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VAR01901

Land Use Map



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

Notes

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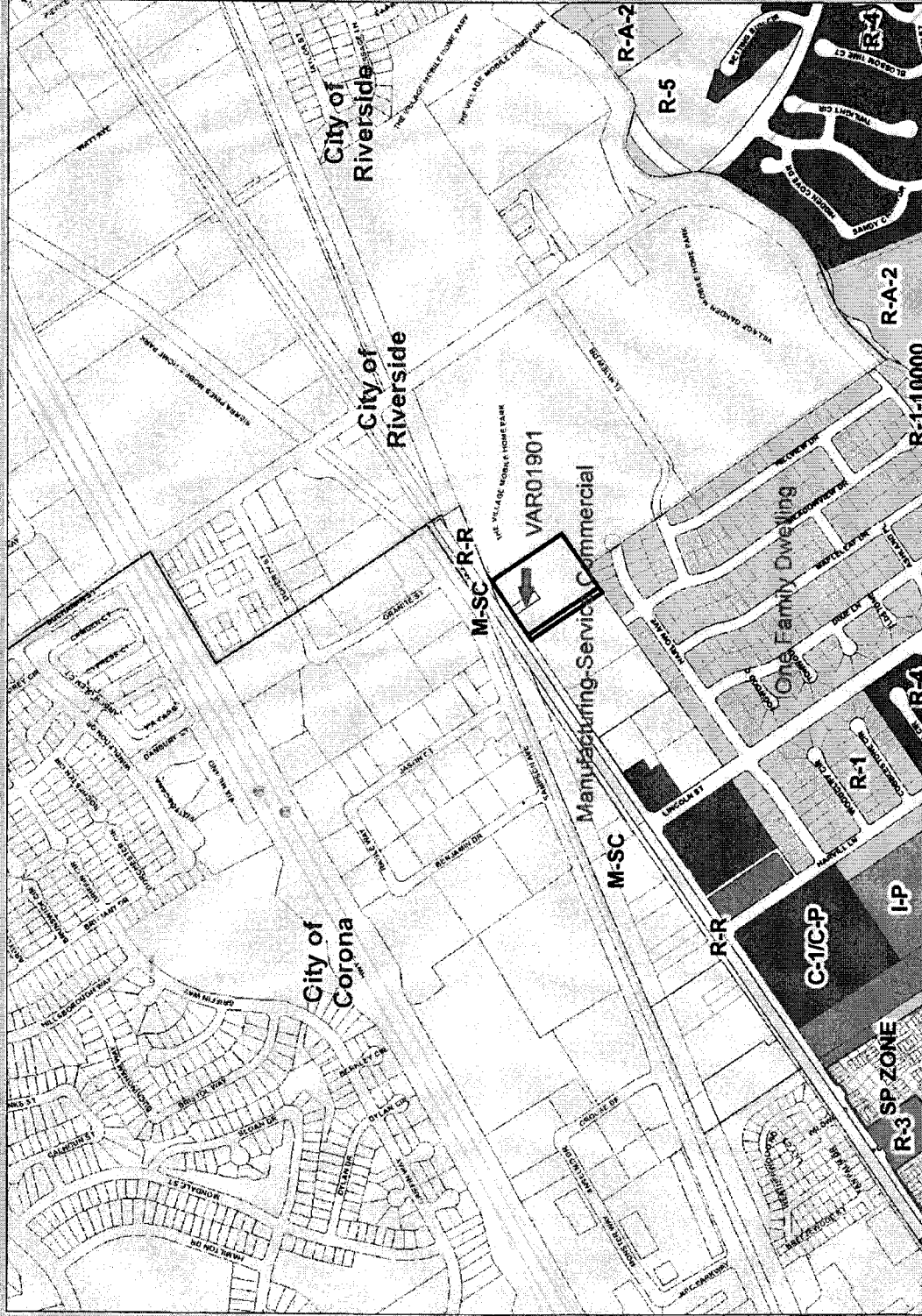
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VAR01901 Zoning Map



Legend

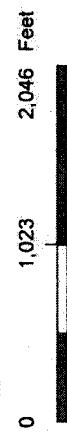
Zoning	OTHER ZONING
A-1	
A-1-1	
A-1-1 1/2	
A-1-1/2	
A-1-10	
A-1-15	
A-1-2	
A-1-2 1/2	
A-1-2 1/4	
A-1-20	
A-1-30000	
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A-1-40	
A-1-5	
A-2	
A-2-1	
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A-2-20	
A-2-5	
A-D	
A-P	
A-P-10	
A-P-2 1/2	

Notes

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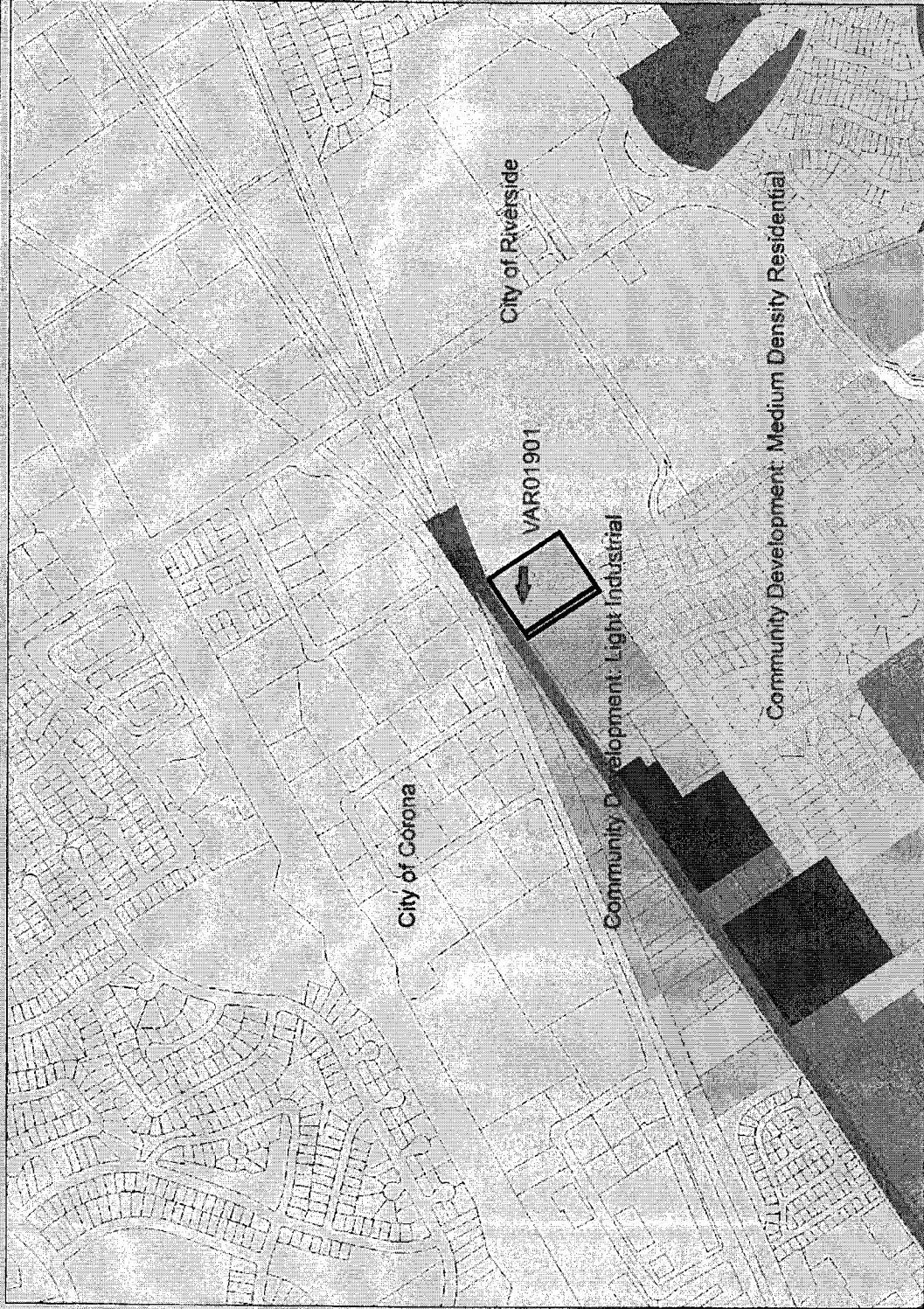
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VAR01901

General Plan Map



Legend

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

Notes

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0 1,023 2,046 Feet





1160 Railroad St
Cupertino, CA 92012
Tel: 800.342.3709
www.ads.com

REALITY BEGINS WITH VISION

Prepared for:

Magnolia Auto Park

12490-12559 Magnolia Ave.
Riverside, CA 92503

From: ROBIN BELL
cell: 909.721.4535
email: rbell@ad.s.com

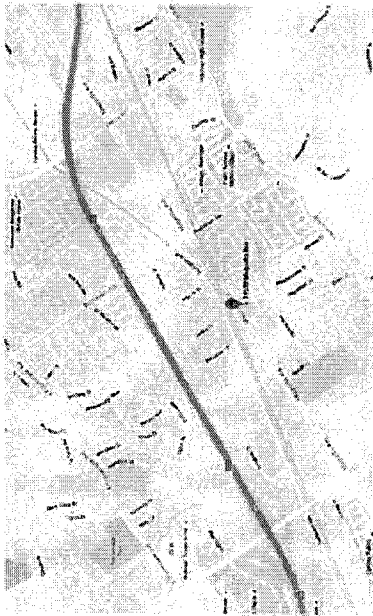
CASE: VAR01901
EXHIBIT A: Site Plan (6 pages)
DATE: 9/11/17
PLANNER: T. Wheeler



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Client Name (Please Print) _____ Date _____
Client Name (Signature) _____
PLEASE INITIAL ALL PAGES
ADS Drawing #45322 Rev. #01 Date: 03/03/17
Pages: 5 (including cover page)

☐ Approved
☐ Approved as Noted
☐ Review & Resubmit
☐ Rejected



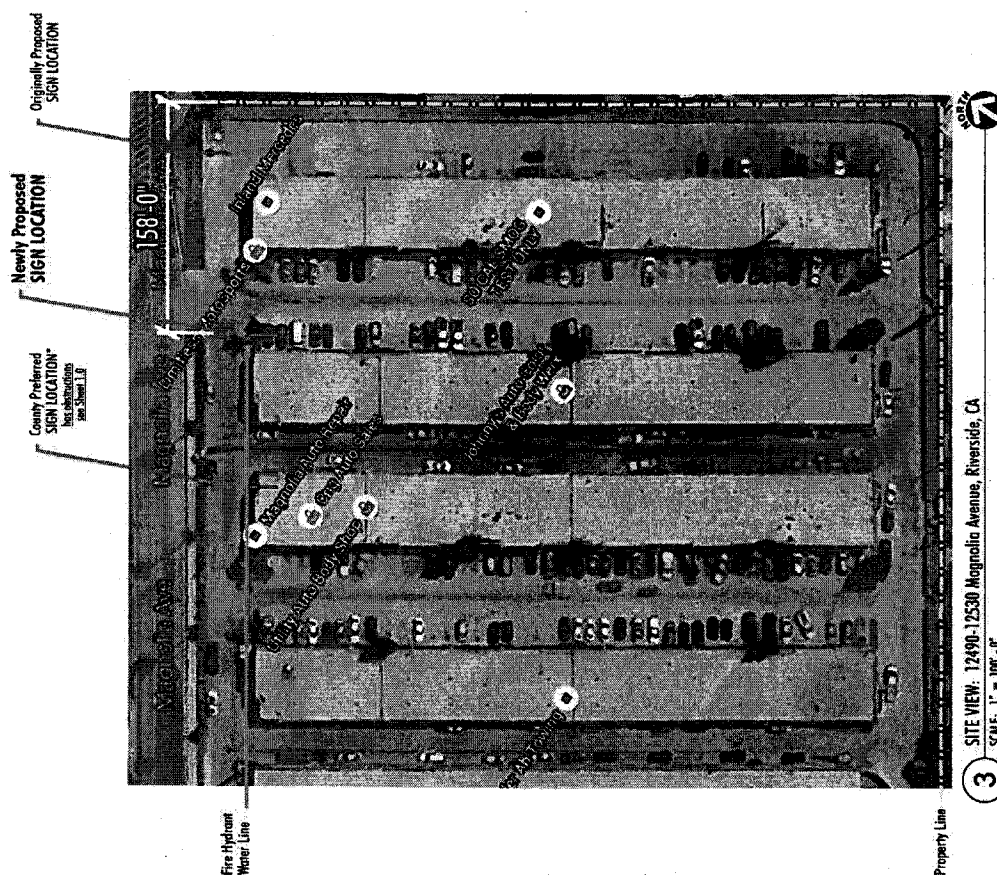
1 VICINITY MAP: 12490-12530 Magnolia Avenue, Riverside, CA
SCALE: NTS



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



Proposed Sign
see Sheet 2.0



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

ADS COMPANIES	1160 Railroad St. Corona, CA 92882 T 951.278.0681 F 951.278.0681 www.ads-s.com	Client: MCA Realty 1600 Chicago Ave. Suite R-1 Riverside, CA 92507	Project: Magnolia Auto Park 12490-12530 Magnolia Ave. Riverside, CA 92503	Project No.: 41522-R01 Date: 03-03-17 Site Type: Vicinity Map, Site View Sheet No: SP1.0 2 of 5	This is an original unpublished drawing created by ADS Inc. It is submitted for review and approval only and is not to be used, copied or reproduced in any form without the written permission of ADS Inc.
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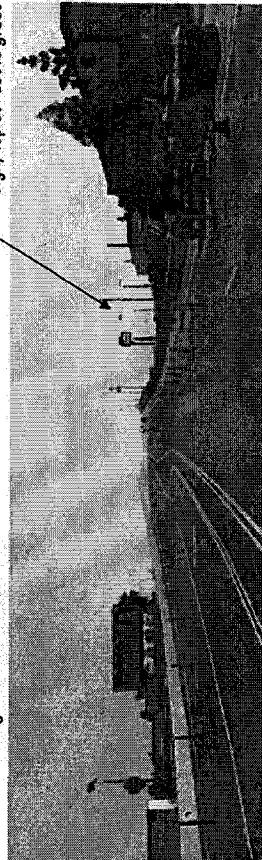
AD/S Flag Test Survey for Magnolia Auto Park: East Bound

East Bound on Magnolia Ave. at Lincoln St.



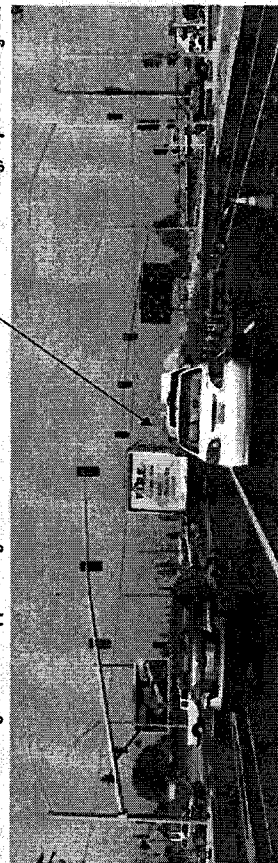
AD/S Proposed Sign for Magnolia Auto Park: East Bound

East Bound on Magnolia Ave. at Lincoln St.



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

West Bound on Magnolia Ave. Approaching Buchanan St.



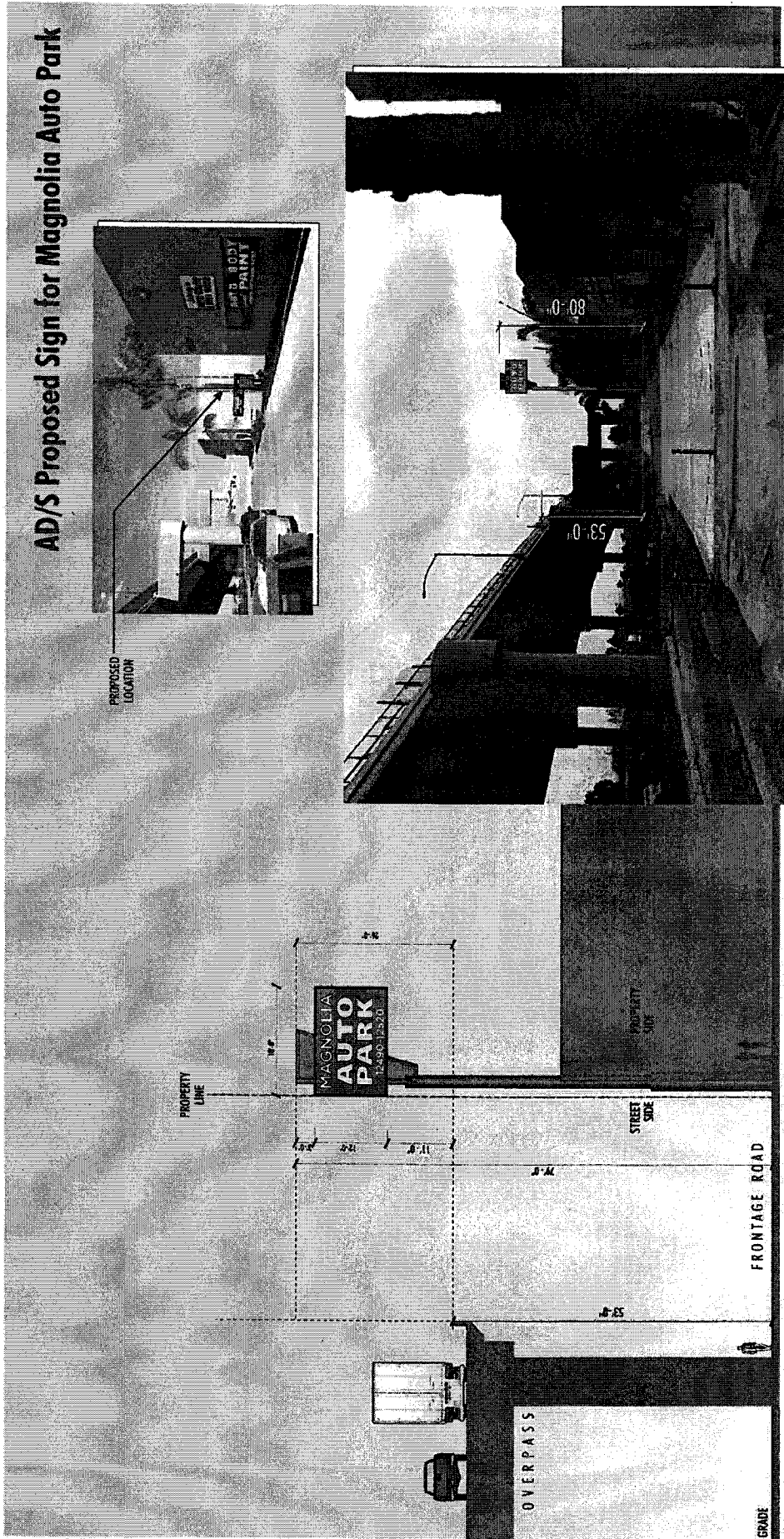
AD/S Proposed Sign for Magnolia Auto Park: West Bound

West Bound on Magnolia Ave. Approaching Buchanan St.



	<p>1160 Railroad St. Corona, CA 92882 TEL 951.278.0681 www.ads-1.com</p>	<p>Client: MCA Realty 1600 Chicago Ave. Suite R-1 Riverside, CA 92507</p>	<p>Project: Magnolia Auto Park 12490-12539 Magnolia Ave. Riverside, CA 92503</p>	<p>Revisions: △ △ △</p>	<p>This is an original unpublished drawing created by ADS Inc. It is submitted for your project and is not to be used in any other project without the express written permission of ADS Inc. It is to be used, reproduced, copied or published in any fashion without written permission from ADS Inc.</p>	<p>Project No: 41522-R01 Date: 03-03-17 Sign Type: Flag Test Results Sheet No: FT1.0 3 of 5</p>
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AD/S Proposed Sign for Magnolia Auto Park



1 STREET LEVEL VIEW: 12490-12530 Magnolia Avenue, Riverside, CA
SCALE: 1/8" = 1'-0"

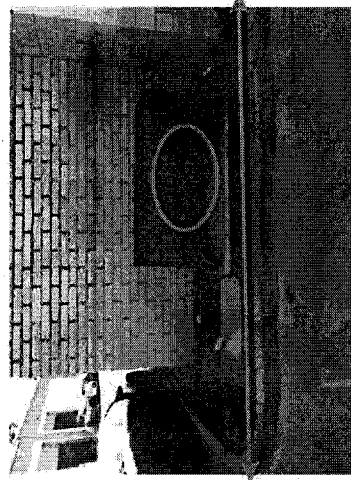
2 STREET LEVEL VIEW: 12490-12530 Magnolia Avenue, Riverside, CA
SCALE: NTS

<p>ADS COMPANIES</p> <p>1140 Railroad St. Corona, CA 92882 T 800.862.3202 F 951.278.0081 www.ads.com</p>	<p>Client: MCA Realty 1600 Chicago Ave. Suite R-1 Riverside, CA 92507</p>	<p>Project: Magnolia Auto Park 12490-12530 Magnolia Ave. Riverside, CA 92503</p>	<p>Revises:</p> <p>△</p> <p>△</p> <p>△</p>	<p>Project No: 41522-R01</p> <p>Date: 03-03-17</p> <p>Sign Type: Street View</p> <p>Sheet No: ST1.0</p> <p>4 of 5</p>
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This is an original unaltered drawing created by ADS Inc. It is submitted for your personal use in conjunction with a project being planned by you for ADS Inc. It is not to be used, reproduced, copied or published in any form without the written permission from ADS Inc.

County Preferred Location obstructions as shown

Not Doable



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



1160 Railroad St.
Corona, CA 92882
T 800.862.3202
P 951.278.0681
www.ads.com

■ Signage • Fabrication
■ Displays • Fixtures
■ Lighting • Maintenance

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

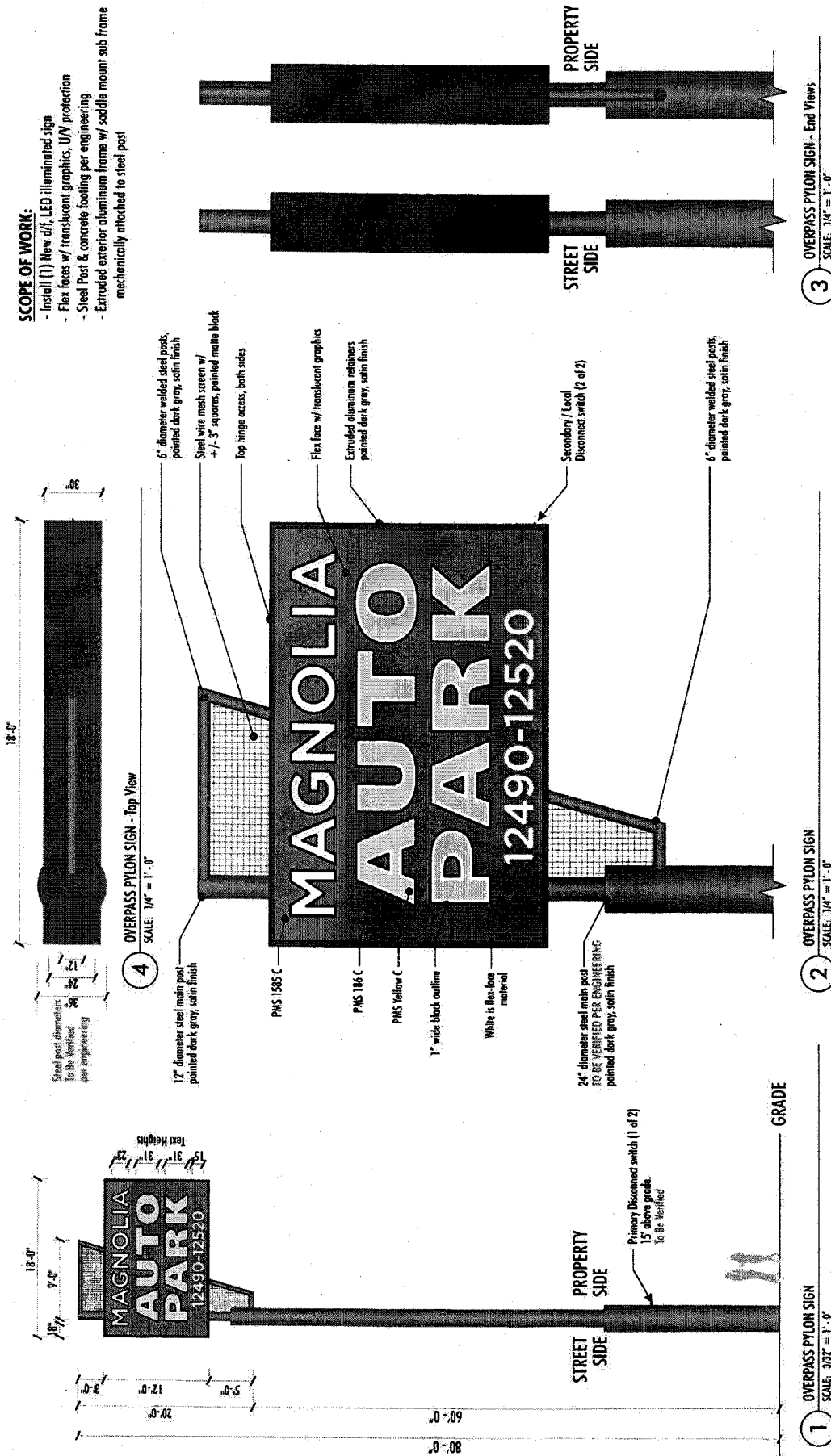
Project:
Magnolia Auto Park
12480-12559 Magnolia Ave.
Riverside, CA 92503

Revisions:
△
△
△

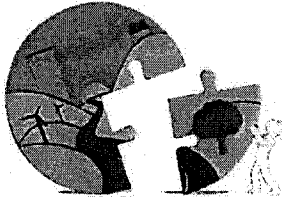
This is an original impaled drawing created by ADS Inc. It is submitted for your review and is not to be used in any other project without your permission. If it is not to be used, it is to be destroyed. It is not to be reproduced in any form without written permission from ADS Inc.

Project No. 41522-R01
Date: 03-03-17
Sign Type: Obstructions
Sheet No. 1.0 of 5

- SCOPE OF WORK:**
- Install (1) New d/f, LED illuminated sign
 - Flex faces w/ translucent graphics, U/V protection
 - Steel Post & concrete footing per engineering
 - Extruded exterior aluminum frame w/ saddle mount sub frame mechanically attached to steel post



<p>ADS COMPANIES</p> <p>1140 Railroad St. Crown, CA 92882 T 800.862.3202 F 951.278.0681 www.ads.com</p>	<p>Signage + Fabrication</p> <ul style="list-style-type: none"> ■ Displays + Fixtures ■ Lighting + Maintenance 	<p>Client:</p> <p>MCA Realty 1600 Chicago Ave. Suite B-1 Riverside, CA 92507</p>	<p>Project:</p> <p>Magnolia Auto Park 12490-12520 Magnolia Ave. Riverside, CA 92503</p>	<p>Revisions:</p> <p>△</p> <p>△</p> <p>△</p>	<p>Project No: 41522-R01</p> <p>Date: 03-03-17</p> <p>Sign Type: A - 80' ht pylon sign</p> <p>Sheet No: 2.0</p> <p>Scale: 1/4" = 1'-0"</p>
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RIVERSIDE COUNTY PLANNING DEPARTMENT

Charissa Leach
Assistant TLMA Director

August 30, 2017

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

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

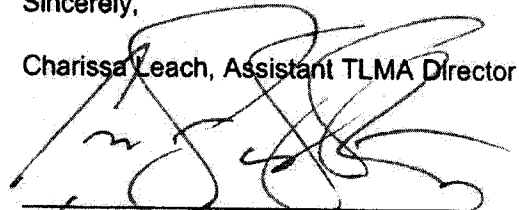
City Planning Personnel,

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

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

Sincerely,

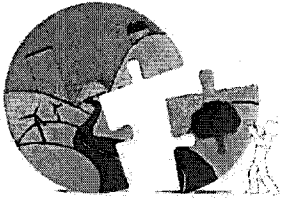
Charissa Leach, Assistant TLMA Director


Tim Wheeler, Urban Regional Planner III

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

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

"Planning Our Future... Preserving Our Past"



RIVERSIDE COUNTY PLANNING DEPARTMENT

Charissa Leach
Assistant TLMA Director

August 30, 2017

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

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

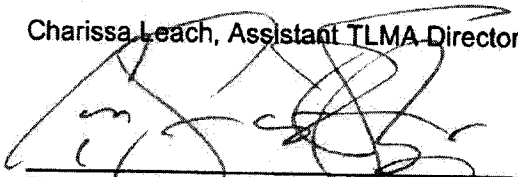
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If you have any further questions, please feel free to contact the project planner Tim Wheeler at 951-955-6060 or email him at twheeler@rivco.org.

Sincerely,

Charissa Leach, Assistant TLMA Director



Tim Wheeler, Urban Regional Planner III

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P.O. Box 1409, Riverside, California 92502-1409
(951) 955-3200 • Fax (951) 955-1811

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Palm Desert, California 92211
(760) 863-8277 • Fax (760) 863-7040

"Planning Our Future... Preserving Our Past"

INDEMNIFICATION AGREEMENT

This INDEMNIFICATION AGREEMENT ("Agreement"), made by and between the COUNTY OF RIVERSIDE, a political subdivision of the State of California ("COUNTY"), and VGT Properties, LLC, a California limited liability company, T.M. Stanford, LLC, a California limited liability company, MCA Magnolia, LLC, a California limited liability company, and T&C Development, Inc., a California corporation, ("PROPERTY OWNER"), relating to the PROPERTY OWNER'S indemnification of the COUNTY under the terms set forth herein:

WITNESSETH:

WHEREAS, the PROPERTY OWNER has a legal interest in the certain real property described as APNs 135-170-020 and 135-170-031 ("PROPERTY"); and,

WHEREAS, on November 3, 2016, PROPERTY OWNER filed an application for Plot Plan 26133 ("PROJECT"); and,

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

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

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

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

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

1. **Indemnification.** PROPERTY OWNER, at its own expense, shall defend, indemnify and hold harmless the COUNTY, its agents, officers, and

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

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

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

4. ***Payment for COUNTY's LITIGATION Costs.*** Payment for COUNTY's costs related to the LITIGATION shall be made on a deposit basis. LITIGATION costs include any associated costs, fees, damages, and expenses as further described in Section 1. herein as Indemnification Obligation. Within thirty (30) days of receipt of notice from COUNTY that LITIGATION has been initiated against the PROJECT, PROPERTY OWNER shall initially deposit with the COUNTY's Planning Department the total amount of Twenty Thousand Dollars (\$20,000). PROPERTY OWNER shall deposit with COUNTY such additional amounts as COUNTY reasonably and in good faith determines, from time to time, are necessary to cover costs and expenses incurred by the COUNTY, including but not limited to, the Office of County Counsel, Riverside County Planning Department and the Riverside County Clerk of the Board associated with the LITIGATION. Within ten (10) days of written notice from COUNTY, PROPERTY OWNER shall make such additional deposits. Collectively, the initial deposit and additional deposits shall be referred to herein as the "Deposit."

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

6. **Notices.** For all purposes herein, notices shall be effective when personally delivered, delivered by commercial overnight delivery service, or sent by certified or registered mail, return receipt requested, to the appropriate address set forth below:

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

PROPERTY OWNER:
VGT Properties, LLC
T.M. Stanford, LLC
MCA Magnolia, LLC
T&C Development, Inc.
c/o MCA Realty, Inc. (Magnolia
Business Park, LLC)
Attn: Dalida Silverman
1600 Chicago Ave., Suite R-1
Riverside, CA 92507

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

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

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

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

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

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

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

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

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

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

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

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

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

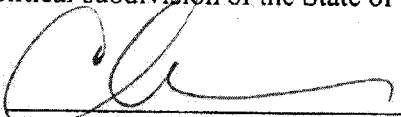
18. *Joint and Several Liability.* In the event there is more than one PROPERTY OWNER, the liability of PROPERTY OWNER shall be joint and several, and PROPERTY OWNER each of them shall be jointly and severally liable for performance of all of the obligations of PROPERTY OWNER under this Agreement.

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

(Agreement and signatures continued on next page)

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

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

By: 
Charissa Leach
Assistant TLMA Director – Community Development

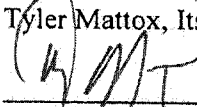
Dated: 10/11/17

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

By: 
Brian I. Thompson, Manager

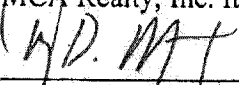
Dated: 9/28/17

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

By: 
Tyler Mattox, Manager

Dated: 10/3/17

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

By: 
Tyler D. Mattox, President/CEO

Dated: 10/3/17

By: 
Jared S. Gordon, Secretary/CFO

Dated: 10/4/17

T & C Development, Inc., a California corporation

By: Kai-Chin Chan
Kai-Chin Chan, President/CEO

Dated: OCT. 4 '17

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

Dated: oct. 6 '17

ALL-PURPOSE ACKNOWLEDGMENT

Title of Document: Indemnification Agreement

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

State of ~~California~~ Arizona

County of Maricopa

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

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

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

WITNESS my hand and official seal.

Signature *[Signature]*

17-7-2019

FOR NOTARY STAMP



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

CALIFORNIA CERTIFICATE OF ACKNOWLEDGMENT

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

State of California)

County of Orange)

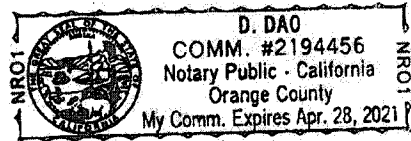
On 3rd of October 2017 before me, D Dao,
(here insert name and title of the officer)

personally appeared Tyler Mathox

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

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

WITNESS my hand and official seal.



Signature D Dao

(Seal)

Optional Information

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

Description of Attached Document

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

containing _____ pages, and dated _____

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

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

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

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

Additional Information

Method of Signer Identification

Proved to me on the basis of satisfactory evidence:

- ☐ form(s) of identification ☐ credible witness(es)

Notarial event is detailed in notary journal on:

Page # _____ Entry # _____

Notary contact: _____

Other

- ☐ Additional Signer(s) ☐ Signer(s) Thumbprint(s)

☐ _____

CALIFORNIA CERTIFICATE OF ACKNOWLEDGMENT

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

State of California)

County of Orange)

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

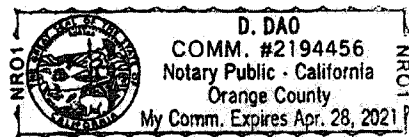
personally appeared Jared Seth Gordon

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

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

WITNESS my hand and official seal.

Signature D Dao



(Seal)

Optional Information

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

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

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

Additional Information

Method of Signer Identification

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

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

Notary contact: _____

Other

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

☐

CALIFORNIA CERTIFICATE OF ACKNOWLEDGMENT

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State of California)

County of Orange)

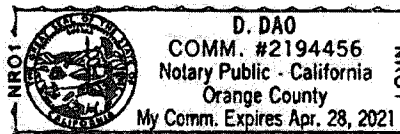
On October 4th, 2017 before me, D. Dao
(here insert name and title of the officer)

personally appeared Kaichin Chan
and Pi Lan Tsai

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

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

WITNESS my hand and official seal.



Signature D. Dao

(Seal)

Optional Information

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

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- ☐ Individual(s)
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- ☐ Corporate Officer(s) _____
Title(s) _____
- ☐ Guardian/Conservator
- ☐ Partner - Limited/General
- ☐ Trustee(s)
- ☐ Other: _____

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

Additional Information

Method of Signer Identification

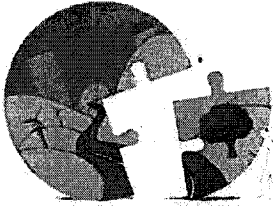
Proved to me on the basis of satisfactory evidence:
☐ form(s) of identification ☐ credible witness(es)

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

Notary contact: _____

Other

☐ Additional Signer(s) ☐ Signer(s) Thumbprint(s)
☐ _____



Steve Weiss, AICP
Planning Director

RIVERSIDE COUNTY PLANNING DEPARTMENT

APPLICATION FOR LAND USE AND DEVELOPMENT

CHECK ONE AS APPROPRIATE:

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

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED.

APPLICATION INFORMATION

Applicant Name: AD/S Companies

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

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

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

Engineer/Representative Name: N/A

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

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

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

Property Owner Name: MCA Realty, Inc.

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

Mailing Address: 1600 Chicago Ave.
Riverside CA 92507
City State ZIP

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

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

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

APPLICATION FOR LAND USE AND DEVELOPMENT

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

AUTHORITY FOR THIS APPLICATION IS HEREBY GIVEN:

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

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

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

PRINTED NAME OF PROPERTY OWNER(S)

[Signature]

SIGNATURE OF PROPERTY OWNER(S)

PRINTED NAME OF PROPERTY OWNER(S)

SIGNATURE OF PROPERTY OWNER(S)

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

AUTHORIZATION FOR CONCURRENT FEE TRANSFER

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

PROPERTY INFORMATION:

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

Approximate Gross Acreage: 1.39 acres and 3.72 acres

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

APPLICATION FOR LAND USE AND DEVELOPMENT

PROJECT PROPOSAL:

Describe the proposed project.

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

Number of existing lots: _____

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

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

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

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

APPLICATION FOR LAND USE AND DEVELOPMENT

6		
7		
8		
9		
10		

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

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

Related cases filed in conjunction with this application:

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

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

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

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

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

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

Is this an application for a development permit? Yes ☐ No ☐

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

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

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

☐ Santa Ana River/San Jacinto Valley

☐ Santa Margarita River

☐ Whitewater River

APPLICATION FOR LAND USE AND DEVELOPMENT

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

HAZARDOUS WASTE AND SUBSTANCES STATEMENT

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

Name of Applicant: T&C Development, V&T Properties, The Stanford and Magnolia

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

Phone number: 951-682-6000

Address of site (street name and number if available, and ZIP Code): 12490, 12500, 12570 + 12580

Local Agency: County of Riverside

Magnolia Ave

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

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

Regulatory Identification number: _____

Date of list: _____

Applicant: [Signature] Date 7/28/16

HAZARDOUS MATERIALS DISCLOSURE STATEMENT

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

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

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

Owner/Authorized Agent (1) [Signature] Date 7/28/16

Owner/Authorized Agent (2) _____ Date _____

APPLICATION FOR LAND USE AND DEVELOPMENT

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

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

PROPERTY OWNERS CERTIFICATION FORM

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

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

APN (s) or case numbers VAR01901 For

Company or Individual's Name RCIT - GIS,

Distance buffered 600'

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

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

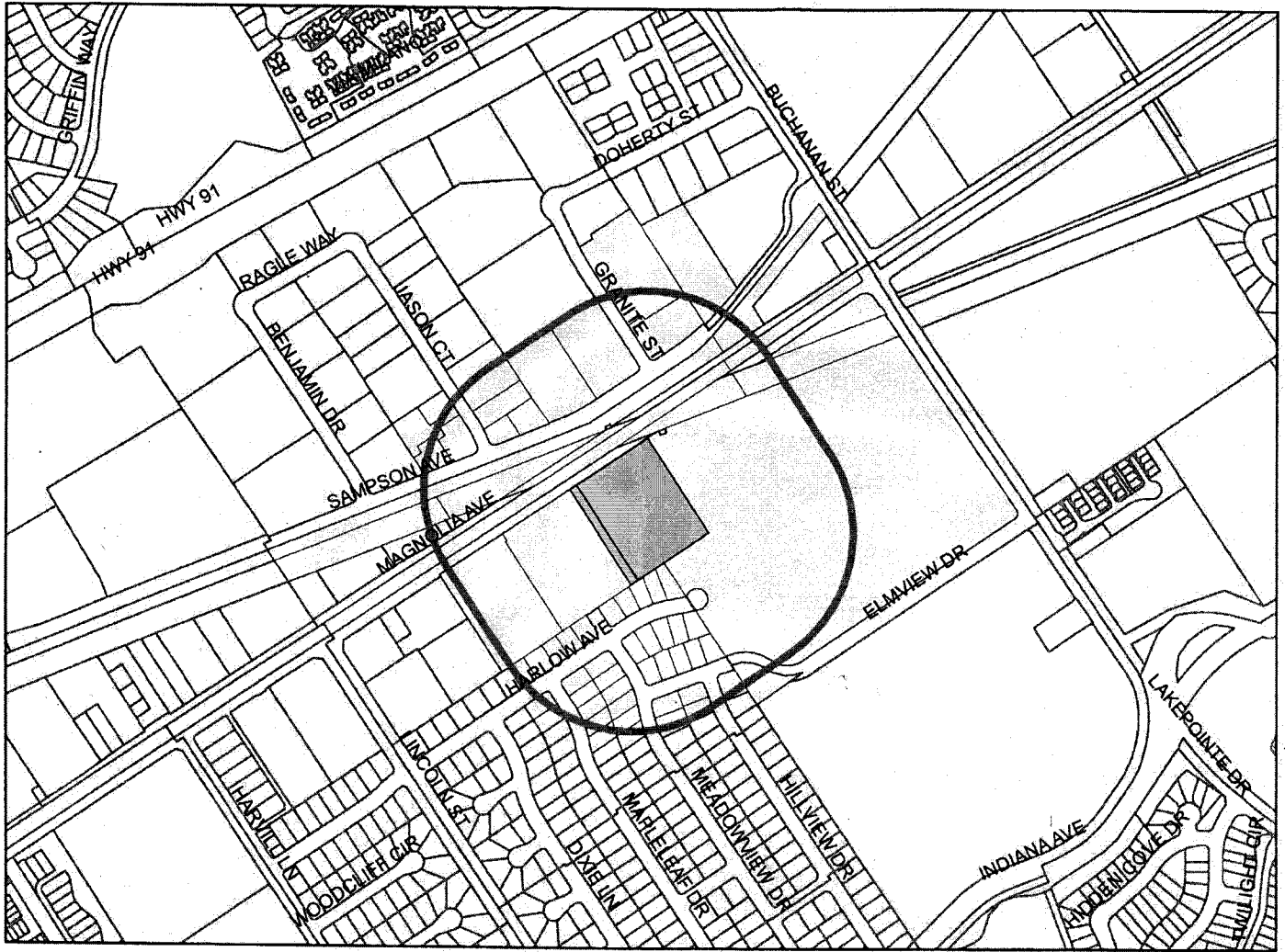
TITLE: GIS Analyst

ADDRESS: 4080 Lemon Street 9TH Floor

Riverside, Ca. 92502

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

VAR01901 (600 feet buffer)



Selected Parcels

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



760 380 0 760 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.



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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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



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

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

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

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

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

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

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

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

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

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

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

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

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

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



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

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

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

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

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

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

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

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

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

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

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

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

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

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



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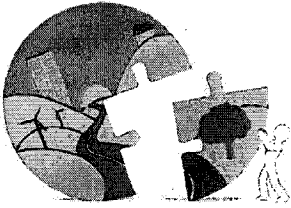
ASMT: 172390047, APN: 172390047
SF RR, ETAL
ATTN ROADMASTER
740 E CARNEGIE DR
SAN BERNARDINO CA 92408

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

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

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

MCA Reality, Inc.
1600 Chicago Avenue
Riverside, CA 92507
Attn: Dalida Silverman



RIVERSIDE COUNTY PLANNING DEPARTMENT

Charissa Leach
Assistant TLMA Director

NOTICE OF EXEMPTION

TO: ☐ Office of Planning and Research (OPR)
P.O. Box 3044
Sacramento, CA 95812-3044
☒ County of Riverside County Clerk

FROM: Riverside County Planning Department
☐ 4080 Lemon Street, 12th Floor
P. O. Box 1409
Riverside, CA 92502-1409

☐ 38686 El Cerrito Road
Palm Desert, CA 92201

Project Title/Case No.: VAR01901

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

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

Name of Public Agency Approving Project: Riverside County Planning Department

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

Exempt Status: (Check one)

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

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

Tim Wheeler

County Contact Person

951-955-6060

Phone Number

Signature

Urban Regional Planner III

Title

October 16, 2017

Date

Date Received for Filing and Posting at OPR: _____

NOTICE OF EXEMPTION

Page 2

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

FOR COUNTY CLERK'S USE ONLY

--

COUNTY OF RIVERSIDE
SPECIALIZED DEPARTMENT RECEIPT
Permit Assistance Center

O* REPRINTED * R1613414

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

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

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

Received from: AD/S COMPANIES
paid by: CK 3020

\$50.00

EA42967

paid towards: CFG06338 CALIF FISH & GAME: DOC FEE
at parcel: 12490 MAGNOLIA AVE RIV
appl type: CFG3

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

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

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