

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



ITEM
1.3
(ID # 5622)

MEETING DATE:

Tuesday, October 31, 2017

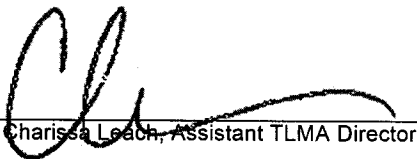
FROM : TLMA-PLANNING:

SUBJECT: TRANSPORTATION & LAND MANAGEMENT AGENCY/PLANNING: RECEIVE AND FILE THE ASSISTANT TLMA DIRECTOR'S DECISION TO APPROVE VARIANCE NO. 1902 – 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 – 3.59 Acres - Zoning: Manufacturing – Service Commercial (M-SC) - REQUEST: Variance No. 1902 ("Project") is a request to increase the height of a proposed sign from the maximum height of 45 feet to 80 feet tall. Additionally, the request is also to increase the square-footage of the sign from the maximum of 150 square-feet to 211 square-feet. Variance No. 1902 is associated with Plot Plan No. 26135, which will be considered ministerially by the Assistant TLMA Director if Variance No. 1902 is granted. Plot Plan No. 26135 will allow the construction of an on-premises monument/pole sign for the self-storage facility. [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



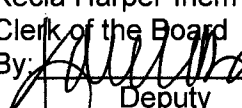
Charissa Leach, Assistant TLMA Director

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

Kecia 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. 1902 EXEMPT from the California Environmental Quality Act (CEQA) pursuant to State CEQA Guidelines Section 15303 (New Construction and Conversion of Small Structures) and 15311 (Accessory Structures), based on the findings incorporated in the staff report and the conclusion that the project will not have a significant effect on the environment; and,

APPROVED VARIANCE NO. 1902, 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 an 80 foot tall, 211 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

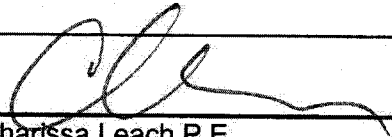
APPROVED Plot Plan No. 23327, subject to the conditions of approval.

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. 1902
 CEQA Exempt
 Applicant: AD/S Companies
 Engineer/Representative: AD/S Companies c/o
 Robin Bell


 Charissa Leach P.E.
 Assistant TLMA Director

COUNTY OF RIVERSIDE PLANNING DEPARTMENT STAFF REPORT

PROJECT DESCRIPTION:

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

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

PROJECT LOCATION:

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

PROJECT BACKGROUND:

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

SUMMARY OF FINDINGS:

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

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

RECOMMENDATIONS:

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

APPROVE VARIANCE NO. 1902, based upon the findings and conclusions incorporated in the staff report.

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

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

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

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

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

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

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

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

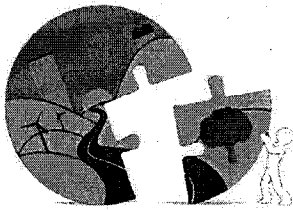
CONCLUSIONS:

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

2. The public's health, safety, and general welfare are protected through this variance.
3. The proposed variance is compatible with the present and future logical development of the area.
4. The proposed variance will not have a significant effect on the environment.
5. The proposed variance will not preclude reserve design for the Western Riverside County Multiple Species Habitat Conservation Plan (WRCMSHCP).

INFORMATIONAL ITEMS:

1. As of this writing, no letters, in support or opposition have been received.
2. The variance project site **is not** located within:
 - a. A 100-year flood plain, an area drainage plan, or dam inundation area; or,
 - b. A High Fire Area or Fire Responsibility Area; or,
 - c. A County Service Area (CSA)
3. The variance project site **is** located within:
 - a. The cities of Corona & Riverside sphere of influence; and,
 - b. The Stephens Kangaroo Rat Fee Area or Core Reserve Area; and
 - c. A high liquefaction area
4. The subject site is currently designated as Assessor's Parcel Nos. 135-170-030.



Charissa Leach
Assistant TLMA Director

RIVERSIDE COUNTY **PLANNING DEPARTMENT**

Memorandum

3.2

Date: September 6, 2017

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


From: Tim Wheeler, Project Planner

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

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

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

Sincerely,


Tim Wheeler, Project Planner

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"

NOTICE OF PUBLIC HEARING

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

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

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

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

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

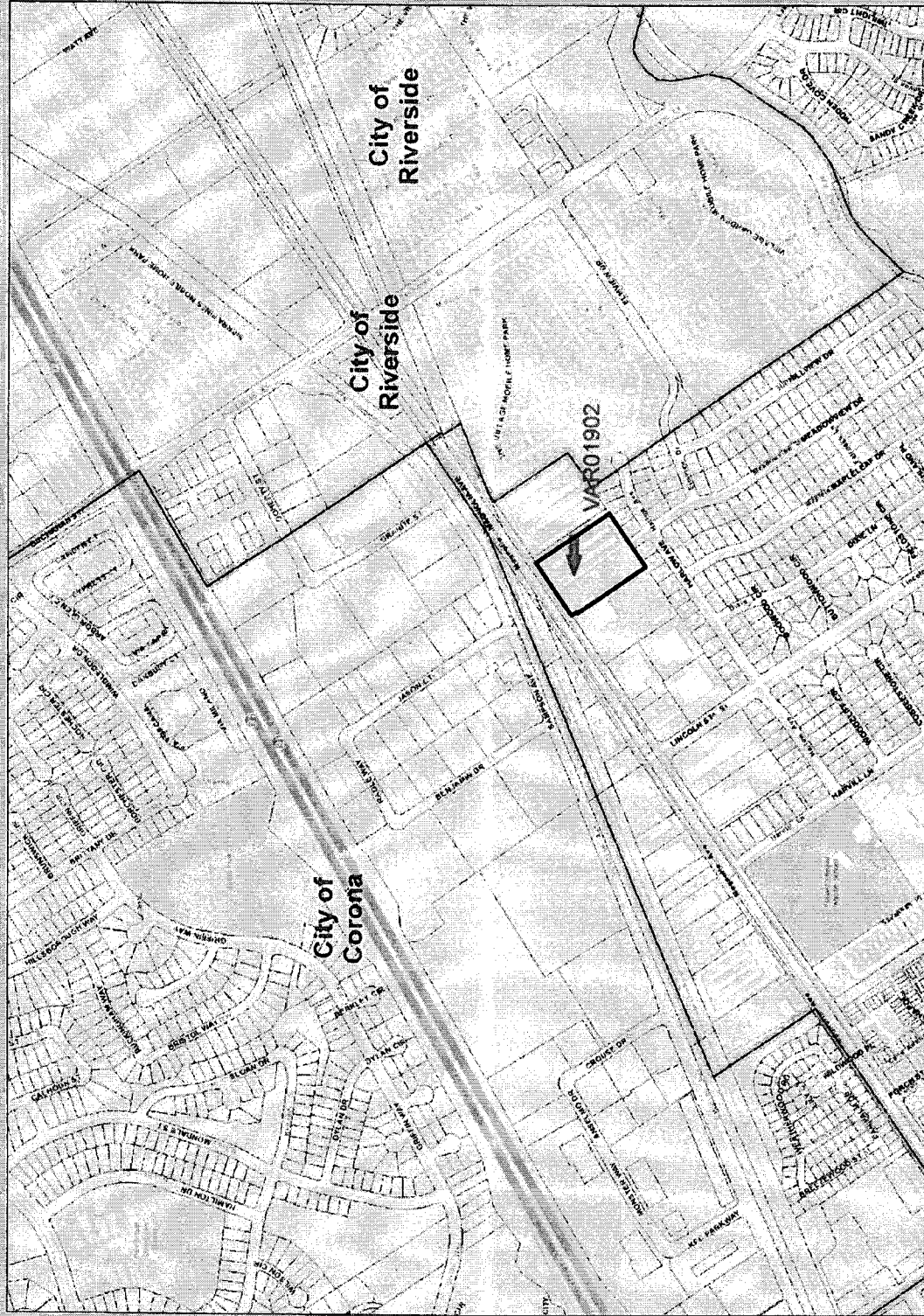
The case file for the proposed project may be viewed Monday through Friday, from 8:00 A.M. to 5:00 P.M. at the Planning Department office, located at 4080 Lemon St. 12th Floor, Riverside, CA 92501.

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

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

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

VAR01902 Vicinity Map



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

Notes

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

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1,963 Feet



VAR01902

Land Use Map



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

Notes

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



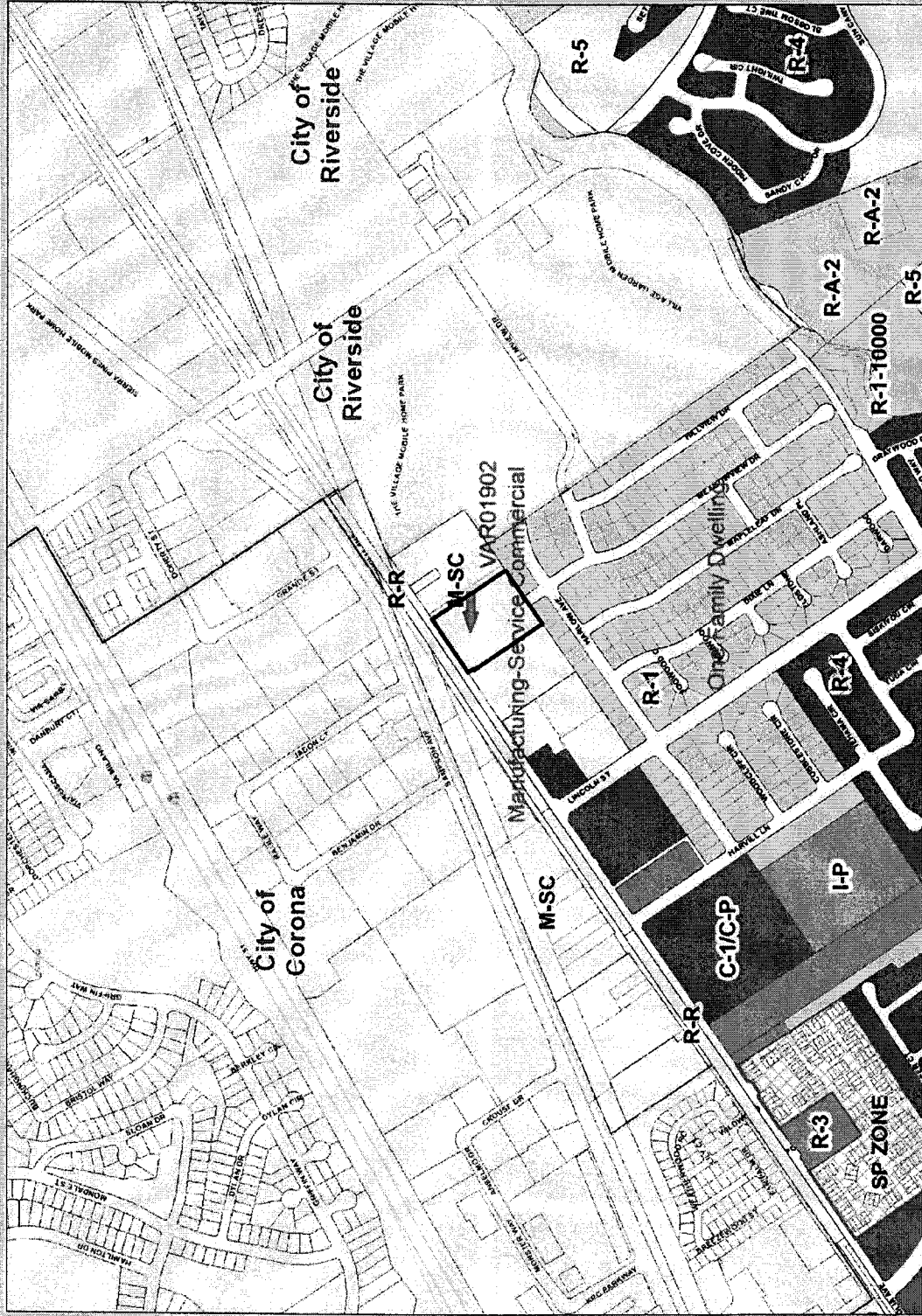
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VAR01902 Zoning Map



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

Notes

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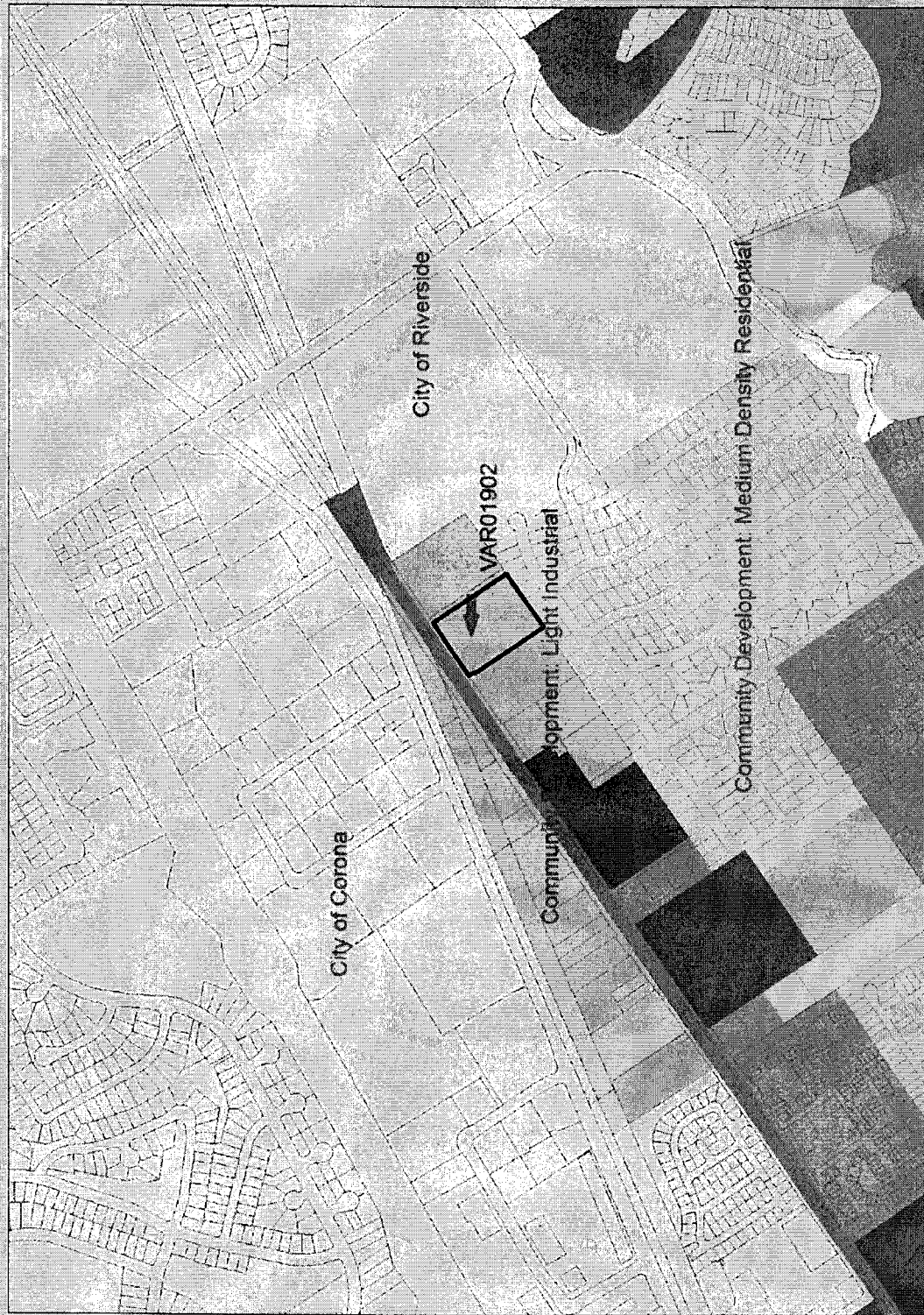


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VAR01902

General Plan Map



Legend

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

Notes

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Prepared for:



12530 Magnolia Avenue
Riverside, CA 92503

From: **ROBIN BELL**
 Cell: 951.721.4535
 Email: rbell@ad-s.com

CASE: VAR01902
EXHIBIT A: Site Plan (6 pages)
DATE: 9/11/17
PLANNER: T. Wheeler

[illegible]

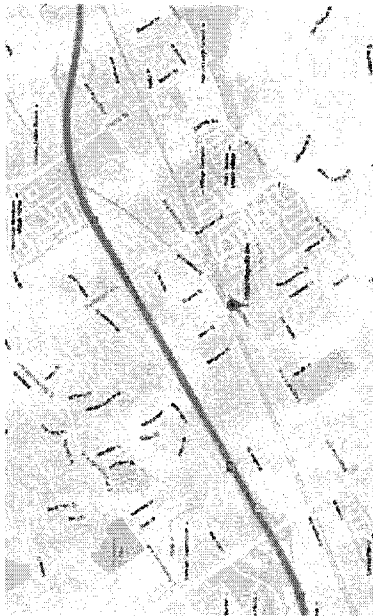
Union Name (Printed) _____ Date _____
Local Base Signature _____

PLEASE INITIAL ALL PAGES

Approved as listed Approved Initial & described Rejected

☐ ☐ ☐ ☐

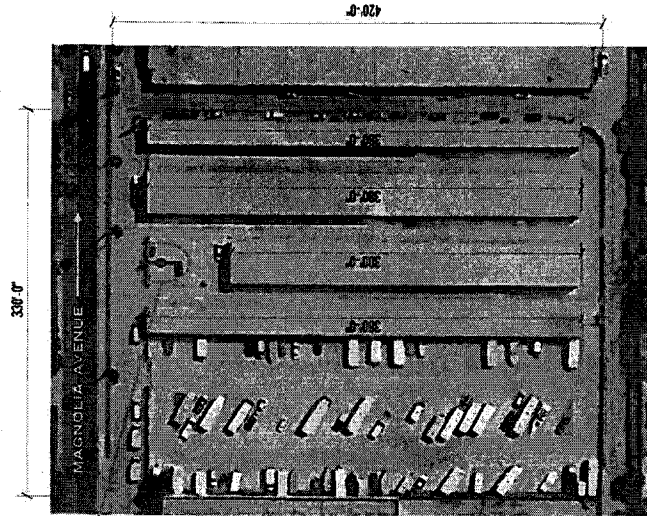
Rev. #02 Rev. #027106
U.S. Drawing #4-0871
Pages: 6 (including cover page)



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




SIGN
LOCATION

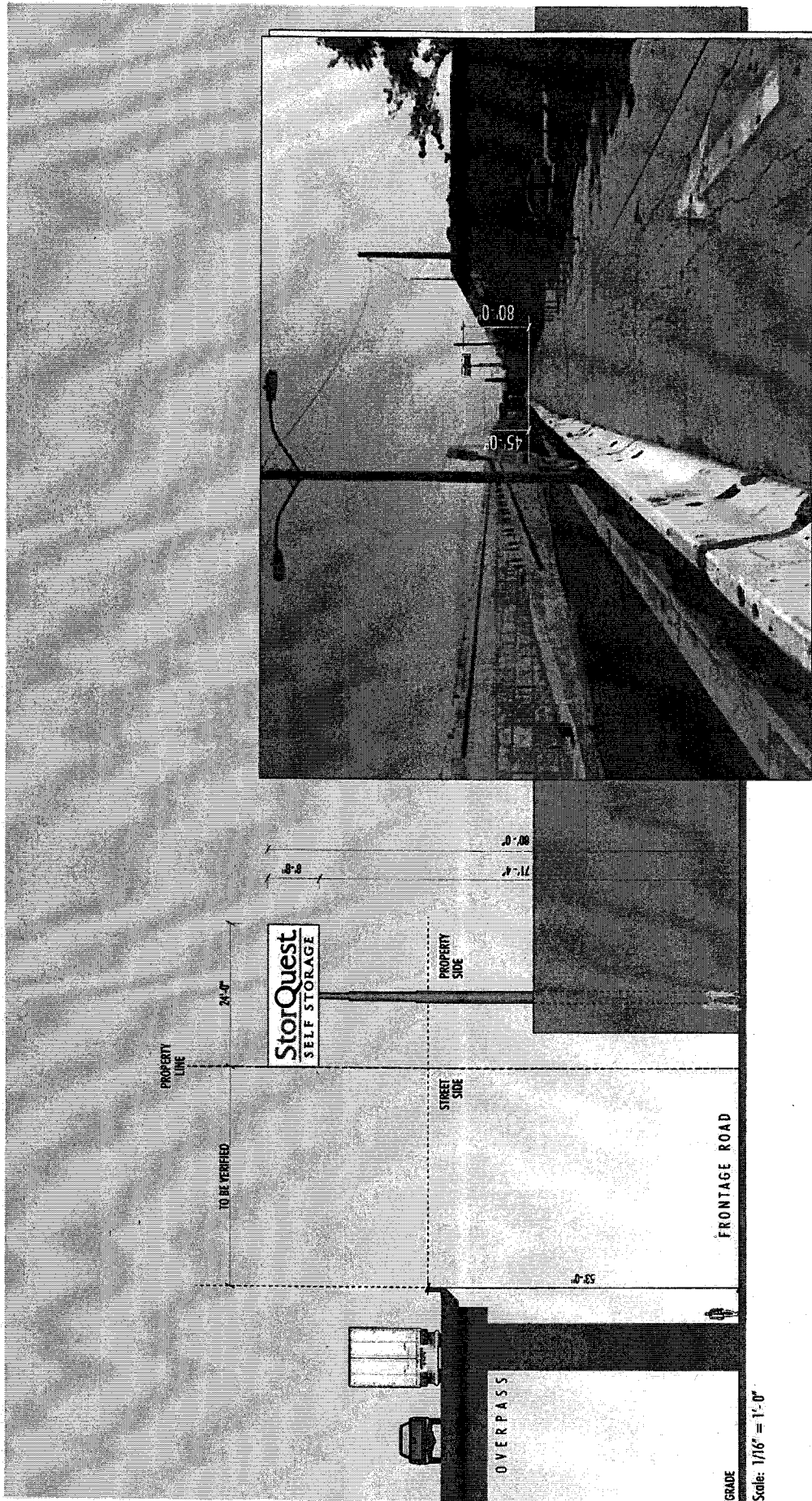


3 SITE VIEW - 12530 Magnolia Avenue, Riverside, CA
SCALE: 1" = 100'-0"



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

 <p>1160 Railroad St. Corona, CA 92882 Tel: 951.278.0681 Fax: 951.278.0681 www.ads.com</p>	<p>■ Signage + Fabrication ■ Displays + Fixtures ■ Lighting + Maintenance</p>	<p>Client: William Warren Group 940 South Coast Drive Suite 205 Costa Mesa, CA 92626</p>	<p>Project: StorQuest - Riverside 12530 Magnolia Avenue Riverside, CA 92583</p>	<p>Revisions: A A A</p>	<p>This is an original unaltered drawing created by ADS Inc. It is not to be reproduced, copied, or used in any way without the written permission of ADS Inc.</p> <p>Project No: 40911-R02 Date: 06-21-16 Site Name: Vicinity Map, Site View Sheet No: SP1.0 7 of 5</p>
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1160 Railroad St. Corona, CA 92882 T 800.862.3202 F 951.278.0481 www.ads.com	Signage + Fabrication Displays + Fixtures Lighting + Maintenance	Client: William Warren Group 940 South Coast Drive Suite 205 Costa Mesa, CA 92626	Project: StorQuest - Riverside 12530 Magnolia Avenue Riverside, CA 92503	Revisions: A A A	Project No. 40911-R02 Date 06-21-16 Sign Type A - 80' ht pylon sign Sheet No. 1.0	BANKS
ADS COMPANIES	This is an unprinted, uncolored 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 utilized in any other manner without the prior written permission of ADS Inc.					

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



ADS
COMPANIES

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

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

Revisions:

Project No:	40911-R02	REVISED
Date:	06-21-16	
Sign type:	A - 80' ht pylon sign, Option A	
Sheet No:	1.1	4 of 5



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

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

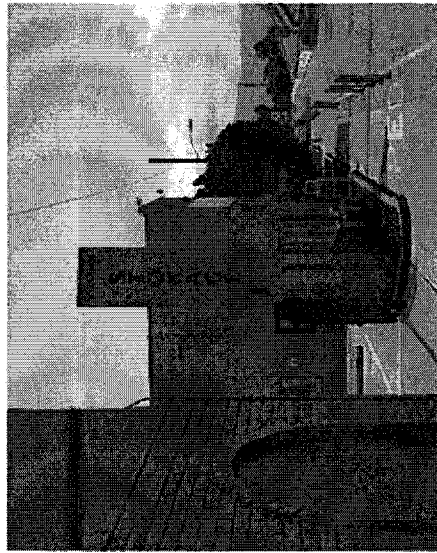
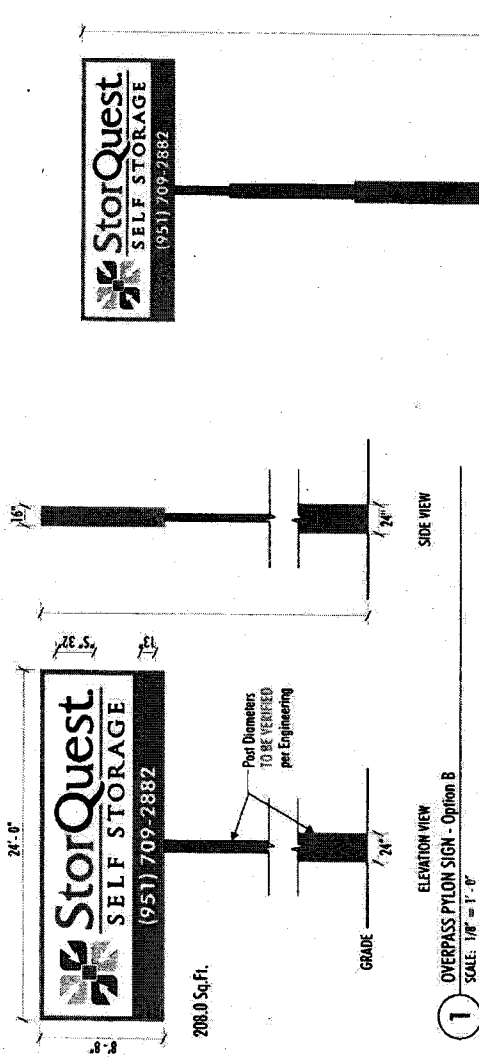
This is an original unpublished drawing created by AHS Inc. It is submitted for your personal use in conjunction with a project being planned for you by AHS Inc. It is not to be shown to anyone outside your organization, nor is it to be used, reproduced, copied or published in any fashion without written permission from AHS Inc.

OPTION B

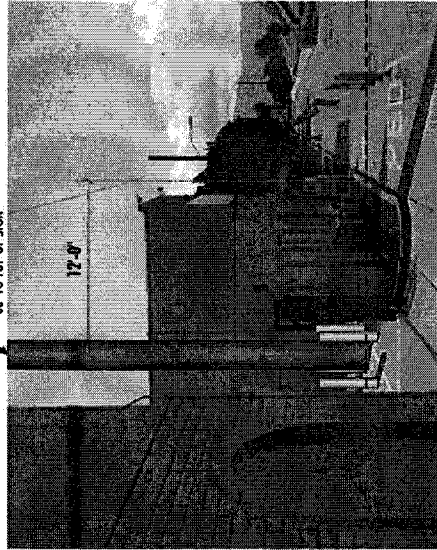
SCOPE OF WORK:

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

F-1	PTM PMS 187c
V-1	3M Digital Print TM 7532c
V-2	3M Digital Print TM 7535c
V-3	3M Black vinyl
V-4	3M Red Vinyl TM 187c



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



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

GRADE

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

<p>1160 Railroad St. Carson, CA 92882 T 800.842.3202 P 951.278.0681 www.ads-j.com</p>	<p>Client:</p> <p>William Warren Group 940 South Coast Drive Suite 205 Costa Mesa, CA 92626</p>	<p>Project:</p> <p>StorQuest - Riverside 12530 Magnolia Avenue Riverside, CA 92503</p>	<p>Revised:</p> <p>Project No: 40911-R02</p> <p>Date: 06-21-16</p> <p>Sign Type: A - 80' hi pylon sign, Option B</p> <p>Sheet No: 1.2</p> <p>5 of 5</p>
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- Signage + Fabrication
- Displays + Fixtures
- Lighting + Maintenance

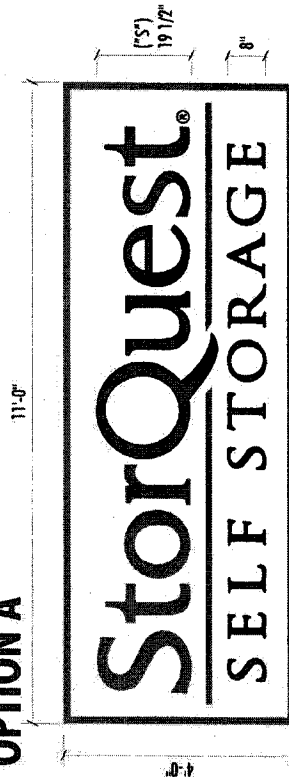
This is an unapproved preliminary drawing created by ADS Inc. It is not to be used for construction or as a basis for any other action without the written approval of ADS Inc.

SCOPE OF WORK:

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

041	PTM PMS 187C
V11	3M Digital Print TM 7332C
V21	3M Digital Print TM 7335C
V3	3M Black Vinyl
V4	3M Mod Vinyl TM 187C

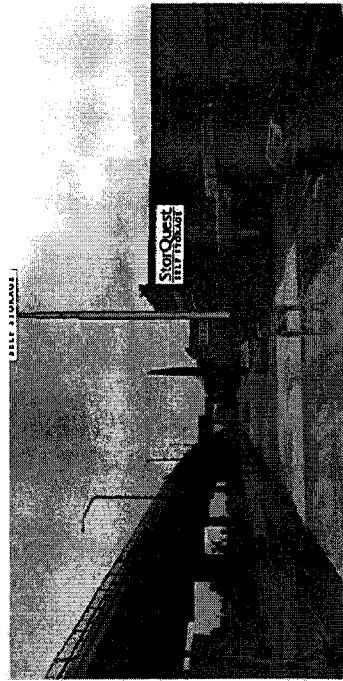
OPTION A



1A EXTERIOR WALL SIGN - Option A

44 S/F

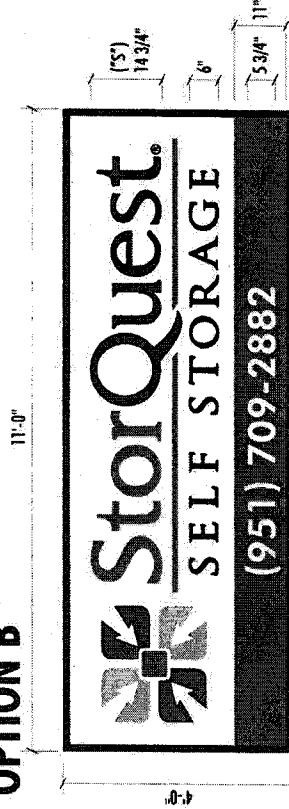
SCALE: 1/2" = 1'-0"



2A EXTERIOR WALL SIGN RENDERING - OPTION A

SCALE: 1/8" = 1'-0"

OPTION B



1B EXTERIOR WALL SIGN - Option B

44 S/F

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



2B EXTERIOR WALL SIGN RENDERING - OPTION B

SCALE: 1/8" = 1'-0"



1160 Railroad St.
Corona, CA 92882
TEL: 951.278.0481
www.ads-s.com

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

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

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

Resident:
A
A
A

Project No. 40911-R02

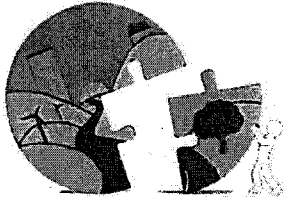
Date: 06-21-16

Sign Type: B - Ext. Wall Sign

Sheet No. 2.0

This is an original unaltered drawing created by ADS Inc. It is submitted for your record and is not to be shown to anyone outside your organization, nor is it to be used, reproduced, copied or exhibited in any fashion without written permission from ADS Inc.

6 of 6



RIVERSIDE COUNTY PLANNING DEPARTMENT

Charissa Leach
Assistant TLMA Director

August 30, 2017

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

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

City Planning Personnel,

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

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

Sincerely,

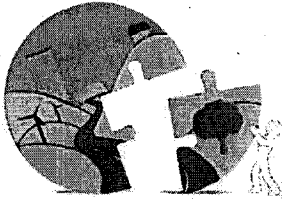
Charissa Leach, Assistant TLMA Director


Tim Wheeler, Urban Regional Planner III

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

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

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

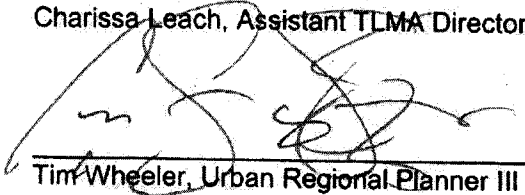
City Planning Personnel,

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

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

Sincerely,

Charissa Leach, Assistant TLMA Director

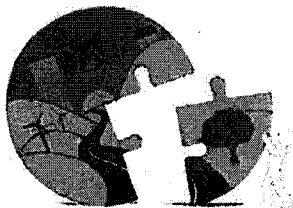


Tim Wheeler, Urban Regional Planner III

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

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

"Planning Our Future... Preserving Our Past"



Steve Weiss, AICP
Planning Director

WET Signature

RIVERSIDE COUNTY PLANNING DEPARTMENT

APPLICATION FOR LAND USE AND DEVELOPMENT

CHECK ONE AS APPROPRIATE:

☐ PLANNING PERMIT ☐ PUBLIC USE PERMIT ☒ VARIANCE
☐ ADDITIONAL USE PERMIT ☐ TEMPORARY USE PERMIT

☐ REVISED PERMIT Original Case No. PP 26135

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED.

APPLICATION INFORMATION

Applicant Name: AD/S Companies

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

Mailing Address: 1160 Railroad St.

Corona 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: William Warren Group

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

Mailing Address: 940 South Coast Dr. Suite 205

Costa Mesa CA 92626
City State ZIP

Daytime Phone No: (520) 306-0746 Fax No: ()

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

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

APPLICATION FOR LAND USE AND DEVELOPMENT

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

AUTHORITY FOR THIS APPLICATION IS HEREBY GIVEN:

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

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

William Warren Group - Clark Porter

PRINTED NAME OF PROPERTY OWNER(S) President

SIGNATURE OF PROPERTY OWNER(S)

PRINTED NAME OF PROPERTY OWNER(S)

SIGNATURE OF PROPERTY OWNER(S)

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

AUTHORIZATION FOR CONCURRENT FEE TRANSFER

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

PROPERTY INFORMATION:

Assessor's Parcel Number(s): 135-170-030

Approximate Gross Acreage: 3.59

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

APPLICATION FOR LAND USE AND DEVELOPMENT

PROJECT PROPOSAL:

Describe the proposed project.

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

Number of existing lots: _____

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

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

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

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

APPLICATION FOR LAND USE AND DEVELOPMENT

6		
7		
8		
9		
10		

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

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

Related cases filed in conjunction with this application:

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

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

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

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

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

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

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

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

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

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

☐ Santa Ana River/San Jacinto Valley

☐ Santa Margarita River

☐ Whitewater River

APPLICATION FOR LAND USE AND DEVELOPMENT

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

HAZARDOUS WASTE AND SUBSTANCES STATEMENT

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

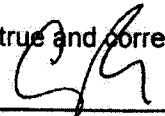
Name of Applicant: _____
Address: _____
Phone number: _____
Address of site (street name and number if available, and ZIP Code): _____
Local Agency: County of Riverside
Assessor's Book Page, and Parcel Number: _____
Specify any list pursuant to Section 65962.5 of the Government Code: _____
Regulatory Identification number: _____
Date of list: _____
Applicant: _____ Date _____

HAZARDOUS MATERIALS DISCLOSURE STATEMENT

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

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

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

Owner/Authorized Agent (1)  Date 7 28 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 VAR01902 For

Company or Individual's Name RCIT - GIS,

Distance buffered 600'

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

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

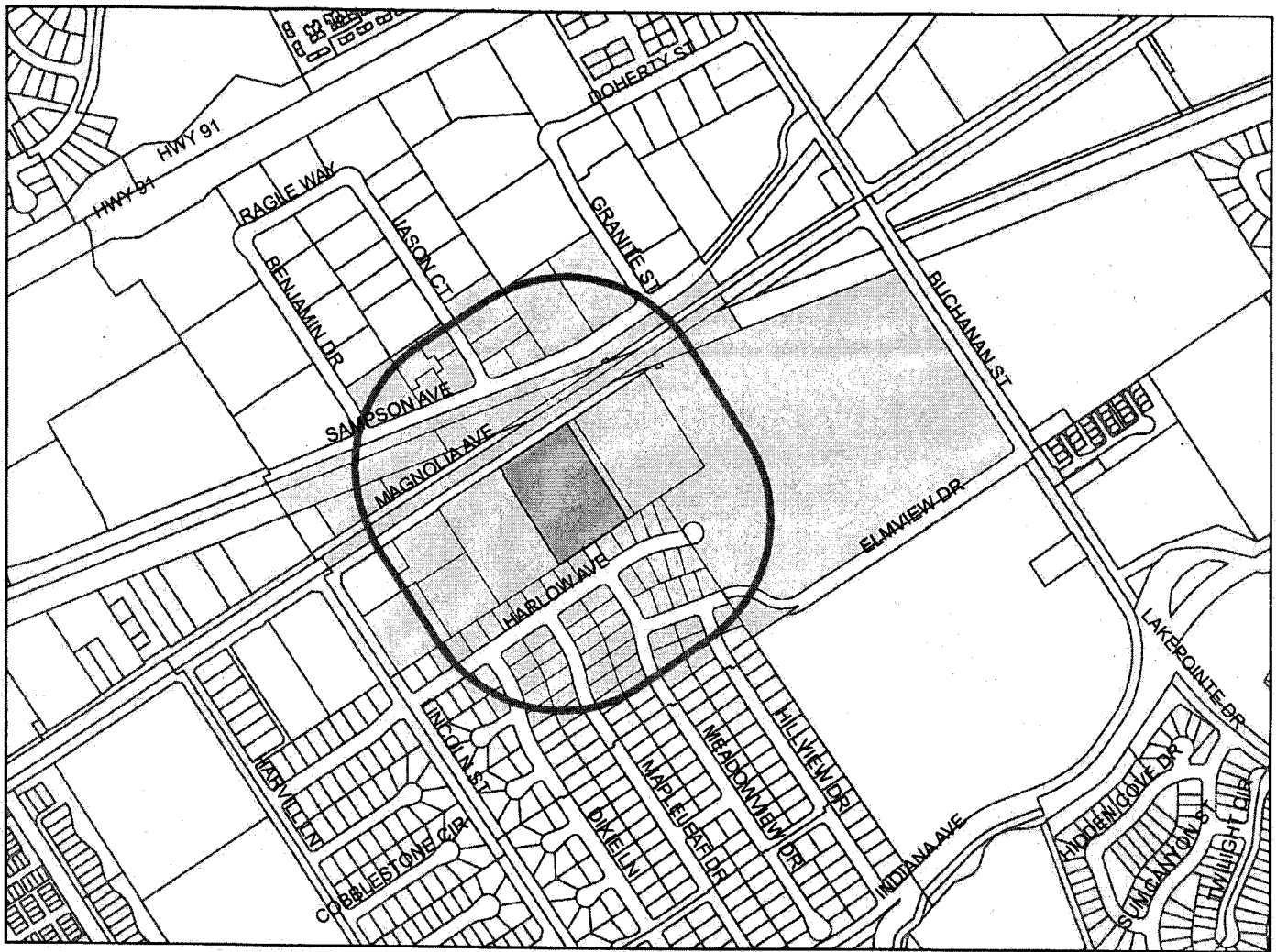
TITLE: GIS Analyst

ADDRESS: 4080 Lemon Street 9TH Floor

Riverside, Ca. 92502

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

VAR01902 (600 feet buffer)



Selected Parcels

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



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.



5962™/MC

Easy Peel® Address Labels
Bend along line to expose Pop-up Edge®Go to avery.com/templates
Use Avery Template 5962

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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Use Avery Template 5962

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

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

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

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

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

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

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

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

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

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

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

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

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

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

ASMT: 135183005, APN: 135183005
MARIA EDWARDS, ETAL
3630 HILLVIEW DR
RIVERSIDE, CA. 92503

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

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

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

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

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

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

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

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

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

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

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

ASMT: 135184003, APN: 135184003
BETTY LACY, ETAL
3630 MEADOWVIEW DR
RIVERSIDE, CA. 92503

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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

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

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

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

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

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

ASMT: 135185004, APN: 135185004
JEANETTE WALKER, ETAL
3646 MAPLELEAF DR
RIVERSIDE, CA. 92503

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ASMT: 135185005, APN: 135185005
ERIKA PEREZ, ETAL
3656 MAPLELEAF DR
RIVERSIDE, CA. 92503

ASMT: 135185012, APN: 135185012
BEATRIZ SANTAMARIA, ETAL
3675 DIXIE LN
RIVERSIDE, CA. 92503

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

ASMT: 135185013, APN: 135185013
MARCO SOSA
3665 DIXIE LN
RIVERSIDE, CA. 92503

ASMT: 135185007, APN: 135185007
CYNTHIA LEONTI, ETAL
3676 MAPLELEAF DR
RIVERSIDE, CA. 92503

ASMT: 135185014, APN: 135185014
PAULA WARMEE, ETAL
3655 DIXIE LN
RIVERSIDE, CA. 92503

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

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

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

ASMT: 135186016, APN: 135186016
BETUEL ROSAS, ETAL
12650 HARLOW AVE
RIVERSIDE, CA. 92503

ASMT: 135185010, APN: 135185010
CAM CHAU
2727 W CAMDEN PL
SANTA ANA CA 92704

ASMT: 135186017, APN: 135186017
MAURICIO MICHUA
12660 HARLOW AVE
RIVERSIDE, CA. 92503

ASMT: 135185011, APN: 135185011
JESSICA DEDIOS, ETAL
3685 DIXIE LN
RIVERSIDE, CA. 92503

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

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

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

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

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

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

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

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

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

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

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

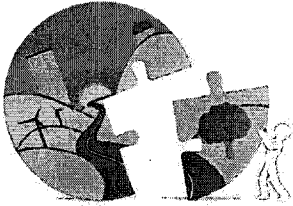
ASMT: 172390037, APN: 172390037
NAOMI ARRAS, ETAL
45510 EL PRADO RD
TEMECULA CA 92590

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

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

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

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



RIVERSIDE COUNTY PLANNING DEPARTMENT

Charissa Leach
Assistant TLMA Director

NOTICE OF EXEMPTION

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

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

☐ 38686 El Cerrito Road
Palm Desert, CA 92201

Project Title/Case No.: VAR01902

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

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

Name of Public Agency Approving Project: Riverside County Planning Department

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

Exempt Status: (Check one)

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

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

Tim Wheeler

County Clerk/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. 06339 - **SELECT**
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COUNTY OF RIVERSIDE
SPECIALIZED DEPARTMENT RECEIPT
Permit Assistance Center

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Suite A
Murrieta, CA 92563
(951) 600-6100

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

Received from: AD/S COMPANIES
paid by: CK 100500886
paid towards: CFG06339 CALIF FISH & GAME: DOC FEE
EA42968
at parcel #: 12530 MAGNOLIA AVE COR
appl type: CFG3

By MGARDNER Nov 03, 2016 16:46
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!

Additional info at www.rctlma.org