

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



**ITEM  
1.2  
(ID # 9380)**

**MEETING DATE:**  
Tuesday, April 2, 2019

**FROM :** TLMA-PLANNING:

**SUBJECT:** TRANSPORTATION & LAND MANAGEMENT AGENCY/PLANNING: RECEIVE AND FILE THE PLANNING COMMISSION'S APPROVAL OF CONDITIONAL USE PERMIT NO. 180002 – CEQ180010 – Applicant: Marshall Montazeri – Fifth Supervisorial District – Romoland Zoning Area – Harvest Valley/Winchester Area Plan: Community Development: Very Low Density Residential (CD:VLDR) (1 acre min.) – Location: North of Mapes Road, south of Ellis Avenue, east of Palomar Road, and west of Menifee Road – 2.39 Acres – Zoning: Rural Residential (R-R) – PROJECT DESCRIPTION: RV storage facility – APN: 327-360-002, 327-360-003 – REQUEST: Receive and file the Notice of Decision by the Planning Commission. District 5. [Applicant fees 100%]

**RECOMMENDED MOTION:** That the Board of Supervisors:

1. **RECEIVE AND FILE** the Planning Commission's Notice of Decision for the above referenced case acted on by the Planning Commission on February 20, 2019.

**ACTION:**Consent

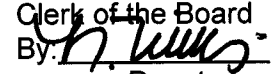
Charissa Leach, Assistant TLMA Director 3/25/2019

---

**MINUTES OF THE BOARD OF SUPERVISORS**

On motion of Supervisor Spiegel, 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, Spiegel, Washington, Perez and Hewitt  
Nays: None  
Absent: None  
Date: April 2, 2019  
xc: Planning, Applicant

Kecia Harper  
Clerk of the Board  
By:   
Deputy

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

<b>FINANCIAL DATA</b>	<b>Current Fiscal Year:</b>	<b>Next Fiscal Year:</b>	<b>Total Cost:</b>	<b>Ongoing Cost</b>
<b>COST</b>	\$ 0	\$ 0	\$ 0	\$ 0
<b>NET COUNTY COST</b>	\$ 0	\$ 0	\$ 0	\$ 0
<b>SOURCE OF FUNDS:</b> Deposit based funds			<b>Budget Adjustment:</b> No	
			<b>For Fiscal Year:</b> 18/19	

**C.E.O. RECOMMENDATION:** Approve

**BACKGROUND:**

**Summary**

A proposal to construct 121 parking stalls for Recreational Vehicle (RV) storage on a 2.39 acre site. The project includes the installation of a six-foot high vinyl fence along the rear and sides of the site and a six-foot high decorative metal fence along the street frontage, with an accompanying automated sliding gate for site access.

The Planning Commission heard the above referenced project on February 20, 2019. At the February 20, 2019 public hearing, the Planning Commission heard public testimony and discussed the project.

The Planning Commission approved the project by a 4-0 vote (Commissioner Taylor Berger was absent).

**Board Action**

The Planning Commission's 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.

**Project Information**

On February 2, 2018, a Conditional Use Permit (CUP180002) application was received by the Planning Department proposing the establishment of an outdoor RV self-storage facility on two parcels totaling 2.39 acres in the Winchester area of unincorporated Riverside County.

The proposed project includes 121 RV parking stalls with a typical width of 12-feet and varying depths ranging from 21-41 feet. In addition, the project includes the installation of a six-foot vinyl fence along the rear and sides of the site and a six-foot decorative metal fence along the street frontage, with an accompanying automated sliding gate for site access. Upon initial submittal, the scope of work for the project included the installation of an eight foot high chain-link fence with plastic privacy slats for screening purposes and barbed wire along the top for security. The project was revised to include the installation of vinyl tubular fencing along the sides and rear of the project site and a decorative metal fence along the street frontage. The new fence design

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

and materials provide for screening and will enhance the exterior appearance of the site. Landscaping along the street frontage will provide screening of the RV storage area from public view along Mapes Road. The parking stalls and internal circulation would be improved with a crushed asphalt material that would be installed with minimal grading.

The application material submitted to the Planning Department indicates that the project site would be used as a secure location for customers to store recreational vehicles. The project would be conditioned so that no maintenance, dumping, or washing amenities would be available on-site. The location would be strictly for the storage of RV vehicles, with various parking stalls available for recreational vehicles and trailers of various sizes with 24-hour controlled access. As defined in Ordinance No. 348, Article XXI, Section 21.62, a recreational trailer is a motor home, travel trailer, truck camper or camping trailer, with or without motive power, designed for human habitation for recreational, emergency, or other occupancy. In addition, no facilities or structures are proposed for the project and no employees would be stationed on-site, which eliminates the need for waste facilities and other on-site amenities. There is no physical office for this site and business would be handled remotely via website and phone. One employee would make periodic visits to the site for routine checkups and maintenance. This employee would also have occasional scheduled meetings at the project site with patrons for one of the lease areas. The site would be secured with fencing, controlled access, and video surveillance.

*Tribal Cultural Resources*

In compliance with Assembly Bill 52 (AB 52), notices regarding this project were mailed to nine (9) requesting tribes on February 26, 2018. In total, three responses were received from the Soboba Band of Luiseño Indians, Pala Band of Mission Indians, and the Pechanga Tribe (Temecula Band of Luiseño Mission Indians). The Pechanga Tribe's response, dated March 1, 2018, requested to initiate formal consultation. The Soboba Tribe's response, dated March 20, 2018, requested to initiate formal consultation. The Pala Tribe's response, dated March 14, 2018, declined AB-52 consultation as the project site was deemed to not be within the recognized Pala Indian Reservation. County Archaeologist, Heather Thomson, consulted with the two requesting tribes and no Tribal Cultural Resources were identified on the site. A condition of approval (060 – Planning-CUL. 1) has been recommended, stating all earthwork required to develop the property shall be monitored by a qualified archaeologist and a Native American representative as there still remains a possibility of buried cultural resources within the project area.

*Airport Land Use Commission*

The project site is located within Airport Compatibility Zone D of the March Air Reserve Base/Inland Port Airport Influence Area (AIA). Within Compatibility Zone D of the March Air Reserve Base/Inland Port Airport Land Use Compatibility plan, non-residential intensity is not restricted for a commercial development such as the project. On September 27, 2018, the ALUC Director determined the project to be consistent with the 2014 March Air Reserve Base/Inland Port Airport Land Use Compatibility Plan, provided that the County of Riverside

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

applies six recommended conditions to the project as specified in the ALUC approval letter. The six conditions have been incorporated into the Advisory Notification Document for this project.

CUP180002 and CEQ180010 were submitted to the County of Riverside on February 8, 2018.

**Impact on Citizens and Businesses**

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

**ATTACHMENTS**

- A. PLANNING COMMISSION MINUTES
- B. PLANNING COMMISSION STAFF REPORT

  
\_\_\_\_\_  
Jason Farin, Senior Management Analyst 3/26/2019



**PLANNING COMMISSION  
MINUTE ORDER  
FEBRUARY 20, 2019**

- I. AGENDA ITEM 4.2**  
**CONDITIONAL USE PERMIT NO. 180002 – Intent to Adopt a Negative Declaration – CEQ180010 – Applicant:** Marshall Montazeri – Fifth Supervisorial District– Romoland Zoning Area – Harvest Valley/Winchester Area Plan: Community Development: Very Low Density Residential (CD-VLDR) (1 acre min.) – Location: Northerly of Mapes Road, southerly of Ellis Avenue, easterly of Palomar Road, and westerly of Menifee Road – 2.39 Acres – Zoning: Rural Residential (R-R).
- II. PROJECT DESCRIPTION:**  
A proposal to construct 121 parking stalls for Recreational Vehicle (RV) storage on a 2.39 acre site. The project includes the installation of a six-foot high vinyl fence along the rear and sides of the site and a six-foot high decorative metal fence along the street frontage, with an accompanying automated sliding gate for site access.
- III. MEETING SUMMARY:**  
The following staff presented the subject proposal:  
Project Planner: Gabriel Villalobos at (951) 955-6184 or email at [gvillalo@rivco.org](mailto:gvillalo@rivco.org).
- Spoke in favor:  
Marshall Montazeri, Applicant
- No one spoke opposition or in a neutral position.
- IV. CONTROVERSIAL ISSUES:**  
None.
- V. PLANNING COMMISSION ACTION:**  
Public Comments: Closed  
Motion by Commissioner Kroencke, 2<sup>nd</sup> by Commissioner Hake  
A vote of 4-0 (Commissioner Taylor-Berger Absent)

**ADOPTED** a Mitigated Negative Declaration for Environmental Assessment No. CEQ180010; and

**APPROVED** Conditional Use Permit No. 180002, subject to the conditions of approval.



**COUNTY OF RIVERSIDE  
PLANNING DEPARTMENT  
STAFF REPORT**

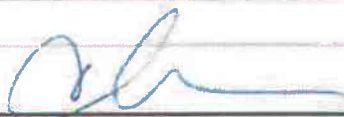
**Agenda Item No.**

**4.2**

**Planning Commission Hearing: February 20, 2019**

**PROPOSED PROJECT**

<b>Case Number(s):</b>	CUP180002	<b>Applicant(s):</b>	
<b>EA No.:</b>	CEQ180010	<b>Applicant(s):</b>	Marshall Montazeri
<b>Area Plan:</b>	Harvest Valley/Winchester	<b>Representative(s):</b>	
<b>Zoning Area/District:</b>	Romoland Area	<b>Representative(s):</b>	Love Engineering
<b>Supervisory District:</b>	Fifth District		
<b>Project Planner:</b>	Gabriel Villalobos		
<b>Project APN(s):</b>	327-360-002 & 327-360-003		

  
 Charissa Leach, P.E.  
 Assistant TLMA Director

**PROJECT DESCRIPTION AND LOCATION**

Conditional Use Permit No. 180002 is a proposal to a Recreational Vehicle (RV) storage ("project") consisting of 121 parking stalls on a 2.39 acres site. The project includes the installation of six-foot high vinyl fence along the rear and sides of the site and a six-foot high decorative metal fence along the street frontage, with an accompanying automated sliding gate for site access. The unmanned project site would be accessible with a key card and automated gate 24 hours a day, seven days a week.

The project site is located north of Mapes Rd, south of Ellis Ave, east of Palomar Rd, west of Menifee Rd and is located within the Harvest Valley/Winchester Area Plan.

**PROJECT RECOMMENDATION**

**STAFF RECOMMENDATIONS:**

**THAT THE PLANNING COMMISSION TAKE THE FOLLOWING ACTIONS:**

**ADOPT** a **NEGATIVE DECLARATION** for **ENVIRONMENTAL ASSESSMENT NO. CEQ180010**, based on the findings and conclusions provided in the initial study, attached hereto, and the conclusion that the project will not have a significant effect on the environment; and,

**APPROVE** **CONDITIONAL USE PERMIT NO. 180002**, subject to the attached advisory notification document and conditions of approval, and based upon the findings and conclusions provided in this staff report.

**PROJECT DATA**

<b>Land Use and Zoning:</b>	
	Specific Plan: N/A

Specific Plan Land Use:	N/A
Existing General Plan Foundation Component:	Community Development (CD)
Existing General Plan Land Use Designation:	Very Low Density Residential (VLDR)
Policy / Overlay Area:	Not within a Policy/Overlay Area
Surrounding General Plan Land Uses	
North:	Very Low Density Residential (VLDR)
East:	Very Low Density Residential (VLDR)
South:	City of Menifee
West:	Very Low Density Residential (VLDR)
Existing Zoning Classification:	Rural Residential (R-R)
Surrounding Zoning Classifications	
North:	Rural Residential (R-R)
East:	Rural Residential (R-R)
South:	City of Menifee
West:	Rural Residential (R-R)
Existing Use:	Vacant
Surrounding Uses	
North:	Vacant
South:	Vacant, Residential
East:	Vacant, Residential
West:	Vacant, Residential

**Project Details:**

<i>Item</i>	<i>Value</i>	<i>Min./Max. Development Standard</i>
Project Site (Acres):	2.39	
Existing Building Area (SQFT):	0	
Proposed Building Area (SQFT):	0	

**Located Within:**

City's Sphere of Influence:	Not in a city sphere
Community Service Area ("CSA"):	Yes – CSA 146 & 152
Special Flood Hazard Zone:	No – Outside Floodplain
Agricultural Preserve:	Not in an Agricultural Preserve
Liquefaction Area:	Low Liquefaction Potential
Subsidence Area:	Susceptible
Fault Zone:	Not in a Fault Zone

Fire Zone:	Not in a Fire Hazard Zone
Mount Palomar Observatory Lighting Zone:	Yes – Zone B
WRCMSHCP Criteria Cell:	Not in a Cell Number
CVMSHCP Conservation Boundary:	Not Coachella Valley Conservation
Stephens Kangaroo Rat (“SKR”) Fee Area:	In or partially within the SKR Fee Area
Airport Influence Area (“AIA”):	Yes – March Air Reserve Base, Zone D

**PROJECT LOCATION MAP**



Figure 1: Project Location Map

**PROJECT BACKGROUND AND ANALYSIS**

**Background:**

On February 2, 2018, a Conditional Use Permit (CUP180002) application was received by the Planning Department proposing the establishment of an outdoor RV self-storage facility on two parcels totaling 2.39 acres in the Winchester area of unincorporated Riverside County.

The proposed project includes 121 RV parking stalls with a typical width of 12-feet and varying depths ranging from 21-41 feet. In addition, the project includes the installation of a six-foot vinyl fence along the rear and sides of the site and a six-foot decorative metal fence along the street frontage, with an accompanying automated sliding gate for site access. Upon initial submittal, the scope of work for the project included the installation of an eight foot high chain-link fence with plastic privacy slats for screening purposes and barbed wire along the top for security. The project was revised to include the installation of



vinyl tubular fencing along the sides and rear of the project site and a decorative metal fence along the street frontage. The new fence design and materials provide for screening, and will enhance the exterior appearance of the site. Landscaping along the street frontage will provide screening of the RV storage area from public view along Mapes Road. The parking stalls and internal circulation would be improved with a crushed asphalt material that would be installed with minimal grading.

The application material submitted to the Planning Department indicates that the project site would be used as a secure location for customers to store recreational vehicles. The project would be conditioned so that no maintenance, dumping, or washing amenities would be available on-site. The location would be strictly for the storage of RV vehicles, with various parking stalls available for recreational vehicles and trailers of various sizes with 24-hour controlled access. As defined in Ordinance No. 348, Article XXI, Section 21.62, a recreational trailer is a motor home, travel trailer, truck camper or camping trailer, with or without motive power, designed for human habitation for recreational, emergency, or other occupancy. In addition, no facilities or structures are proposed for the project and no employees would be stationed on-site, which eliminates the need for waste facilities and other on-site amenities. There is no physical office for this site and business would be handled remotely via website and phone. One employee would make periodic visits to the site for routine checkups and maintenance. This employee would also have occasional meetings scheduled meetings at the project site with patrons for one of the lease areas. The site would be secured with fencing, controlled access, and video surveillance.

#### Tribal Cultural Resources

In compliance with Assembly Bill 52 (AB 52), notices regarding this project were mailed to nine (9) requesting tribes on February 26, 2018. In total, three responses were received from the Soboba Band of Luiseño Indians, Pala Band of Mission Indians, and the Pechanga Tribe (Temecula Band of Luiseño Mission Indians). The Pechanga Tribe's response, dated March 1, 2018, requested to initiate formal consultation. The Soboba Tribe's response, dated March 20, 2018, requested to initiate formal consultation. The Pala Tribe's response, dated March 14, 2018, declined AB-52 consultation as the project site was deemed to not be within the recognized Pala Indian Reservation. County Archaeologist, Heather Thomson, consulted with the two requesting tribes and no Tribal Cultural Resources were identified on the site. A condition of approval (060 – Planning-CUL. 1) has been recommended stating all earthwork required to develop the property shall be monitored by a qualified archaeologist and a Native American representative as there still remains a possibility of buried cultural resources within the project area.

#### Airport Land Use Commission

The project site is located within Airport Compatibility Zone D of the March Air Reserve Base/Inland Port Airport Influence Area (AIA). Within Compatibility Zone D of the March Air Reserve Base/Inland Port Airport Land Use Compatibility plan, non-residential intensity is not restricted for a commercial development such as the project. On September 27, 2018, the ALUC Director determined the project to be consistent with the 2014 March Air Reserve Base/Inland Port Airport Land Use Compatibility Plan, provided that the County of Riverside applies six recommended conditions to the project as specified in the ALUC approval letter. The six conditions have been incorporated into the Advisory Notification Document for this project.

CUP180002 and CEQ180010 were submitted to the County of Riverside on February 8, 2018.

### **ENVIRONMENTAL REVIEW / ENVIRONMENTAL FINDINGS**

An Initial Study (IS) and a Negative Declaration (ND) have been prepared for this project in accordance with the California Environmental Quality Act (CEQA). The IS and ND represent the independent

judgement of Riverside County. The documents were circulated for public review per the California Environmental Quality Act Statute and Guidelines Section 15105.

## **FINDINGS AND CONCLUSIONS**

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

### **Land Use Findings:**

The Project site has a General Foundation Component of Community Development, and a land use designation of Very Low Density Residential (CD-VLDR). The Very Low Density Residential land use designation provides for the development of conventional single family detached houses and ancillary structures on large parcels of 1 to 2 acres. Limited agriculture and animal-keeping uses, such as horses, are also allowed within this category, however, intensive animal keeping is discouraged.

Land Use Policy 28.7 states that properties with a Community Development General Plan land use designation should allow for reduced street widths to minimize the influence of the automobile and improve the character of a neighborhood. The proposed project specifically addresses Land Use Policy 28.7, as the project would facilitate access for residents in the general vicinity to store their recreational vehicles in a facility which would aid in efforts to minimize the influence of recreational vehicles on the streets within neighborhoods, thus allowing for reduced street widths to minimize the influence of the automobile and improve the character of the neighborhood.

Land Use Policy 2.1c states that land uses should provide for a broad range of land uses, intensities, and densities, including a range of residential, commercial, business, industry, open space, recreation, and public facilities uses. The proposed project also addresses Land Use Policy 2.1.c, as the project would provide a small scale commercial use within an otherwise residential neighborhood that is currently comprised of vacant lots and residential/equestrian uses, thus broadening the land uses located in the general area and providing a service to the community at large. The use would be used directly by residents within the area, thus aiding in a harmonious mix of uses that support each other. In addition, the proposed project also addresses project design criteria as established in Land Use Policy 4.1, as the project implemented a conceptual landscape plan that utilizes drought tolerant landscaping and incorporates drought-conscious irrigation systems as the plan proposes several "low water" species and irrigation methods. Since a RV Storage Facility is an allowed use of the R-R Zone, upon the approval of a Conditional Use Permit, and specific policies, thus, meets the objectives of the fore-mentioned policies, the project would not conflict with the General Plan.

### **Entitlement Findings:**

1. *The proposed use conforms to all the requirements of the General Plan and with all applicable requirements of State law and the ordinances of Riverside County.* The Project site has a General Foundation of Community Development, and a land use designation of Very Low Density Residential (CD-VLDR). The Very Low Density Residential land use designation provides for the development of conventional single family detached houses and ancillary structures on large parcels of 1 to 2 acres. Limited agriculture and animal-keeping uses, such as horses, are also allowed within this category, however, intensive animal keeping is discouraged.

The proposed project specifically addresses Land Use Policy 28.7 as the project would facilitate access for residents in the general vicinity to store their recreational vehicles in a facility which would aid in efforts to minimize the influence of recreational vehicles on the streets within neighborhoods, thus allowing for reduced street widths to minimize the influence of the automobile and improve the character of the neighborhood. The proposed project also addresses Land Use Policy 2.1.c as the project would provide a commercial use within an otherwise residential neighborhood that is comprised of vacant lots and residential/equestrian uses, thus broadening the land uses located in the general area and providing a service to community at large. In addition, the proposed project also addresses project design criteria as established in Land Use Policy 4.1, as the project implemented a conceptual landscape plan that utilizes drought tolerant landscaping and incorporates drought-conscious irrigation systems as the plan proposes several "low water" species and irrigation methods.

The subject site is located within the R-R Zone (Rural Residential). Ordinance No. 348, Article V, Section 5.1.D.47 allows Trailer and Boat storage areas with the approval of a Conditional Use Permit (CUP). The subject request meets this requirement as it has submitted this CUP application. Since a RV Storage Facility is an allowed use in the R-R Zone with an approved CUP, and the project will comply with the requirements of the subject zoning, the project would therefore be consistent with the General Plan Land Use Element.

2. *The overall development of the land shall be designed for the protection of the public health, safety and general welfare, as the proposed project has been determined to have a less than significant impact on the environment and surrounding area as detailed in the Initial Study and Negative Declaration prepared for this project. The site would be secured with the installation of six-foot high vinyl tubular fencing along the sides and rear of the site and shall have security cameras installed for surveillance purposes. In addition, the site shall also be designed so that it would not be visually intrusive as it screened by landscaping and a metal decorative fence from the street right-of-way.*
3. *The proposed use conforms to the logical development of the land and to be compatible with the present and future logical development of the surrounding property, as the project provides adequate storage space for large recreational vehicles and trailers, which may have otherwise been parked on residential lots and roads in the general area. Trailer and boat storage are an allowed use in the R-R zone, upon the approval of a Conditional Use Permit, The project will adhere to all zoning and development standards. The proposed project has a limited scope of work does not include any intensive development of the site and only requires minimal grading, landscaping, and the installation of fencing for security purposes. The project will comply with all applicable development standards and would not impede on the present and future development of surrounding properties.*
4. *That plan for the proposed use shall consider the location and need for dedication and improvement of necessary streets and sidewalks, including the avoidance of traffic congestion; and shall take into account topographical and drainage conditions, including the need for dedication and improvements of necessary structures as a part thereof. The County of Riverside Department of Transportation have analyzed the designs, reviewed and conditioned this project for appropriate improvements to serve the project (090 – Transportation. 2).*
5. *All use permits which permit the construction of more than one structure on a single legally divided parcel shall, in addition to all other requirements, be subject to a condition which prohibits the sale*

*of any existing or subsequently constructed structures on the parcel until the parcel is divided and a final map recorded in accordance with Ordinance No. 460 in such a manner that each building is located on a separate legally divided parcel. The project consists of a RV storage lot on two parcels, which does not constitute a subdivision of the land.*

**Development Standards Findings:**

Where a structure is erected or a use is made in the R-R Zone that is first specifically permitted in another zone classification, such structure or use shall meet the development standards and regulations of the zone in which such structure or use is first specifically permitted, unless such requirements are hereafter modified. RV storage facilities are first specifically permitted in the C-1/C-P (General Commercial) zones and as such, shall adhere to the development standards for those zones.

The following standards of development are required in the C-1 and C-P (General Commercial) Zones:

- A. There is no minimum lot area requirement, unless specifically required by zone classification for a particular area. Per Article V Section 5.2 for the Rural Residential (R-R) zone classification, a minimum lot area requirement of one-half acre with a minimum average width of 80-feet shall be the minimum size of any lot. Although the project is not creating a new parcel, this project site meets the minimum lot area requirements as each lot is in excess of one of one acre totaling 2.39 acres, with a width of approximately 165 feet.
- B. There are no yard requirements for buildings which do not exceed 35 feet in height except as required for specific plans. Any portion of a building which exceeds 35 feet in height shall be set back from the front, rear and side lot lines not less than two feet for each foot by which the height exceeds 35 feet. The front setback shall be measured from the existing street line unless a specific plan has been adopted in which case it will be measured from the specific plan street line. The rear setback shall be measured from the existing rear lot line or from any recorded alley or easement; if the rear line adjoins a street, the rear setback requirement shall be the same as required for a front setback. Each side setback shall be measured from the side lot line, or from an existing adjacent street line unless a specific plan has been adopted, in which case it will be measured from the specific plan street line. The project does not propose any structures or buildings, this requirement does not apply.
- C. No building or structure shall exceed fifty (50') feet in height, unless a greater height is approved pursuant to Section 18.34. of this ordinance. In no event, however, shall a building or structure exceed seventy-five (75') feet in height, unless a variance is approved pursuant to Section 18.27. of this ordinance. The project does not propose any structures of buildings, this requirement does not apply.
- D. Automobile storage space shall be provided as required by Section 18.12. of this ordinance. Self-storage general commercial/retail uses require 2 spaces per every 3 employees. One employee is proposed to visit the site periodically, as such, one space would be required. The project satisfies the automobile storage space requirement.
- E. All roof mounted mechanical equipment shall be screened from the ground elevation view to a minimum sight distance of 1,320 feet. No roof mounted mechanical equipment is proposed for the "project", this requirement does not apply.

**Other Findings:**

1. The project site is not located within a Criteria Cell of the Multi-Species Habitat Conservation Plan.
2. The project site is located within Airport Compatibility Zone D of the March Air Reserve Base/Inland Port Airport Influence Area (AIA). Within Compatibility Zone D of the March Air Reserve Base/Inland Port Airport Land Use Compatibility plan, non-residential intensity is not restricted for a commercial development such as the project. On September 27, 2018, the ALUC Director determined the "project" to be consistent with the 2014 March Air Reserve Base/Inland Port Airport Land Use Compatibility Plan, provided that the County of Riverside applies six recommended conditions to the project as specified in the ALUC approval letter. The six conditions have been incorporated into the Advisory Notification Document for this project.
3. In compliance with Assembly Bill 52 (AB 52), notices regarding this project were mailed to nine (9) requesting tribes on February 26, 2018. In total, three responses were received from the Soboba Band of Luiseño Indians, Pala Band of Mission Indians, and the Pechanga Tribe (Temecula Band of Luiseño Mission Indians). The Pechanga Tribe's response, dated March 1, 2018, requested to initiate formal consultation. The Soboba Tribe's response, dated March 20, 2018, requested to initiate formal consultation. The Pala Tribe's response, dated March 14, 2018, declined AB-52 consultation as the project site was deemed to not be within the recognized Pala Indian Reservation. County Archaeologist, Heather Thomson, consulted with the two requesting tribes and no Tribal Cultural Resources were identified on the site. A condition of approval has been implemented stating all earthwork required to develop the property shall be monitored by a qualified archaeologist and a Native American representative as there still remains a possibility of buried cultural resources within the project area.
4. The project site is located within Zone B of the Mount Palomar Observatory Lighting Zone boundary, as identified by Ordinance No. 655 (Mt. Palomar). The project is required to comply with all lighting standards specified within Ordinance No. 655, pursuant to Zone B. No lighting is proposed as part of the project.
5. The project site is located within the Fee Assessment Area of the Stephen's Kangaroo Rat Habitat Conservation Plan ("SKRHCP"). Per County Ordinance No. 663 and the SKRHCP, all applicants who submit for development permits, including maps, within the boundaries of the Fee Assessment Area who cannot satisfy mitigation requirements through on-site mitigation, as determined through the environmental review process, shall pay a Mitigation Fee of \$500.00 per gross acre of the parcels proposed for development. Payment of the SKRHCP Mitigation Fee for this Project, instead of onsite mitigation, will not jeopardize the implementation of the SKRHCP as all core reserves required for permanent Stephen's Kangaroo Rat habitat have been acquired and no new land or habitat is required to be conserved under the SKRHCP.

**Fire Findings:**

The project site is not located within a Cal Fire State Responsibility Area ("SRA") or Local Responsibility Area ("LRA") and is also not located within a hazard severity zone.

**Conclusion:**

For the reasons discussed above, as well as the information provided in the Initial Study, the proposed project conforms to all the requirements of the General Plan and with all applicable requirements of State law and the ordinances of Riverside County. Moreover, the proposed project would not be detrimental to the health, safety or general welfare of the community.

**PUBLIC HEARING NOTIFICATION AND COMMUNITY OUTREACH**

This project was advertised in the Press Enterprise Newspaper. Additionally, public hearing notices were mailed to property owners within 1,600 feet of the project site. As of the writing of this report, Planning Staff has not received written communication/phone calls indicating support/opposition to the proposed project.

**APPEAL INFORMATION**

The decision of the Planning Commission is considered final and no action by the Board of Supervisors is required unless, within ten days after the notice of decision appears on the Board's agenda, the applicant or an interested person files an appeal, accompanied by the fee set forth in County Ordinance No. 671, with the Clerk of the Board or unless the Board assumes jurisdiction by ordering the matter set for public hearing. If a timely appeal is filed or the Board assumes jurisdiction, the Clerk of the Board shall set the matter for public hearing before the Board not less than 13 nor more than 60 days thereafter and shall give notice of the time and place of the hearing in the same manner as notice was given of the hearing before the hearing body.

**RIVERSIDE COUNTY PLANNING DEPARTMENT  
CUP180002**

Supervisor: Ashley  
District 5

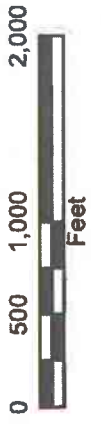
Date Drawn: 11/21/2018  
Vicinity Map

**VICINITY/POLICY AREAS**



Zoning Area: Romoland

Author: Vinnie Nguyen



DISCLAIMER: On October 7, 2008, the County of Riverside adopted a Joint General Plan providing for land use designations for unincorporated Riverside County lands. This General Plan provides the framework for future land use designations. For more information, please contact the Riverside County Planning Department office in Riverside at (951) 958-5300 (Western County) or in Palo Verde at (760) 633-0277 (Eastern County) or Website: [www.riversidecounty.net](http://www.riversidecounty.net)

# RIVERSIDE COUNTY PLANNING DEPARTMENT

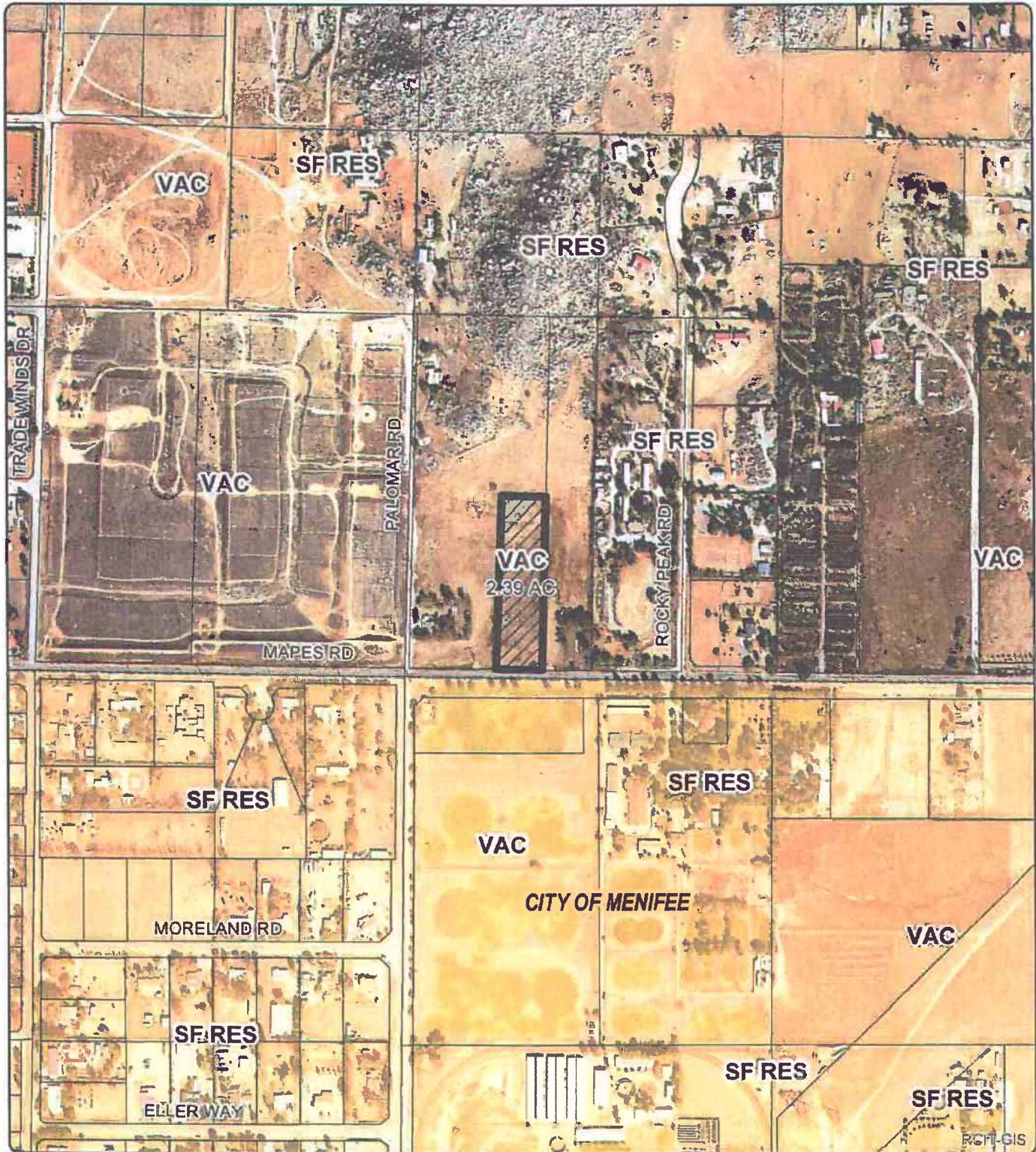
## CUP180002

Supervisor: Ashley  
District 5

Date Drawn: 11/21/2018

### LAND USE

Exhibit 1



Zoning Area: Romoland

Author: Vinnie Nguyen



**DISCLAIMER:** On October 7, 2003, the County of Riverside adopted a new General Plan providing new land use designations for unincorporated Riverside County parcels. The new General Plan may contain different type of land use than is provided for under existing zoning. For further information, please contact the Riverside County Planning Department offices in Riverside at (951)955-3200 (Western County) or in Palm Desert at (760)863-8277 (Eastern County) or Website <http://www.riversideplanning.org>



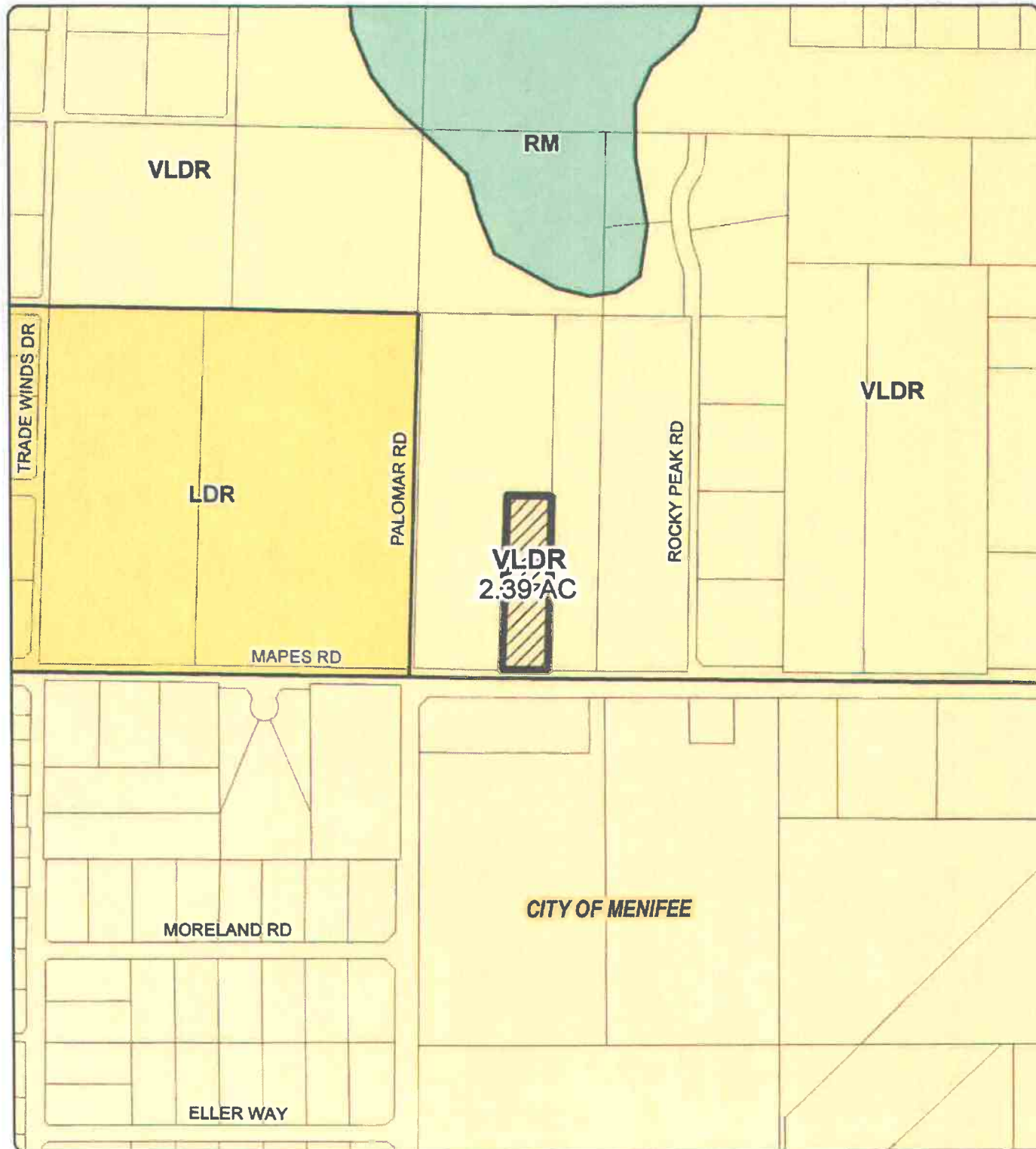
RIVERSIDE COUNTY PLANNING DEPARTMENT

CUP180002

EXISTING GENERAL PLAN

Supervisor: Ashley  
District 5

Date Drawn: 11/21/2018  
Exhibit 5



Zoning Area: Romoland

Author: Vinnie Nguyen



DISCLAIMER: On October 7, 2003, the County of Riverside adopted a new General Plan providing new land use designations for unincorporated Riverside County parcels. The new General Plan may contain different type of land use than is provided for under existing zoning. For further information, please contact the Riverside County Planning Department offices in Riverside at (951)955-3200 (Western County) or in Palm Desert at (760)863-8277 (Eastern County) or Website <http://planning.rc.ca.gov>

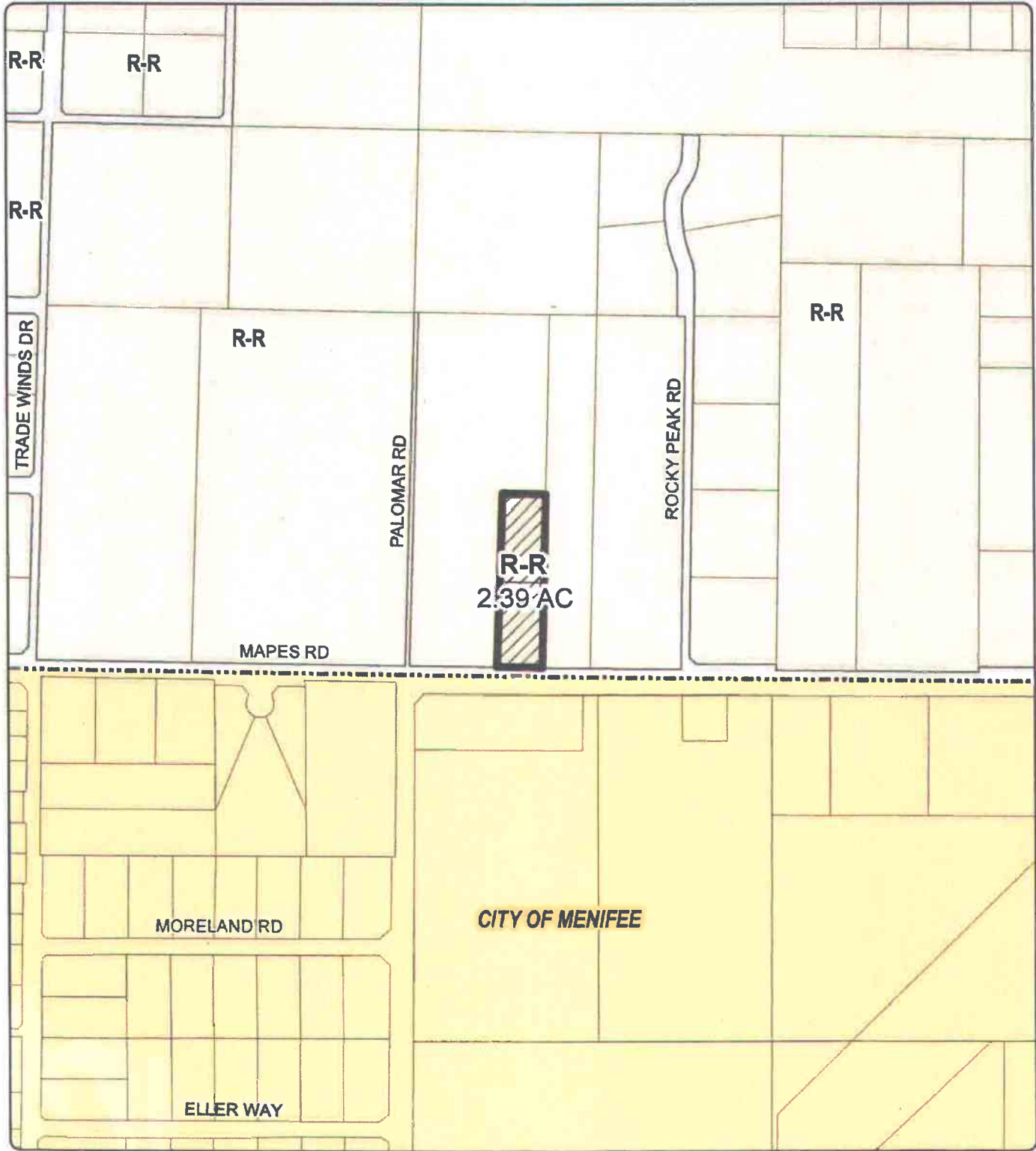
RIVERSIDE COUNTY PLANNING DEPARTMENT

CUP180002

EXISTING ZONING

Supervisor: Ashley  
District 5

Date Drawn: 11/21/2018  
Exhibit 2



Zoning Area: Romoland






Author: Vinnie Nguyen



**DISCLAIMER:** On October 7, 2003, the County of Riverside adopted a new General Plan providing new land use designations for unincorporated Riverside County parcels. The new General Plan may contain different type of land use than is provided for under existing zoning. For further information, please contact the Riverside County Planning Department offices in Riverside at (951)955-3200 (Western County) or in Palm Desert at (760)863-8277 (Eastern County) or Website <http://www.riversidecounty.net>



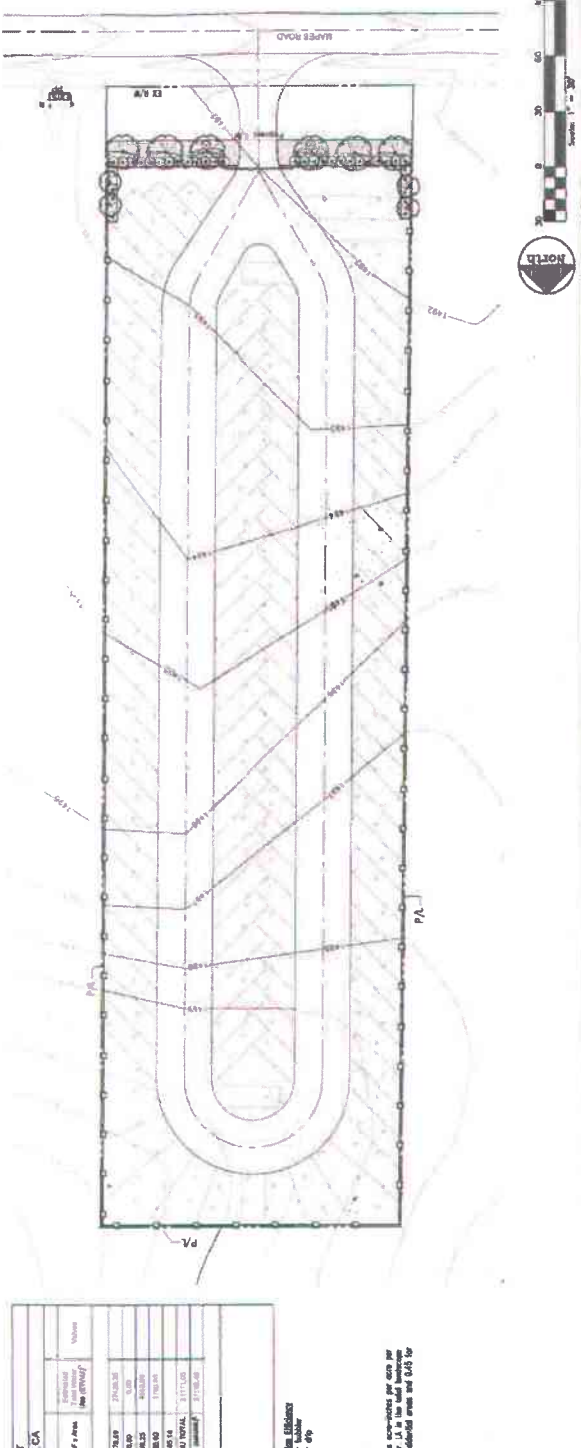
**CONCEPT PLANT SCHEDULE**

-  **1** - **SPRING**  
1 - 1/2" x 1/2" x 1/2" (3 plants per tree) / 1 - 1/2" x 1/2" x 1/2" (3 plants per tree) / 1 - 1/2" x 1/2" x 1/2" (3 plants per tree)
-  **2** - **SPRING**  
1 - 1/2" x 1/2" x 1/2" (3 plants per tree) / 1 - 1/2" x 1/2" x 1/2" (3 plants per tree) / 1 - 1/2" x 1/2" x 1/2" (3 plants per tree)
-  **3** - **SPRING**  
1 - 1/2" x 1/2" x 1/2" (3 plants per tree) / 1 - 1/2" x 1/2" x 1/2" (3 plants per tree) / 1 - 1/2" x 1/2" x 1/2" (3 plants per tree)
-  **4** - **SPRING**  
1 - 1/2" x 1/2" x 1/2" (3 plants per tree) / 1 - 1/2" x 1/2" x 1/2" (3 plants per tree) / 1 - 1/2" x 1/2" x 1/2" (3 plants per tree)
-  **5** - **SPRING**  
1 - 1/2" x 1/2" x 1/2" (3 plants per tree) / 1 - 1/2" x 1/2" x 1/2" (3 plants per tree) / 1 - 1/2" x 1/2" x 1/2" (3 plants per tree)

Refer to project conditions. It is to be noted that the Landscaping Construction Document Package that complies with the requirements of applicable ordinances, including but not necessarily limited to Ordinance 16.0, shall be prepared and submitted for review and approval of the City of Riverside. Should the ordinance be revised, plans may be subject to change.

Sylvia Lyons, Landscape Architect  
 Date \_\_\_\_\_

MAINTENANCE UTILITY FOR ON- AND OFF-SITE LANDSCAPE WILL BE PROPERTY OWNER.



**WATER EFFICIENT LANDSCAPE WORKSHEET**  
 RV STORAGE, MAPES RD., RIVERSIDE COUNTY, CA

Reference Designation (FWS)	Area (sq. ft.)	Plant	Quantity	Area (sq. ft.)	Plant	Quantity	Total Area (sq. ft.)	Total Quantity
REGULAR LANDSCAPE	70,000	1/2" x 1/2" x 1/2"	210,000	70,000	1/2" x 1/2" x 1/2"	210,000	140,000	420,000
WATER EFFICIENT	30,000	1/2" x 1/2" x 1/2"	90,000	30,000	1/2" x 1/2" x 1/2"	90,000	60,000	180,000
<b>TOTALS</b>	<b>100,000</b>		<b>300,000</b>	<b>100,000</b>		<b>300,000</b>	<b>160,000</b>	<b>600,000</b>

Minimum Annual Water Requirement (AWR) = 1,177,000  
 Maximum Annual Water Requirement (AWR) = 2,177,000

**ETAP CALCULATIONS**

TOTAL ETAP AREA	35,111
TOTAL AREA	233,035
ETAP / AREA	0.15

**REGULAR LANDSCAPE AREA**

TOTAL ETAP AREA	35,111
TOTAL AREA	233,035
ETAP / AREA	0.15

**NOTE:** WORK CONTAINED WITHIN THESE PLANS SHALL BE CONSIDERED AS AN ESTIMATE. THE CLIENT SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND BEING RESPONSIBLE FOR THE COSTS THEREOF.

**REGULAR LANDSCAPE**  
 1/2" x 1/2" x 1/2" (3 plants per tree) / 1/2" x 1/2" x 1/2" (3 plants per tree) / 1/2" x 1/2" x 1/2" (3 plants per tree)

**WATER EFFICIENT**  
 1/2" x 1/2" x 1/2" (3 plants per tree) / 1/2" x 1/2" x 1/2" (3 plants per tree) / 1/2" x 1/2" x 1/2" (3 plants per tree)

**UNDERGROUND SERVICE ALERT**  
 CALL 811 BEFORE YOU DIG  
 TOLL FREE 1-800-4-A-DIG  
 www.811.com

**SEAL**

**PREPARED BY:** ROYAL OAK DESIGN  
 Sylvia C. Lyons, Landscape Architect #1048  
 12700 E. 15th Ave., Suite 207  
 La Verne, CA 91730-2071  
 Telephone: (909) 953-1108  
 Email: royaldesign@comcast.net

**DATE:** 11/20/18

**PROJECT NO.:** APNS 327-360-002 & 003  
**CUP:** 180002  
**LANDSCAPE CONCEPT PLAN**

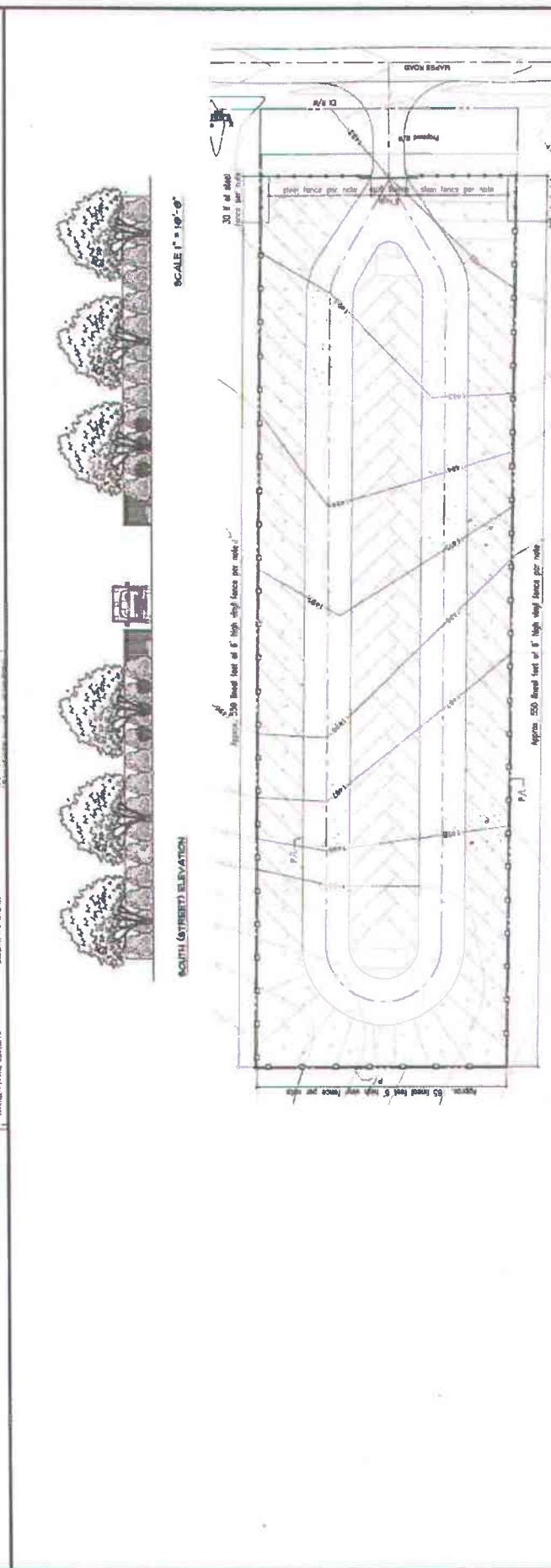
**SCALE:** 1" = 20'

**DATE:** 11-20-18

**PROJECT NO.:** APNS 327-360-002 & 003  
**CUP:** 180002  
**LANDSCAPE CONCEPT PLAN**

**SCALE:** 1" = 20'

**DATE:** 11-20-18



**FENCING NOTE:**  
 WORK CONTAINED WITHIN THESE PLANS  
 PROVIDES A GENERAL DESCRIPTION OF THE  
 PROPOSED FENCING SYSTEM AND IS NOT TO BE  
 CONSIDERED A CONTRACT DOCUMENT. THE  
 CONTRACTOR SHALL BE RESPONSIBLE FOR  
 OBTAINING ALL NECESSARY PERMITS AND  
 REGULATORY APPROVALS PRIOR TO  
 COMMENCEMENT OF WORK.

**Underground Service Alert**  
 CALL 811 BEFORE YOU DIG  
 TOLL FREE 1-800-4-A-SHIELD  
 OR VISIT WWW.811.NC.GOV

**SEAL**  
 APR 19 2018  
 R. J. [Signature]

**PREPARED BY:** ROYAL OAK DESIGN  
 1111 E. Loma, Landscape Architect: 71549  
 La Verne, CA 91750-3371  
 PHONE: 909-949-1150  
 FAX: 909-949-1150

**DATE:** 11/30/19

**PROJECT:** APNS 327-380-002 & 003  
 CUP 190002  
 PRELIMINARY FENCING PLAN

**DATE:** OCTOBER 4, 2018

**SCALE:** 1" = 10'-0"

**BY:** [Signature]

MUNI AZERI PROPERI Y PANORAMIC PHOTO KEY





**PIC #1 (Looking north from Mapes Road)**



**PIC #2 (Looking west along Mapes Road)**





**PIC #3 (Looking east along Mapes Road)**



**PIC #4 (Looking south from northern boundary)**



# RIVERSIDE COUNTY PLANNING DEPARTMENT

*Steven Weiss, AICP  
Planning Director*

## NEGATIVE DECLARATION

Project/Case Number: CUP180002/CEQ180010

Based on the Initial Study, it has been determined that the proposed project will not have a significant effect upon the environment.

PROJECT DESCRIPTION, LOCATION (see Environmental Assessment).

COMPLETED/REVIEWED BY:

By: Gabriel Villalobos Title: Project Planner Date: January 30, 2019

Applicant/Project Sponsor: Marshall Montazeri Date Submitted: February 8, 2018

ADOPTED BY: Planning Director

Person Verifying Adoption: \_\_\_\_\_ Date: \_\_\_\_\_

The Negative Declaration may be examined, along with documents referenced in the initial study, if any, at:

Riverside County Planning Department, 4080 Lemon Street, 12th Floor, Riverside, CA 92501

For additional information, please contact Ash Syed at 951-955-6035.

Revised: 10/16/07  
Y:\Planning Master Forms\CEQA Forms\Negative Declaration.doc

Please charge deposit fee case#: ZCEQ180010 ZCFG180010

FOR COUNTY CLERK'S USE ONLY

**COUNTY OF RIVERSIDE**  
**ENVIRONMENTAL ASSESSMENT FORM: INITIAL STUDY**

**Environmental Assessment (E.A.) Number:** CEQ180010  
**Project Case Type (s) and Number(s):** Conditional Use Permit No. 180002  
**Lead Agency Name:** Riverside County Planning Department  
**Address:** P.O. Box 1409, Riverside, CA 92502-1409  
**Contact Person:** Gabriel Villalobos, Project Planner  
**Telephone Number:** (951) 955-6184  
**Applicant's Name:** Marshall Montazeri  
**Applicant's Address:** 22327 Mapleview Dr, Winchester, CA 92596

**I. PROJECT INFORMATION**

- A. Project Description:** Conditional Use Permit No. 180002 is a proposal to construct 121 parking stalls for Recreational Vehicle (RV) storage (project) on a 2.39 acres site. The project includes the installation of six-foot high vinyl fence along the rear and sides of the site and a six-foot high decorative metal fence along the street frontage, with an accompanying automated sliding gate for site access. The unmanned project site would be accessible with a key card and automated gate 24 hours a day.
- B. Type of Project:** Site Specific ; Countywide ; Community ; Policy .
- C. Total Project Area:** 2.39 Gross Acres
- D. Assessor's Parcel No(s):** 327-360-002, 327-360-003
- E. Street References:** The project site is located north of Mapes Rd, south of Ellis Ave, east of Palomar Rd, west of Menifee Rd.
- F. Section, Township & Range Description or reference/attach a Legal Description:**  
T5SR3W Sec 2 SE
- G. Brief description of the existing environmental setting of the project site and its surroundings:** The project site is located north of Mapes Road which serves as the jurisdictional boundary between the City of Menifee and the Harvest Valley/Winchester area of unincorporated Riverside County. The site is relatively flat consisting of two vacant undeveloped parcels of land, totaling approximately 2.39 gross acres. The surrounding properties include: Vacant land to the south (City of Menifee); an approximate 4.89 acre parcel, improved with a one-story single-family residence constructed in 1981, directly east of the project site; and a 11.83 acre parcel directly west and north of the project site that is improved with a one-story single-family residence constructed in 1991.

**II. APPLICABLE GENERAL PLAN AND ZONING REGULATIONS**

**A. General Plan Elements/Policies:**

- 1. Land Use:** The proposed project site has a General Plan Foundation Component of Community Development (CD) and a land use designation of Very Low Density Residential (VLDR). The proposed Project is compatible with the Very Low Density Residential (VLDR) (1 ac min.) land use designation and other applicable land use policies within the General Plan. Specifically LU 28.7, which allows for reduced street widths to minimize the influence of the automobile and in this instance, improve the character of the neighborhood by

providing a facility in which residents can store large recreational vehicles as opposed to street parking. One other land use policy that this project addresses, LU 2.1.c, provides for a broad range of land uses, intensities, and densities and in this case, will establish a small-scale commercial use within an otherwise residential neighborhood that is currently comprised of vacant lots and residential/equestrian uses. One additional land use policy addressed by this project, LU 4.1, regards the implementation of a conceptual landscape plan that utilizes drought tolerant landscaping that incorporates drought-conscious irrigation systems. Since a RV Storage Facility is an allowed use of the R-R Zone, upon the approval of a Conditional Use Permit, and meets the objectives of the fore-mentioned policies, the project would be consistent with the General Plan.

The proposed project site is located within the Rural Residential (R-R) zone classification Ordinance No. 348, Article V, Section 5.1.D.47 identifies trailer and boat storage (RV Storage) as permitted use, subject to the approval of a Conditional Use Permit (CUP). The proposed project has submitted a CUP application (CUP180002) that this initial study is analyzing to ensure compliance with the California Environmental Quality Act (CEQA). The project as proposed meets the development standards of Ordinance No. 348, and therefore in compliance with the subject zoning.

2. **Circulation:** The proposed project has been reviewed by the Riverside Transportation Department for compliance with all applicable development standards and policies. The project site would take access directly from Mapes Road and provide an internal circulation to all of the proposed RV parking stalls. The proposed Project has demonstrated adequate circulation to the site and is therefore consistent with the Circulation Element of the General Plan. The proposed Project meets all other applicable circulation policies of the General Plan.
3. **Multipurpose Open Space:** No natural open space land was required to be preserved within the boundaries of this Project. The proposed Project meets all other applicable Multipurpose Open Space element policies.
4. **Safety:** The proposed project is not located within a fault zone, flood zone, fire zone, and is in a zone with low liquefaction potential. The proposed project has allowed for sufficient provision of emergency response services and safety measures to the project through the project design and payment of development impact fees. The proposed project meets with all other applicable Safety element policies.
5. **Noise:** The Project will not generate noise levels in excess of standards established in the County's General Plan or noise ordinance as the site is intended only for the storage of recreational vehicles with no washing, dumping, or maintenance permitted to take place onsite. In addition, the nearest residence is located approximately 205 feet away from the project boundaries with vacant land to the west, east and north of the site providing a buffer between the project site and existing land uses. The Project meets all other applicable Noise Element Policies.
6. **Housing:** No housing is proposed or associated with the project. The subject site is vacant and designated for Very Low Density Residential, where a single-family residences would be allowed at a density range of one dwelling unit per 1-2 acres. The project site is approximately 2.39 acres and could support 1-2 single-family residences. The project, although not proposing any housing, would not result in the displacement of a significant number of housing units, nor create a need for new housing. Therefore the project, a recreational vehicle (RV) storage lot, is consistent with the Housing Element Policies.

7. **Air Quality:** The proposed project includes minimal grading and site preparation. No construction of structures is proposed. The proposed Project will comply with all applicable regulatory requirements to control fugitive dust during grading activities and maintenance of the site and will not conflict with policies in the General Plan Air Quality Element. The proposed Project meets all other applicable Air Quality element policies.

8. **Healthy Communities:** The Project is for a recreational vehicle (RV) storage lot and will not conflict with the Healthy Communities Element of the General Plan.

**B. General Plan Area Plan(s):** Harvest Valley/Winchester

**C. Foundation Component(s):** Community Development (CD)

**D. Land Use Designation(s):** Very Low Density Residential (VLDR) (1 ac min.)

**E. Overlay(s), if any:** Not in a General Plan Policy Overlay Area

**F. Policy Area(s), if any:** Not in a General Plan Policy Overlay Area

**G. Adjacent and Surrounding:**

1. **Area Plan(s):** Harvest Valley/Winchester

2. **Foundation Component(s):** Community Development (CD)

3. **Land Use Designation(s):** Low Density Residential (LDR) (0.5 ac min.)

4. **Overlay(s), if any:** Not in a General Plan Policy Overlay Area

5. **Policy Area(s), if any:** Not in a General Plan Policy Overlay Area

**H. Adopted Specific Plan Information**

1. **Name and Number of Specific Plan, if any:** Not in a Specific Plan

2. **Specific Plan Planning Area, and Policies, if any:** Not in a Specific Plan

**I. Existing Zoning:** Rural Residential (R-R)

**J. Proposed Zoning, if any:** Rural Residential (R-R)

**K. Adjacent and Surrounding Zoning:** Rural Residential (R-R)

### III. ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED

The environmental factors checked below ( x ) would be potentially affected by this project, involving at least one impact that is a "Potentially Significant Impact" or "Less than Significant with Mitigation Incorporated" as indicated by the checklist on the following pages.

- |   |  |  |
|---|--|--|
| <input type="checkbox"/> Aesthetics                     | <input type="checkbox"/> Hydrology / Water Quality | <input type="checkbox"/> Transportation / Traffic    |
| <input type="checkbox"/> Agriculture & Forest Resources | <input type="checkbox"/> Land Use / Planning       | <input type="checkbox"/> Tribal Cultural Resources   |
| <input type="checkbox"/> Air Quality                    | <input type="checkbox"/> Mineral Resources         | <input type="checkbox"/> Utilities / Service Systems |
| <input type="checkbox"/> Biological Resources           | <input type="checkbox"/> Noise                     | <input type="checkbox"/> Other:                      |

- |  |  |   |
|--|--|---|
| <input type="checkbox"/> Cultural Resources            | <input type="checkbox"/> Paleontological Resources | <input type="checkbox"/> Mandatory Findings of Significance |
| <input type="checkbox"/> Geology / Soils               | <input type="checkbox"/> Population / Housing      |   |
| <input type="checkbox"/> Greenhouse Gas Emissions      | <input type="checkbox"/> Public Services           |   |
| <input type="checkbox"/> Hazards & Hazardous Materials | <input type="checkbox"/> Recreation                |   |

#### IV. DETERMINATION

On the basis of this initial evaluation:

<b>A PREVIOUS ENVIRONMENTAL IMPACT REPORT/NEGATIVE DECLARATION WAS NOT PREPARED</b>
<input checked="" type="checkbox"/> I find that the proposed project <b>COULD NOT</b> have a significant effect on the environment, and a <b>NEGATIVE DECLARATION</b> will be prepared.
<input type="checkbox"/> I find that although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because revisions in the project, described in this document, have been made or agreed to by the project proponent. <b>A MITIGATED NEGATIVE DECLARATION</b> will be prepared.
<input type="checkbox"/> I find that the proposed project <b>MAY</b> have a significant effect on the environment, and an <b>ENVIRONMENTAL IMPACT REPORT</b> is required.

<b>A PREVIOUS ENVIRONMENTAL IMPACT REPORT/NEGATIVE DECLARATION WAS PREPARED</b>
<input type="checkbox"/> I find that although the proposed project could have a significant effect on the environment, <b>NO NEW ENVIRONMENTAL DOCUMENTATION IS REQUIRED</b> because (a) all potentially significant effects of the proposed project have been adequately analyzed in an earlier EIR or Negative Declaration pursuant to applicable legal standards, (b) all potentially significant effects of the proposed project have been avoided or mitigated pursuant to that earlier EIR or Negative Declaration, (c) the proposed project will not result in any new significant environmental effects not identified in the earlier EIR or Negative Declaration, (d) the proposed project will not substantially increase the severity of the environmental effects identified in the earlier EIR or Negative Declaration, (e) no considerably different mitigation measures have been identified and (f) no mitigation measures found infeasible have become feasible.
<input type="checkbox"/> I find that although all potentially significant effects have been adequately analyzed in an earlier EIR or Negative Declaration pursuant to applicable legal standards, some changes or additions are necessary but none of the conditions described in California Code of Regulations, Section 15162 exist. An <b>ADDENDUM</b> to a previously-certified EIR or Negative Declaration has been prepared and will be considered by the approving body or bodies.
<input type="checkbox"/> I find that at least one of the conditions described in California Code of Regulations, Section 15162 exist, but I further find that only minor additions or changes are necessary to make the previous EIR adequately apply to the project in the changed situation; therefore a <b>SUPPLEMENT TO THE ENVIRONMENTAL IMPACT REPORT</b> is required that need only contain the information necessary to make the previous EIR adequate for the project as revised.
<input type="checkbox"/> I find that at least one of the following conditions described in California Code of Regulations, Section 15162, exist and a <b>SUBSEQUENT ENVIRONMENTAL IMPACT REPORT</b> is required: (1) Substantial changes are proposed in the project which will require major revisions of the previous EIR or negative declaration due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects; (2) Substantial changes have occurred with respect to the circumstances under which the project is undertaken which will require major revisions of the previous EIR or negative declaration due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects; or (3) New information of substantial importance, which was not known and could not have been known with the exercise of reasonable diligence at the time the previous EIR was certified as complete or the negative declaration was adopted, shows any the following:(A) The project will have one or more significant effects not discussed in the previous EIR or negative declaration;(B) Significant effects

previously examined will be substantially more severe than shown in the previous EIR or negative declaration;(C) Mitigation measures or alternatives previously found not to be feasible would in fact be feasible, and would substantially reduce one or more significant effects of the project, but the project proponents decline to adopt the mitigation measures or alternatives; or,(D) Mitigation measures or alternatives which are considerably different from those analyzed in the previous EIR or negative declaration would substantially reduce one or more significant effects of the project on the environment, but the project proponents decline to adopt the mitigation measures or alternatives.

*Gabriel Villalobos*

Signature

1/30/19

Date

Gabriel Villalobos

Printed Name

For: Charissa Leach, P.E., Assistant TLMA  
Director



**V. ENVIRONMENTAL ISSUES ASSESSMENT**

In accordance with the California Environmental Quality Act (CEQA) (Public Resources Code Section 21000-21178.1), this Initial Study has been prepared to analyze the proposed project to determine any potential significant impacts upon the environment that would result from construction and implementation of the project. In accordance with California Code of Regulations, Section 15063, this Initial Study is a preliminary analysis prepared by the Lead Agency, the County of Riverside, in consultation with other jurisdictional agencies, to determine whether a Negative Declaration, Mitigated Negative Declaration, or an Environmental Impact Report is required for the proposed project. The purpose of this Initial Study is to inform the decision-makers, affected agencies, and the public of potential environmental impacts associated with the implementation of the proposed project.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
<b>AESTHETICS</b> Would the project				
<b>1. Scenic Resources</b>				
a) Have a substantial effect upon a scenic highway corridor within which it is located?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings and unique or landmark features; obstruct any prominent scenic vista or view open to the public; or result in the creation of an aesthetically offensive site open to public view?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Source: Riverside County General Plan Figure C-8 "Scenic Highways"

Findings of Fact:

- a) The project is not located within or adjacent to a scenic highway corridor as detailed in Figure C-8 of the Riverside County General Plan Circulation Element. As such, the project will not have a substantial effect upon a scenic highway corridor and will have no impact.
- b) The project is located on two vacant, undeveloped parcels and not located near any trees, rock outcroppings and/or unique landmarks, prominent scenic vistas or views open to the public and as such will not incur substantial damage to scenic resources. The project proposes landscaping along the street frontage that is designed to screen the site from public view. In addition, fencing along the perimeter of the site, which will include 6 foot high vinyl fencing along the rear and side boundaries and a 6 foot high metal decorative fence along the street frontage, will also serve as screening. As such, the project has been designed in such a way to screen the interior from the public street view in order to have minimal negative aesthetical impact. The impacts will be less than significant.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

<b>2. Mt. Palomar Observatory</b>				
a) Interfere with the nighttime use of the Mt. Palomar Observatory, as protected through Riverside County Ordinance No. 655?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
--------------------------------	--	------------------------------	-----------

Source: GIS database, Ord. No. 655 (Regulating Light Pollution)

Findings of Fact:

a) The Project site is located within Zone "B" approximately 32-miles from the Mt. Palomar Observatory. Ordinance No. 655 identifies Zone "B" as comprising lands within a 15 to 45 mile radius of the observatory. No lighting has been proposed for the project site and will not be included in the approval of the project. The project is required to comply with all lighting standards specified within Ordinance No. 655, pursuant to Zone "B". As a result, no impact will occur.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

<b>3. Other Lighting Issues</b>				
a) Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Expose residential property to unacceptable light levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: On-site Inspection, Project Application Description

Findings of Fact:

a-b) The project as proposed would not include any nighttime lighting at the site. Regardless, even if lighting had been proposed, that lighting would need to comply with Ordinance No. 655 which would ensure that any lighting impacts would remain less than significant. The project will have no impact.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

<b>AGRICULTURE &amp; FOREST RESOURCES</b> Would the project				
<b>4. Agriculture</b>				
a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland) as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Conflict with existing agricultural zoning, agricultural use or with land subject to a Williamson Act contract or land within a Riverside County Agricultural Preserve?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Cause development of non-agricultural uses within 300 feet of agriculturally zoned property (Ordinance No. 625 "Right-to-Farm")?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
d) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

**Source:** Riverside County General Plan Figure OS-2 "Agricultural Resources," GIS database, and Project Application Materials.

**Findings of Fact:**

a) No portion of the project site or immediately surrounding areas contains "Prime Farmland," "Unique Farmland," or "Farmland of Statewide Importance." Accordingly, the Project will not result in the conversion of Farmland to a non-agricultural use, and no impact will occur.

b) No portion of the project site or in the off-site improvement areas are located within an agricultural preserve. Thus, the project will have no impacts to any Riverside County Agricultural Preserves. The project site is not subject to a Williamson Act Contract and is not located near a property subject to a Williamson Act Contract. No impact will occur.

c) The Project site and the surrounding area are zoned as Rural Residential (R-R), which does not qualify as specifically "agriculturally zoned property." Therefore, the project will have no impact.

d) The project will not involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use. Therefore, there will be no impact.

**Mitigation:** No mitigation is required.

**Monitoring:** No monitoring is required.

<b>5. Forest</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
a) Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code section 12220(g)), timberland (as defined by Public Resources Code section 4526), or timberland zoned Timberland Production (as defined by Govt. Code section 51104(g))?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Result in the loss of forest land or conversion of forest land to non-forest use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of forest land to non-forest use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

**Source:** Riverside County General Plan Figure OS-3a "Forestry Resources Western Riverside County Parks, Forests, and Recreation Areas," and Project Application Materials.

**Findings of Fact:**

a-c) No lands within the project site are zoned for forest land, timberland, or timberland zoned Timberland production. Therefore, the project will not result in the loss of forest land or cause other

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
--------------------------------	--	------------------------------	-----------

changes in the existing environment which could result in the conversion of forest land to non-forest use. Thus, no impacts will occur and no mitigation is required.

**Mitigation:** No mitigation is required.

**Monitoring:** No monitoring is required.

**AIR QUALITY** Would the project

**6. Air Quality Impacts**

a) Conflict with or obstruct implementation of the applicable air quality plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Violate any air quality standard or contribute substantially to an existing or projected air quality violation?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard (including releasing emissions which exceed quantitative thresholds for ozone precursors)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Expose sensitive receptors which are located within 1 mile of the project site to project substantial point source emissions?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Involve the construction of a sensitive receptor located within one mile of an existing substantial point source emitter?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Create objectionable odors affecting a substantial number of people?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

**Source:** SCAQMD CEQA Air Quality Handbook

**Findings of Fact:**

a) The Project site is located within the South Coast Air Basin (SCAB), which is under the jurisdiction of the South Coast Air Quality Management District (SCAQMD). The SCAQMD is principally responsible for air pollution control, and has adopted a series of Air Quality Management Plans (AQMP's) to meet the state and federal ambient air quality standards. The air quality levels projected in the AQMP are based on several assumptions. For example, it is assumed that development associated with general plans, specific plans, residential projects, and wastewater facilities will be constructed in accordance with population growth projections identified by the local jurisdictions. The AQMP also has assumed that such development projects will implement strategies to reduce emissions generated during the construction and operational phases of development.

Since the proposed project is a RV storage lot, with no structures proposed, it will not exceed projected growth scenarios, which could impact the air quality. Therefore, because the Project will not conflict with or obstruct implementation of the air quality plan established for this region, impacts will be less than significant.

b-c) The proposed Project will be required to comply with applicable state and regional regulations that have been adopted to address air quality emissions within the AQMP.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
--------------------------------	--	------------------------------	-----------

Additionally, the Project will be subject to Title 13, Chapter 10, Section 2485, and Division 3 of the California Code of Regulations, which imposes a requirement that heavy duty trucks accessing the site shall not idle for greater than five minutes at any location. This measure is intended to apply to construction traffic. Future implementing grading plans will be required to include a note requiring a sign be posted on-site stating that construction workers need to shut off engines at or before five minutes of idling. In addition, only minor grading has been proposed for the project site to level out what is otherwise relatively flat, undeveloped land and maintaining a surface comprised of decomposed granite.

Due to the limited scope of the proposed project, it is not expected to exceed any established maximum daily thresholds during the construction phase nor the operational phase and any criteria pollutant emissions would be well below the South Coast Air Quality Management District's regional thresholds for such pollutants. The construction phase would be considered insignificant due to the lack of any major grading efforts proposed for the site. In addition, no construction would occur on site other than the installation of fencing along the perimeter. The operational phase would also be considered insignificant as the proposed use is solely for the storage of large recreational vehicles, the total of which being 121 stalls maximum. While intermittent use of the RVs is anticipated, the effect on air quality would be considered insufficient enough to result in a regional or localized impact. Therefore, there will be a less than significant impact.

d) A sensitive receptor is a person in the population who is particularly susceptible to health effects due to exposure to an air contaminant than is the population at large. Sensitive receptors (and the facilities that house them) in proximity to localized CO sources, toxic air contaminants or odors are of particular concern. High levels of CO are associated with major traffic sources, such as freeways and major intersections, and toxic air contaminants are normally associated with manufacturing and commercial operations. Land uses considered to be sensitive receptors include long-term health care facilities, rehabilitation centers, convalescent centers, retirement homes, residences, schools, playgrounds, child care centers, and athletic facilities. The nearest sensitive receptors are the residents located to the east and west of the project site.

While the proposed project will be located within one mile of sensitive receptors, any impacts will be less than significant due to the limited scale of the proposed development. The project would only require minor grading and onsite assembly; once operational, the only air quality emissions would be related to the occasional maintenance vehicles to service the site. In no way would significant localized air quality impacts occur that would be sufficient to impact any sensitive receptors. Thus, the impacts will be less than significant.

e) This Project proposes a RV storage lot. No new sensitive receptors are proposed under this project. Accordingly, no impact will occur.

f) The potential for the Project to generate objectionable odors has also been considered. Land uses generally associated with odor complaints include: agricultural uses (livestock and farming); wastewater treatment plants; food processing plants; chemical plants; composting operations; refineries; landfills; dairies; and fiberglass molding facilities.

The project site does not include uses typically associated with emitting objectionable odors. Potential odor sources associated with the proposed project may result from construction equipment exhaust and the application of asphalt and architectural coatings during construction activities and the temporary storage of typical solid waste (refuse) associated with the proposed project's (long-term operational) uses. Standard construction requirements will minimize odor impacts from construction. The

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
--------------------------------	--	------------------------------	-----------

construction odor emissions will be temporary, short-term, and intermittent in nature and will cease upon completion of the respective phase of construction and is thus considered less than significant. It is expected that Project-generated refuse will be stored in covered containers and removed at regular intervals in compliance with the County's solid waste regulations. The proposed project will also be required to prevent occurrences of public nuisances. Therefore, odors associated with the proposed project construction and operations will be less than significant and no mitigation is required.

**Mitigation:** No mitigation is required.

**Monitoring:** No monitoring is required.

**BIOLOGICAL RESOURCES** Would the project

**7. Wildlife & Vegetation**

a) Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Conservation Community Plan, or other approved local, regional, or state conservation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Have a substantial adverse effect, either directly or through habitat modifications, on any endangered, or threatened species, as listed in Title 14 of the California Code of Regulations (Sections 670.2 or 670.5) or in Title 50, Code of Federal Regulations (Sections 17.11 or 17.12)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Wildlife or U. S. Wildlife Service?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations or by the California Department of Fish and Game or U. S. Fish and Wildlife Service?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
g) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

**Source:** Western Riverside County Multiple Species Habitat Conservation Plan (Adopted June 2003), Habitat Assessment Including the Results of a Focused Burrowing Owl Survey and MSHCP Consistency Analysis, Gonzales Environmental Consulting, LLC. Dated July 31, 2018.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
--------------------------------	--	------------------------------	-----------

**Findings of Fact:**

a) The proposed project is located within the Western Riverside County Multiple Species Habitat Conservation (WRCMSHCP) San Jacinto Area Plan. The project site is not located within a Criteria Cell.

**6.1.2 Protection of Species Associated with Riparian/Riverine Areas and Vernal Pools**

The project site does not contain MSHCP Riparian/Riverine/Vernal Pool habitat or species associated with these habitats. The project is consistent with Section 6.1.2 of the MSHCP.

**6.1.3 Protection of Narrow Endemic Plant Species**

The project site is not located within a Narrow Endemic Plant Species Survey Area. Therefore, no surveys were required. The project is consistent with Section 6.1.3 of the MSHCP.

**6.1.4 Guidelines Pertaining to the Urban/Wildlands Interface**

The project site is not located adjacent to an MSHCP Conservation Area. Therefore, the project is not subject to the MSHCP Urban/Wildland Interface Guidelines. The project is consistent with Section 6.1.4 of the MSHCP.

**6.3.2 Additional Survey Needs and Procedures**

The project site is located within the required habitat assessment area for burrowing owl. The project site was determined to have suitable habitat for burrowing owl; therefore, focused burrowing owl surveys were conducted in April through July 2018, documented in, Habitat Assessment Including the Results of a Focused Burrowing Owl Survey and MSHCP Consistency Analysis, Gonzales Environmental Consulting, LLC. Dated July 31, 2018. No burrowing owl or burrowing owl sign was observed on the project site or in the survey buffer area during the focused surveys. To prevent impacts to burrowing owl, the project has been conditioned by Riverside County prior to grading permit issuance for a 30-day pre-construction burrowing owl survey (060 – Planning-EPD. 1). In addition, the project has also been conditioned By Riverside County prior to grading permit issuance for a Nesting Bird Survey conducted outside of the avian nesting season from February 1<sup>st</sup> through August 31<sup>st</sup> (060 – Planning-EPD. 2).

The project will be consistent with Section 6.3.2 of the MSHCP with adherence to Riverside County conditions of approval.

The proposed project will not conflict with the provisions of an adopted Habitat Conservation Plan, Natural Conservation Community Plan, or other approved local, regional, or state conservation plan. Impacts will be less than significant with adherence to Riverside County Conditions of Approval.

b) No federal or state listed endangered or threatened species were observed during the field survey conducted by Gonzales Environmental Consulting, on July 31, 2018. No impacts to any endangered, or threatened species will occur.

c) *The project has been conditioned to require a nesting survey and Migratory Bird Treaty Act survey in the event that habitats are removed (COA 60. EPD.1). Therefore, impacts are considered less than significant.* The condition of approval states: Birds and their nests are protected by the Migratory Bird Treaty Act (MTBA) and the California Department of Fish and Wildlife (CDFW) Codes. Since the project supports suitable nesting habitat, removal of vegetation or any other potential nesting bird habitat disturbances shall be conducted outside of the avian nesting season (February 1<sup>st</sup> through September 15<sup>th</sup>). If habitat must be cleared during the nesting season or disturbances occur within 500 feet, a

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
--------------------------------	--	------------------------------	-----------

preconstruction nesting bird survey shall be conducted. The preconstruction nesting bird survey must be conducted by a biologist who holds a current MOU with the County of Riverside. If nesting activity is observed, appropriate avoidance measures shall be adopted to avoid any potential impacts to nesting birds. The nesting bird survey must be completed no more than 3 days prior to any ground disturbance. If ground disturbance does not begin within 3 days of the survey date a second survey must be conducted. Prior to the issuance of a grading or building permit the project proponent must provide written proof to the Riverside County Planning Department, Environmental Programs Division (EPD) that a biologist who holds a MOU with the County of Riverside has been retained to carry out the required survey. Documentation submitted to prove compliance prior to grading or building permit issuance must at a minimum include the name and contact information for the Counseling Biologist and a signed statement from them confirming that they have been contracted by the applicant to conduct a Preconstruction Nesting Bird Survey. In some cases, EPD may also require a Monitoring and Avoidance Plan prior to the issuance of a grading or building permit. Prior to finalization of a grading permit or prior to issuance of any building permits, the projects consulting biologist shall prepare and submit a report to EPD for review, documenting the results of the survey. Therefore, any impacts would be considered less than significant.

d) The project site is not located within or adjacent to an existing or proposed MSHCP Core or Linkage, Conservation Area, or wildlife nursery.

The project site is not located within or adjacent to an existing or proposed MSHCP Core or Linkage, Conservation Area, or wildlife nursery. The project will not interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites with adherence to Riverside County Conditions of Approval. Therefore the impact will be less than significant.

e-f) No impacts to riparian habitat or other sensitive natural community identified in local or regional plans, policies, and regulations or by the California Department of Fish and Game or U. S. Fish and Wildlife Service or federally protected wetlands as defined by Section 404 of the Clean Water Act will occur as no such resources exist onsite. No impacts will occur.

g) The proposed project is subject to the Riverside County Oak Tree Management Guidelines. No oak trees are located on the project site. No impacts will occur.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

**CULTURAL RESOURCES** Would the project

**8. Historic Resources**

a) Alter or destroy an historic site?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Cause a substantial adverse change in the significance of a historical resource as defined in California Code of Regulations, Section 15064.5?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: On-site Inspection, Project Application Materials, County Archaeological Report (PDA) No. 6060



Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
--------------------------------	--	------------------------------	-----------

**Findings of Fact:**

a) As requested by the County of Riverside, County Archaeological Report (PDA) No. 6060 has assessed the effects of potential development on any cultural resources, including historic properties. The cultural resources survey did not identify any cultural resources within the subject property. The Cultural Resources Records Search (EIC) did not indicate that any resources have been recorded within the area of potential effect (APE) and no previous studies have addressed the property. Although the majority of the recorded resources are located within the one mile search radius of the project site and are located on similar terrain on adjacent parcels to the project site, no resources were indicated on the subject site. Although this archaeological investigation did not identify any evidence of this past transhumance across the property, prehistoric resources are located in close proximity, and there still remains potential for unobserved buried resources.

County Archaeological Report (PDA) No. 6060 recommends: As there still remains a possibility of buried cultural resources within the APE, it is recommended that all earthwork required to develop the property be monitored by a qualified archaeologist and a Native American representative. This recommendation has been added to the project's conditions of approval. This is considered to be a standard Condition of Approval and not a mitigation measure. The impacts will be less than significant.

b) Based upon analysis of records and the onsite pedestrian survey, it has been determined that there will be no impacts to significant historical resources as defined in California Code of Regulations, Section 15064.5 because they do not occur on the project site. As such, no change in the significance of historical resources would occur with the implementation of the proposed project because there are no significant historical resources. Therefore, there will be no impacts in this regard.

**Mitigation:** No mitigation is required.

**Monitoring:** No monitoring is required.

9. Archaeological Resources				
a) Alter or destroy an archaeological site.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to California Code of Regulations, Section 15064.5?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Disturb any human remains, including those interred outside of formal cemeteries?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Restrict existing religious or sacred uses within the potential impact area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

**Source:** On-site Inspection, Project Application Materials, County Archaeological Report (PDA) No. 6060

**Findings of Fact:**

a) Based upon analysis of records, it has been determined that there will be no impacts to archaeological resources as defined in California Code of Regulations, Section 15064.5 because County Archaeological Report (PDA) No. 6060 has determined there to not be any pre contact or historic age resources recorded within the one mile search radius. The project area and the APE had not been

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
--------------------------------	--	------------------------------	-----------

previously surveyed, however, the pedestrian survey conducted for this project was negative for both pre contact and historic age resources. The project has been conditioned to have native American Monitor(s) on-site during all initial ground disturbing activities and excavation to allow for the identification, evaluation, and potential recovery of any cultural resources that may be discovered (060 - Planning-CUL. 1). Therefore, there will be no impacts in this regard.

b) Based upon analysis of records and a survey of the property per County Archaeological Report (PDA) No. 6060, it has been determined that there will be no impacts to significant archaeological resources as defined in California Code of Regulations, Section 15064.5 because they do not occur on the project site. Therefore no change in the significance of archaeological resources would occur with the implementation of the proposed project because there are no significant archaeological resources. The project has been conditioned to have native American Monitor(s) on-site during all initial ground disturbing activities and excavation to allow for the identification, evaluation, and potential recovery of any cultural resources that may be discovered (060 - Planning-CUL. 1). Therefore, there will be no impacts in this regard.

c) Based on an analysis of records, it has been determined that the project site does not include a formal cemetery or any archaeological resources that might contain interred human remains. Nonetheless, the project will be required to adhere to State Health and Safety Code Section 7050.5 if in the event that human remains are encountered and by ensuring that no further disturbance occur until the County Coroner has made the necessary findings as to origin of the remains. Furthermore, pursuant to Public Resources Code Section 5097.98 (b), remains shall be left in place and free from disturbance until a final decision as to the treatment and their disposition has been made. Therefore, impacts in this regard are considered less than significant.

d) Based on an analysis of records and through tribal consultation, it has been determined the project property is currently not used for religious or sacred purposes. Therefore, the project will not restrict existing religious or sacred uses within the potential impact area because there were none identified. Therefore, there will be no impacts in this regard.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

<b>GEOLOGY AND SOILS</b> Would the project				
<b>10. Alquist-Priolo Earthquake Fault Zone or County Fault Hazard Zones</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
a) Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Be subject to rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: Riverside County General Plan Figure S-2 "Earthquake Fault Study Zones," GIS database, Geologist Comments

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
--------------------------------	--	------------------------------	-----------

**Findings of Fact:**

a-b) The Project site is not located within a currently designated State of California Alquist-Priolo Earthquake Fault Zone nor is it located within a fault zone based on the County of Riverside GIS website. In addition, the site will only be for passive storage of RVs only, where living in or maintaining the RVs will be prohibited on-site. Mandatory compliance with Section 1613 of the 2016 California Building Code (CBC), structures proposed to be constructed on the site will be designed and constructed to resist the effects of seismic ground motions. Impacts in regards to this issue area will have no impact.

**Mitigation:** No mitigation is required.

**Monitoring:** No monitoring is required.

**11. Liquefaction Potential Zone**

a) Be subject to seismic-related ground failure, including liquefaction?

**Source:** Riverside County General Plan Figure S-3 "Generalized Liquefaction"

**Findings of Fact:**

a) Seismically-induced liquefaction occurs when dynamic loading of a saturated sand or silt causes pore-water pressures to increase to levels where grain-to-grain contact is lost and material temporarily behaves as a viscous fluid. Liquefaction can cause settlement of the ground surface, settlement and tilting of engineered structures, flotation of buoyant structures, and fissuring of the ground surface. Typically, liquefaction occurs in areas where groundwater lies within the upper 50 +/- feet of the ground surface. According to the County's GIS Database, the project site is located within a low liquefaction area and as such is considered to have a less than significant impact on liquefaction potential.

**Mitigation:** No mitigation is required.

**Monitoring:** No monitoring is required.

**12. Ground-shaking Zone**

a) Be subject to strong seismic ground shaking?

**Source:** Riverside County General Plan Figure S-2 "Earthquake Fault Study Zone," Figure S-4 "Earthquake Induced Slope Instability Map"

**Findings of Fact:**

a) There are no known active or potentially active faults that traverse the project site and it is not located within an Alquist-Priolo Earthquake Fault Zone. The principal seismic hazard that could affect the site is ground shaking resulting from an earthquake, however there are no active faults located within a 1/2 mile of the project location. In addition, no structures are proposed for the site, however, any construction will be required to comply with the California Building Code (CBC). Since the Project is

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
--------------------------------	--	------------------------------	-----------

located in California, the site will be subject to some ground-shaking, however no active mapped faults are in the general vicinity of the site, and no structures are proposed, the proposed project would have a less than significant impact.

**Mitigation:** No mitigation is required.

**Monitoring:** No monitoring is required.

**13. Landslide Risk**

a) Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, collapse, or rockfall hazards?

**Source:** On-site Inspection, Harvest Valley/Winchester Area Plan Figure 15 "Harvest Valley/Winchester Area Plan Slope Instability"

**Findings of Fact:**

a) Based on the relatively flat topography across the site, the potential for landslides is considered low. Furthermore, and as shown on Harvest Valley/Winchester Area Plan Figure 15, *Harvest Valley/Winchester Area Plan Slope Instability*, the project site is not located in an area mapped with existing landslides, or an area of high, moderate, or low susceptibility to seismically induced landslides and rock falls. Accordingly, the proposed Project will not be located on a geologic unit or soil that is unstable, or that will become unstable as a result of the Project, and potentially result in on- or off-site landslide, lateral spreading, collapse, or rock fall hazards. Thus, impacts are less than significant and no mitigation is required.

**Mitigation:** No mitigation is required.

**Monitoring:** No monitoring is required.

**14. Ground Subsidence**

a) Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in ground subsidence?

**Source:** Riverside County General Plan Figure S-7 "Documented Subsidence Areas Map"

**Findings of Fact:**

a) According to County GIS records and Figure S-7, the project site is located in an area susceptible to ground subsidence. The proposed project is not expected to negatively alter the ground conditions and the site is not located on a geologic unit or soil that is unstable. Therefore, the proposed project will have a less than significant impact.

**Mitigation:** No mitigation is required.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
--------------------------------	--	------------------------------	-----------

Monitoring: No monitoring is required.

**15. Other Geologic Hazards**

a) Be subject to geologic hazards, such as seiche, mudflow, or volcanic hazard?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
---	--------------------------	--------------------------	--------------------------	-------------------------------------

Source: On-site Inspection, Project Application Materials

Findings of Fact:

a) The project site is not located in close proximity to any natural enclosed or open bodies of water. Additionally, there are no volcanoes in the project vicinity. As such, the project site will not be subject to inundation by tsunamis or seiches, and will not be affected by volcanoes. There will be no impact.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

**16. Slopes**

a) Change topography or ground surface relief features?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Create cut or fill slopes greater than 2:1 or higher than 10 feet?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Result in grading that affects or negates subsurface sewage disposal systems?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: Riv. Co. 800-Scale Slope Maps, Project Application Materials

Findings of Fact:

a-b) The project site is located at a site that is comprised of a relatively flat grade. Implementation of the proposed project will require a negligible amount of grading to accommodate the proposed crushed asphalt surface of the storage lot. The proposed project includes a relatively minimal amount of grading, with some excavation required for the foundation of the vinyl and metal fencing proposed around the perimeter of the project site. Nevertheless, the site's existing topographic conditions will be maintained. Therefore, impacts will be less than significant.

c) The proposed project will not result in grading that affects or negates subsurface sewage disposal systems. Therefore, there will be no impact.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

**17. Soils**

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
--------------------------	--------------------------	-------------------------------------	--------------------------

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Result in substantial soil erosion or the loss of topsoil?				
b) Be located on expansive soil, as defined in Section 1802.3.2 of the California Building Code (2007), creating substantial risks to life or property?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Have soils incapable of adequately supporting use of septic tanks or alternative waste water disposal systems where sewers are not available for the disposal of waste water?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

**Source:** U.S.D.A. Soil Conservation Service Soil Surveys, Project Application Materials, On-site Inspection

**Findings of Fact:**

a) Site preparation activities associated with the project could temporarily expose underlying soils to water and air, which will increase erosion susceptibility while the soils are exposed. Exposed soils will be subject to erosion during rainfall events or high winds due to the removal of stabilizing vegetation and exposure of these erodible materials to wind and water. However, due to the project's limited scale potential impacts resulting from erosion are expected to be less than significant.

b) Any potential for expansive soils would be alleviated through compliance with the Riverside County Building Code and the 2016 California Building Code (CBC). There would be no risk to life or property. Thus, the proposed project will have no impact.

c) No septic tanks or alternative waste water disposal systems are proposed to be constructed or expanded as part of the Project. Accordingly, no impact will occur.

**Mitigation:** No mitigation is required.

**Monitoring:** No monitoring is required.

<b>18. Erosion</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
a) Change deposition, siltation, or erosion that may modify the channel of a river or stream or the bed of a lake?				
b) Result in any increase in water erosion either on or off site?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

**Source:** U.S.D.A. Soil Conservation Service Soil Surveys

**Findings of Fact:**

a) Due to existing conditions and the limited scale of the project, any potential impact to the channel of a river or stream or the bed of a lake related to erosion is expected to be less than significant. Thus, the proposed project will have less than significant impact.

b) Due to the limited scope of the proposed project, an increase in water erosion either on site or off-site is not expected. Thus, the proposed project will have less than significant impact.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
--------------------------------	--	------------------------------	-----------

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

**19. Wind Erosion and Blowsand from project either on or off site.**                       

a) Be impacted by or result in an increase in wind erosion and blowsand, either on or off site?

Source: Riverside County General Plan Figure S-8 "Wind Erosion Susceptibility Map," Ord. No. 460, Article XV & Ord. No. 484

Findings of Fact:

a) The project site will have minimal grading activities which may expose underlying soils at the site which could increase wind erosion susceptibility during construction activities. The project has been conditioned by Riverside County that prior to the issuance of a grading permit, the applicant may be required to post a Grading and/or Erosion Control Security (060 – BS-Grade. 3). Therefore, implementation of the proposed project will not significantly increase the risk of long-term wind erosion on- or off-site, and impacts will be less than significant.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

**GREENHOUSE GAS EMISSIONS** Would the project

**20. Greenhouse Gas Emissions**                       

a) Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?

b) Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?                       

Source: Riverside County Climate Action Plan

Findings of Fact:

a) The project proposes a RV storage lot on 2.39 gross acres of vacant, undeveloped land. The construction of the RV storage lot will involve small-scale construction activities that will not involve an extensive amount of heavy duty equipment or labor. Therefore, greenhouse gas emissions generated during construction phase would be minimal due to the limited scale of the project. In addition, the RV storage lot will not require an extensive amount of electricity for operation as the only equipment requiring power include an automated sliding gate and security cameras. Therefore, the project is not anticipated to generate greenhouse gas emissions, either directly or indirectly, that could have a significant impact on the environment as any GHG emissions would be well below the 3,000 MTCO<sub>2e</sub>

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
--------------------------------	--	------------------------------	-----------

per year level under the County's Climate Action Plan. Thus, the proposed project will have less than significant impact.

b) The project will not conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases. Thus, the proposed project will have less than significant impact.

**Mitigation:** No mitigation is required.

**Monitoring:** No monitoring is required.

**HAZARDS AND HAZARDOUS MATERIALS** Would the project

**21. Hazards and Hazardous Materials**

a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Impair implementation of or physically interfere with an adopted emergency response plan or an emergency evacuation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

**Source:** Project Application Materials

**Findings of Fact:**

a) The project is not associated with the need for routine transport, use or disposal of substantial quantities of hazardous materials. The project is also not forecast to cause any significant environmental impacts related to activities related to routine delivery, management or disposal of hazardous materials. Thus, the proposed project will have no impact.

b) During the construction of any new proposed development, there is a limited potential for accidental release of construction-related products although not in sufficient quantity to pose a significant hazard to people and the environment. Thus, the proposed project will have less than significant impact.

c-d) Any new development on the project site will not impair implementation of or physically interfere with an adopted emergency response plan or an emergency evacuation plan. The project site is not located within one-quarter mile of any existing or proposed school. Thus, the proposed project will have no impact.



Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
--------------------------------	--	------------------------------	-----------

e) The site is not located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5. Thus, the proposed project will have no impact.

**Mitigation:** No mitigation is required.

**Monitoring:** No monitoring is required.

22. Airports	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Result in an inconsistency with an Airport Master Plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Require review by the Airport Land Use Commission?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard for people residing or working in the project area?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) For a project within the vicinity of a private airstrip, or heliport, would the project result in a safety hazard for people residing or working in the project area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

**Source:** Riverside County General Plan Figure S-20 "Airport Locations," GIS database, ALUC Review File No. ZAP1332MA18

**Findings of Fact:**

a) The proposed project has been found to be consistent with the 2014 March Air Reserve Base/Inland Port Airport Land Use Compatibility Plan, per ALUC Review File No. ZAP1332MA18, provided that the County of Riverside condition the project to hood/shield any outdoor lighting, prohibit any use of red, white, green, or amber colored lights directed towards aircraft taking off or landing, prohibit any use which would cause sunlight to be reflected towards an aircraft taking off or landing, prohibit any use which would generate smoke or water vapor or which would attract large concentrations of birds, prohibit any use which would generate electrical interference that may be detrimental to the operation of aircraft/aircraft equipment, provide all potential purchasers and any tenants thereon with the Notice of Airport in the Vicinity (which shall be recorded as a deed notice), design any new aboveground detention or water quality basins to provide for a maximum 48-hour detention period following the conclusion of a storm event, prohibit the following activities/uses: wastewater management facilities, trash transfer stations that are open on one or more sides, recycling centers, incinerators; and to notify the March Air Reserve Base of any land uses having an electromagnetic radiation component. These are considered standard Conditions of Approval and as pursuant to CEQA, is not considered mitigation. Therefore, impacts in this regard are considered less than significant.

b) The project site is located within Airport Compatibility Zone D of the March Air Reserve Base/Inland Port Airport Influence Area (AIA). Within Compatibility Zone D of the March Air Reserve Base/Inland Port Airport Land Use Compatibility plan, non-residential intensity is not restricted for a commercial development such as the project. On September 27, 2018, the ALUC Director determined the project to be consistent with the 2014 March Air Reserve Base/Inland Port Airport Land Use Compatibility Plan, provided that the County of Riverside applies six recommended conditions to the project as specified in

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
--------------------------------	--	------------------------------	-----------

the ALUC approval letter. The six conditions have been incorporated into the Advisory Notification Document for this project.

c) The project has been determined to not be a safety hazard for people residing or working in the project area as the project has been conditioned to avoid possible safety hazards (i.e. light pollution) and other possible interferences. Therefore, the impact will be less than significant.

d) The proposed project is not within the vicinity of a private airstrip, or heliport and would not present a safety hazard for people residing or working in the project area. Thus, the proposed project will have no significant impact.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

**23. Hazardous Fire Area**

a) Expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands?

Source: Harvest Valley/Winchester Area Plan Figure 12 "Harvest Valley/Winchester Area Plan Wildfire Susceptibility," GIS database

Findings of Fact:

a) According to County of Riverside General Plan, Harvest Valley/Winchester Area Plan, Figure 12, *Harvest Valley/Winchester Plan Wildfire Susceptibility*, the project site is not located within a wildfire zone. Further, the use of the site will be limited to the storage of RVs only. Thus, the proposed project will have a less than significant impact.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

**HYDROLOGY AND WATER QUALITY** Would the project

**24. Water Quality Impacts**

a) Substantially alter the existing drainage pattern of the site or area, including the alteration of the course of a stream or river, in a manner that would result in substantial erosion or siltation on- or off-site?

b) Violate any water quality standards or waste discharge requirements?

c) Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)?				
d) Create or contribute runoff water that would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Place housing within a 100-year flood hazard area, as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Place within a 100-year flood hazard area structures which would impede or redirect flood flows?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
g) Otherwise substantially degrade water quality?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
h) Include new or retrofitted stormwater Treatment Control Best Management Practices (BMPs) (e.g. water quality treatment basins, constructed treatment wetlands), the operation of which could result in significant environmental effects (e.g. increased vectors or odors)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

**Source:** Riverside County Flood Control District Flood Hazard Report/Condition, County GIS

**Findings of Fact:**

- a) There will not be any alteration to the existing drainage pattern of the site or area, including the alteration of the course of a stream or river, in a manner that will result in substantial erosion or siltation on- or off-site. Therefore, the impact is considered to be less than significant.
- b) Due to the character and limited scope of the proposed project, it is not anticipated that implementation of the proposed project will violate any water quality standards or waste discharge requirements. Therefore, there will be a less than significant impact.
- c) Due to the character and limited scope of the proposed project, there will not be any depletion of groundwater supplies or substantial interference with groundwater recharge such that there will be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells will drop to a level which will not support existing land uses or planned uses for which permits have been granted) as the project site will be connected to the Eastern Municipal Water District to for water supply purposes to maintain landscaping on site. Therefore, the impact is considered less than significant.
- d) Due to the proposed pervious surface improvement of crushed asphalt and the limited amount of impervious surfaces within the project site, this proposal will not increase flow rates on downstream property owners. Therefore, no new flood control facilities or water quality mitigation will be required and the impact is considered less than significant.
- e) The project proposes a RV storage lot that will have no housing or structures of any kind on site. Therefore, the proposed project will have no impact.
- f) The project site is not located within a 100 year flood zone. Therefore, the proposed project will have no impact.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
--------------------------------	--	------------------------------	-----------

g-h) The project will not substantially degrade water quality or include new or retrofitted storm water Treatment Control Best Management Practices (BMPs) (e.g. water quality treatment basins, constructed treatment wetlands), the operation of which could result in significant environmental effects (e.g. increased vectors and odors). Therefore, there is no impact.

**Mitigation:** No mitigation is required.

**Monitoring:** No monitoring is required.

**25. Floodplains**

Degree of Suitability in 100-Year Floodplains. As indicated below, the appropriate Degree of Suitability has been checked.

NA - Not Applicable <input checked="" type="checkbox"/>	U - Generally Unsuitable <input type="checkbox"/>	R - Restricted <input type="checkbox"/>
a) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner that would result in flooding on- or off-site?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Changes in absorption rates or the rate and amount of surface runoff?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam (Dam Inundation Area)?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Changes in the amount of surface water in any water body?	<input type="checkbox"/>	<input checked="" type="checkbox"/>

**Source:** Harvest Valley/Winchester Area Plan Figure 11 "Harvest Valley/Winchester Area Plan Special Flood Hazard Areas"

**Findings of Fact:**

a) Due to the limited scope of the proposed project there will not be a substantial alteration to the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner that will result in flooding on- or off-site. Therefore, the project will have less than significant impact.

b) Since this project is not located within a flood plain, there will not be changes in absorption rates or the rate and amount of surface runoff. Therefore, the project will have less than significant impact.

c) Based on review of Figure 11 within the Harvest Valley/Winchester Area Plan, the project site is not located in an area subject to potential significant risk related to failure of a levee or dam. No impacts related to this issue would occur as a result of the proposed project, and no further analysis of this issue is required. Therefore, the proposed project will have no impact.

d) Due to the limited scope of the proposed project and the distance to the nearest body of water, the impact is considered to be less than significant.

**Mitigation:** No mitigation is required.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
--------------------------------	--	------------------------------	-----------

**Monitoring:** No monitoring is required.

**LAND USE/PLANNING** Would the project

**26. Land Use**

a) Result in a substantial alteration of the present or planned land use of an area?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Affect land use within a city sphere of influence and/or within adjacent city or county boundaries?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

**Source:** Riverside County General Plan, GIS database, Project Application Materials

**Findings of Fact:**

a) The proposed project site has a General Plan Foundation Component of Community Development (CD) and a land use designation of Very Low Density Residential (VLDR). The proposed Project is compatible with the Very Low Density Residential (VLDR) (1 ac min.) land use designation and other applicable land use policies within the General Plan. One of those policies being LU 28.7, which allows for reduced street widths to minimize the influence of the automobile and in this instance, improve the character of the neighborhood by providing a facility in which residents can store large recreational vehicles as opposed to street parking. One other land use policy that this project addresses, LU 2.1.c, provides for a broad range of land uses, intensities, and densities and in this case, will establish a small-scale commercial use within an otherwise residential neighborhood that is currently comprised of vacant lots and residential/equestrian uses. One additional land use policy addressed by this project, LU 4.1, regards the implementation of a conceptual landscape plan that utilizes drought tolerant landscaping that incorporates drought-conscious irrigation systems. Since a RV Storage Facility is an allowed use of the R-R Zone, upon the approval of a Conditional Use Permit, and meets the objectives of the fore-mentioned policies, the project would be consistent with the General Plan.

The proposed project site is located within the Rural Residential (R-R) zone classification Ordinance No. 348, Article V, Section 5.1.D.47 identifies trailer and boat storage (RV Storage) as permitted use, subject to the approval of a Conditional Use Permit (CUP). The proposed project has submitted a CUP application (CUP180002) that this initial study is analyzing to ensure compliance with the California Environmental Quality Act (CEQA) The project as proposed meets the development standards of Ordinance No. 348, and therefore is in compliance with the subject zoning. The impact will be less than significant.

b) The proposed Project site is not located within any City's sphere of influence, but is located adjacent to the City of Menifee. As demonstrated throughout this Environmental Assessment, the limited scope of the project, the compatibility of the proposed use with the existing and planned uses of the site and surrounding area, and the general lack of features onsite that could lead to environmental concerns, there are no components of the project with a potential to adversely affect land use within any other adjacent cities or counties such that significant environmental impacts will result. Therefore, the proposed Project will not adversely affect land use within a city sphere of influence and/or within adjacent city or county boundaries, and no impact will occur.

**Mitigation:** No mitigation is required.

**Monitoring:** No monitoring is required.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
<b>27. Planning</b>				
a) Be consistent with the site's existing or proposed zoning?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Be compatible with existing surrounding zoning?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Be compatible with existing and planned surrounding land uses?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Be consistent with the land use designations and policies of the General Plan (including those of any applicable Specific Plan)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Disrupt or divide the physical arrangement of an established community (including a low-income or minority community)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

**Source:** Riverside County General Plan Land Use Element, Staff review, GIS database

**Findings of Fact:**

a-b) The proposed project is consistent with the site's existing Rural Residential (R-R) zoning classification. The project is surrounded by properties which are also zoned Rural Residential (R-R) to the north, east and west, with the City of Menifee's boundary to the south. In accordance with Zoning Ordinance No. 348, the construction of a trailer and boat storage lot is permitted within this zoning classification, contingent upon the approval of a conditional use permit. The proposed project has submitted a CUP application (CUP180002) that this initial study is analyzing to ensure compliance with the California Environmental Quality Act (CEQA) The project as proposed meets the development standards of Ordinance No. 348, and therefore in compliance with the subject zoning, therefore, the proposed project will have no impact.

c) Surrounding land uses are all residential to the south, east and west and vacant to the north. The proposed development will be compatible with the existing uses in the vicinity of the project site because the proposed project has been designed to reduce any negative visual impact the proposed project may have on the adjacent land uses. No noise or traffic impacts will occur. The proposed project will be compatible with the site's existing surrounding land uses as the RV storage lot may be used as an ancillary development used for storage of large recreational vehicles in the Romoland community allowing residents in the area to utilize the storage facility for their exiting RVs. Thus, the project will not conflict with any proposed land uses in the surrounding area, no impact will occur.

d) The proposed project site has a General Plan Foundation Component of Community Development (CD) and a land use designation of Very Low Density Residential (VLDR). The proposed Project is compatible with the Very Low Density Residential (VLDR) (1 ac min.) land use designation and other applicable land use policies within the General Plan. One of those policies being LU 28.7, which allows for reduced street widths to minimize the influence of the automobile and in this instance, improve the character of the neighborhood by providing a facility in which residents can store large recreational vehicles as opposed to street parking. One other land use policy that this project addresses, LU 2.1.c, provides for a broad range of land uses, intensities, and densities and in this case, will establish a small-scale passive commercial use within an otherwise residential neighborhood that is currently comprised of vacant lots and residential/equestrian uses. One additional land use policy addressed by this project, LU 4.1, regards the implementation of a conceptual landscape plan that utilizes drought tolerant landscaping that incorporates drought-conscious irrigation systems. Since a RV Storage Facility is an allowed use of the R-R Zone, upon the approval of a Conditional Use Permit, and meets the objectives

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
--------------------------------	--	------------------------------	-----------

of the fore-mentioned policies, the project would be consistent with the General Plan. Therefore, the impact will be less than significant.

e) The proposed project will not disrupt or divide the physical arrangement of an established community (including a low-income or minority community) as the project is located on vacant land within a low density residential community. Thus, no impact will occur.

**Mitigation:** No mitigation is required.

**Monitoring:** No monitoring is required.

**MINERAL RESOURCES** Would the project

**28. Mineral Resources**

a) Result in the loss of availability of a known mineral resource that would be of value to the region or the residents of the State?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Result in the loss of availability of a locally-important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Be an incompatible land use located adjacent to a State classified or designated area or existing surface mine?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Expose people or property to hazards from proposed, existing or abandoned quarries or mines?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

**Source:** Riverside County General Plan Figure OS-6 "Mineral Resources Area"

**Findings of Fact:**

a-b) Based on available information, the project is not located in or adjacent to any existing mining operations. Additionally, given that the project site is located within an existing residential property, loss of availability of a locally-important mineral resource recovery site delineated on a local general plan, specific plan, or other land use plan will not result due to project implementation. Thus, no impact will occur.

c) As stated above the project site's land use designation is Very Low Density Residential (VLDR) (1 ac min.) and is surrounded by properties with the same land use designation. There is no conflict of interest or safety concern between the two. Thus, the proposed project will have no impact.

d) The proposed project will not expose people or property to hazards from proposed, existing or abandoned quarries or mines. Therefore, the proposed project will have no impact.

**Mitigation:** No mitigation is required.

**Monitoring:** No monitoring is required.

**NOISE** Would the project result in

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
--------------------------------	--	------------------------------	-----------

**Definitions for Noise Acceptability Ratings**

Where indicated below, the appropriate Noise Acceptability Rating(s) has been checked.

NA - Not Applicable                      A - Generally Acceptable                      B - Conditionally Acceptable  
 C - Generally Unacceptable              D - Land Use Discouraged

**29. Airport Noise**

a) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport would the project expose people residing or working in the project area to excessive noise levels?

NA  A  B  C  D

b) For a project within the vicinity of a private airstrip, would the project expose people residing or working in the project area to excessive noise levels?

NA  A  B  C  D

**Source:** Riverside County General Plan Figure S-20 "Airport Locations," County of Riverside Airport Facilities Map, ALUC Review File No. ZAP1332MA18

**Findings of Fact:**

a) The project is located within the boundaries of the 2014 March Air Reserve Base/Inland Port Airport Land Use Compatibility Plan. ALUC review found the project to be consistent with the Airport Land Use Compatibility Plan, per ALUC Review File No. ZAP1332MA18. In addition, the nearest public airport to the project site is the Perris Valley Airport – L65, which is located approximately 3 miles to the west of the project site, outside of the 2-mile buffer zone. The proposed development will not expose people residing or working in the project area to excessive noise levels as the project is for a RV storage lot and the applicant has stated that there will be no employees stationed on-site. Therefore, the impact will be less than significant.

b) The nearest private airstrip to the project site is the March Air Reserve Base, which is located approximately 8.35 miles northwest of the project site. Due to the distance, there will not be a safety hazard for people residing or working in the project area. Therefore, the impact will be less than significant.

**Mitigation:** No mitigation is required.

**Monitoring:** No monitoring is required.

**30. Railroad Noise**

NA  A  B  C  D

**Source:** Riverside County General Plan Figure C-1 "Circulation Plan", GIS database, On-site Inspection

**Findings of Fact:**

The site is not located in the vicinity of any railroads. Thus, the proposed project will have no impact.



Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
--------------------------------	--	------------------------------	-----------

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

**31. Highway Noise**

NA  A  B  C  D

Source: On-site Inspection, Project Application Materials

Findings of Fact:

The nearest highway is California State Highway 74, which is located approximately 1-mile south of the project site. However, the proposed project is simply a RV storage lot, which will not be affected by highway noise or pose an impact to State Highway 74. Therefore, there will be no impact.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

**32. Other Noise**

NA  A  B  C  D

Findings of Fact:

No additional noise sources have been identified that will expose the project to a significant amount of noise. There will be no impact.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

**33. Noise Effects by the Project**

a) A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Exposure of persons to or generation of excessive ground-borne vibration or ground-borne noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
--------------------------------	--	------------------------------	-----------

**Source:** Riverside County General Plan, Table N-1 ("Land Use Compatibility for Community Noise Exposure"); Project Application Materials

**Findings of Fact:**

a) Although the project will increase the ambient noise level in the immediate vicinity during construction, and the general ambient noise level may increase slightly after project completion due to occasional facility maintenance, the impacts are not considered significant as any overall increase in ambient noise would be well below 3 dBA. Therefore, once operational, the proposed project itself will not result in a substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project, and impacts will be less than significant.

b) The project may result in temporary or periodic increases in ambient noise levels in the project vicinity due to the construction related noises. Once the project has become operational, there is potential for sporadic increases in noise level above levels existing without the project as customers come and go from the site to pick up and/or drop off vehicles. The applicant has ensured that no maintenance of vehicles will be allowed onsite and no overnight use of RVs will be allowed, so stays at the site will generally be short. In addition, the occasional facility maintenance trip will not result in any noticeable noise increase.

All noise generated during project construction and the operation of the site must comply with the County's noise standards, which restricts construction (short-term) and operational (long-term) noise levels. Therefore, based on the short construction timeline and the nature of the site once the facility is operational, the project will have a less than significant impact.

c-d) Project construction activities have the potential to result in varying degrees of temporary ground vibration, depending on the type of construction activities and equipment used. It is expected that ground-borne vibration from Project construction activities will be localized and intermittent. Construction activities that are expected to occur within the Project site include small-scale grading and trenching, which have the potential to generate low levels of ground-borne vibration. However, the project construction activities are not expected to result in perceptible human response due to the limited scope of the project and because the proposed project will be located more than 300 feet from the nearest residence. Therefore, project construction vibration-related impacts will be less than significant.

The project will not expose persons to or generation of noise levels in excess of standards established in the local General Plan or noise ordinance, or applicable standards of other agencies or expose persons to or generation of excessive ground-borne vibration or ground-borne noise levels. The project will have a less than significant impact.

**Mitigation:** No mitigation is required.

**Monitoring:** No monitoring is required.

**PALEONTOLOGICAL RESOURCES**

**34. Paleontological Resources**

a) Directly or indirectly destroy a unique paleontological resource, or site, or unique geologic feature?

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
--------------------------------	--	------------------------------	-----------

**Source:** Riverside County General Plan Figure OS-8 "Paleontological Sensitivity"

**Findings of Fact:**

a) According to "Map My County," the project site has been mapped as having a low potential for paleontological resources. Additionally, the proposed Project will be located on a site which is already disturbed. Nonetheless, the Project has been conditioned to mitigate any impact in the event fossil remains are encountered during site development. This is a standard condition and not considered mitigation for CEQA purposes. There will be a less than significant impact.

**Mitigation:** No mitigation is required.

**Monitoring:** No monitoring is required.

<b>POPULATION AND HOUSING</b> Would the project				
<b>35. Housing</b>				
a) Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Create a demand for additional housing, particularly housing affordable to households earning 80% or less of the County's median income?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Affect a County Redevelopment Project Area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Cumulatively exceed official regional or local population projections?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Induce substantial population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

**Source:** Project Application Materials, GIS database, Riverside County General Plan Housing Element

**Findings of Fact:**

a) Implementation of the facility would not displace housing or people, necessitating the construction of replacement housing elsewhere as the project proposes a new commercial development on 2.39 acres of vacant land. There will be no impact.

b) The project simply proposes a RV storage lot and would not result in an affordable housing demand. Thus, the proposed project will have no impact.

d) According to Riverside County's "Map My County," the site is not located within or adjacent to any County Redevelopment Project Area. Thus, the proposed project will have no impact.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
--------------------------------	--	------------------------------	-----------

e-f) Implementation of the project would not result in the construction of housing or in a population increase due to the proposed use, a RV storage lot. No extension of roads or other infrastructure, which could induce population growth, are being proposed. Thus, the proposed project will have no impact.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

**PUBLIC SERVICES** Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered government facilities or the need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services:

**36. Fire Services**

Source: Riverside County General Plan Safety Element

Findings of Fact:

The Riverside County Fire Department provides fire protection services to the project area. The proposed project will primarily be served by the Riverside County Fire Department's Homeland Station #54, which is located approximately 2 miles southeast of the project site at 25730 Sultanas Road, Homeland, CA 92548. Thus, the project site is adequately served by fire protection services under existing conditions. Because the proposed project is simply a RV storage lot, implementation of the proposed project will not result in the need for new or physically altered fire protection facilities, and will not exceed applicable service ratios or response times for fire protection services. Therefore, there will be a less than significant impact.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

**37. Sheriff Services**

Source: Riverside County General Plan

Findings of Fact:

The Riverside County Sheriff's Department provides community policing to the project area via the Riverside County Sheriff's Perris Station located approximately 3.70 miles northwest of the project site at 137 N. Perris Blvd. Suite A, Perris, CA 92570. The project demand on sheriff protection services will be little to nonexistent because the proposed project is simply a RV storage lot, and the project will utilize security cameras onsite. Therefore, implementation of the proposed project will not result in the need for new or physically altered sheriff stations. There will be a less than significant impact.

Mitigation: No mitigation is required.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
--------------------------------	--	------------------------------	-----------

**Monitoring:** No monitoring is required.

<b>38. Schools</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
--------------------	--------------------------	--------------------------	--------------------------	-------------------------------------

**Source:** Romoland & Perris Union High School District correspondence, GIS database

**Findings of Fact:**

The project proposes a RV storage lot. No housing, which could potentially increase the demand for school services, is being proposed. Therefore, there will be no impact.

**Mitigation:** No mitigation is required.

**Monitoring:** No monitoring is required.

<b>39. Libraries</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
----------------------	--------------------------	--------------------------	--------------------------	-------------------------------------

**Source:** Riverside County General Plan

**Findings of Fact:**

The project proposes a RV storage lot. No new housing, which could increase the demand for library services, is being proposed. Therefore, there will be no impact.

**Mitigation:** No mitigation is required.

**Monitoring:** No monitoring is required.

<b>40. Health Services</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
----------------------------	--------------------------	--------------------------	--------------------------	-------------------------------------

**Source:** Riverside County General Plan

**Findings of Fact:**

The project proposes a RV storage lot. No new housing, which could increase the demand for health services, is being proposed. Thus, the proposed project will have no significant impact.

**Mitigation:** No mitigation is required.

**Monitoring:** No monitoring is required.

**RECREATION**

<b>41. Parks and Recreation</b>				
a) Would the project include recreational facilities or require the construction or expansion of recreational facilities	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
which might have an adverse physical effect on the environment?				
b) Would the project include the use of existing neighborhood or regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Is the project located within a Community Service Area (CSA) or recreation and park district with a Community Parks and Recreation Plan (Quimby fees)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

**Source:** GIS database, Ord. No. 460, Section 10.35 (Regulating the Division of Land – Park and Recreation Fees and Dedications), Ord. No. 659 (Establishing Development Impact Fees), Parks & Open Space Department Review

**Findings of Fact:**

- a) The project proposes a RV storage lot and does not involve the construction or expansion of recreational facilities. Therefore, there will be no impact.
- b) The project proposes the construction of a 2.39 acre RV storage lot. This project will not utilize any existing parks. Therefore, there will be no impact.
- c) According to "Map My County," the project site is located within County Service Area (CSA) #146 and #152. This project falls outside of a flood plain and the proposed project does not put forth any new street lighting. Thus, the proposed project will have less than significant impact.

**Mitigation:** No mitigation is required.

**Monitoring:** No monitoring is required.

<b>42. Recreational Trails</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
--------------------------------	--------------------------	--------------------------	--------------------------	-------------------------------------

**Source:** Riv. Co. 800-Scale Equestrian Trail Maps, Open Space and Conservation Map for Western County trail alignments

**Findings of Fact:**

The proposed project is a RV storage lot and does not create a need or impact a recreational trail in the vicinity of the proposed project. Therefore, the proposed project will have no impact.

**Mitigation:** No mitigation is required.

**Monitoring:** No monitoring is required.

<b>TRANSPORTATION/TRAFFIC</b> Would the project				
<b>43. Circulation</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Conflict with an applicable plan, ordinance or policy establishing a measure of effectiveness for the performance of the circulation system, taking into account all modes of transportation, including mass transit and non-motorized travel and relevant components of the circulation system, including but not limited to intersections, streets, highways and freeways, pedestrian and bicycle paths, and mass transit?				
b) Conflict with an applicable congestion management program, including, but not limited to level of service standards and travel demand measures, or other standards established by the county congestion management agency for designated roads or highways?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Alter waterborne, rail or air traffic?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g. farm equipment)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Cause an effect upon, or a need for new or altered maintenance of roads?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
g) Cause an effect upon circulation during the project's construction?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
h) Result in inadequate emergency access or access to nearby uses?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
i) Conflict with adopted policies, plans or programs regarding public transit, bikeways or pedestrian facilities, or otherwise substantially decrease the performance or safety of such facilities?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: Riverside County General Plan

Findings of Fact:

a-b) The project proposes a RV storage lot, any traffic resulting from the proposed project will be due to customers picking up or dropping off vehicles and the occasional site visit for maintenance. Therefore, there will be no increase in traffic which is substantial in relation to the existing traffic load and capacity of the street system and there will be no conflict with the Riverside County Transportation Commission's (RCTC) 2011 Riverside County Congestion Management Program. Any impact will be less than significant.

c-d) The project proposes a RV storage lot and does not propose any design issues that will cause a change in air traffic patterns or alter waterborne, rail, or air traffic. There will be no impact.

e-f) The project proposes a RV storage lot and does not propose any change in street design. Therefore, there will be no impact.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
--------------------------------	--	------------------------------	-----------

g) The proposed project may cause a minimal effect upon circulation during the project's construction. However, there will be a less than significant impact due to the small scale of the proposed project's construction.

h) The project proposes a RV storage lot on an approximately 2.39 gross acres of vacant land. The proposed project will not result in inadequate emergency access to nearby uses. Therefore, there will be no impact.

i) The project proposes a RV storage lot. Therefore, the proposed project will not conflict with adopted policies, plans or programs regarding public transit, bikeways or pedestrian facilities, or otherwise substantially decrease the performance or safety of such facilities. Therefore, there will be no impact.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

---

**44. Bike Trails**

Source: Riverside County General Plan

Findings of Fact:

The project proposes a RV storage lot and does not create a need for or impact a bike trail in the vicinity of the project. Therefore, there will be no impact.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

---

**TRIBAL CULTURAL RESOURCES** Would the project

**45. Tribal Cultural Resources**

a) Would the project cause a substantial adverse change in the significance of a Tribal Cultural Resource, defined in Public Resources Code section 21074 as either a site, feature, place, cultural landscape that is geographically defined in terms of the size and scope of the landscape, sacred place, or object with cultural value to a California Native American Tribe, and that is:

Listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources as defined in Public Resources Code section 5020.1 (k); or,

b) A resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of Public Resources Code Section 5024.1? In applying the



Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
--------------------------------	--	------------------------------	-----------

criteria set forth in subdivision (c). of Public Resources Code Section 5024.1 for the purpose of this paragraph, the lead agency shall consider the significance to a California Native tribe.

**Source:** Staff review, Project Application Materials

**Findings of Fact:**

a-b) In compliance with Assembly Bill 52 (AB 52), notices regarding this project were mailed to nine (9) requesting tribes on February 26, 2018. In total, three responses were received from the Soboba Band of Luiseño Indians, Pala Band of Mission Indians, and the Pechanga Tribe (Temecula Band of Luiseño Mission Indians). The Pechanga Tribe's response, dated March 1, 2018, requested to initiate formal consultation. The Soboba Tribe's response, dated March 20, 2018, requested to initiate formal consultation. The Pala Tribe's response, dated March 14, 2018, declined AB-52 consultation as the project site was deemed to not be within the recognized Pala Indian Reservation. County Archaeologist, Heather Thomson, consulted with the two requesting tribes and no Tribal Cultural Resources were identified on the site. A condition of approval (060 – Planning-CUL. 1) has been recommended stating all earthwork required to develop the property shall be monitored by a qualified archaeologist and a Native American representative as there still remains a possibility of buried cultural resources within the project area.

Through the study of the project site, it was determined that no tribal cultural resources were found onsite, while the possibility still remains that resources may still be in the area. Therefore, the project will have a less than significant impact.

**Mitigation:** No mitigation is required.

**Monitoring:** No monitoring is required.

**UTILITY AND SERVICE SYSTEMS** Would the project

**46. Water**

a) Require or result in the construction of new water treatment facilities or expansion of existing facilities, the construction of which would cause significant environmental effects?

b) Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed?

**Findings of Fact:**

a-b) The project proposes a RV storage lot that requires a water connection for landscaping purposes. The proposed project will not require or result in the construction of new water treatment facilities or expansion of existing facilities as the water will be connected by the Eastern Municipal Water District. Therefore, there will be no impact.

**Mitigation:** No mitigation is required.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
--------------------------------	--	------------------------------	-----------

**Monitoring:** No monitoring is required.

**47. Sewer**

a) Require or result in the construction of new wastewater treatment facilities, including septic systems, or expansion of existing facilities, the construction of which would cause significant environmental effects?

b) Result in a determination by the wastewater treatment provider that serves or may service the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?

**Source:** Department of Environmental Health Review

**Findings of Fact:**

a-b) The project proposes a RV storage lot and will not require any connection to sewer lines as no facilities are proposed to be constructed requiring wastewater treatment. Therefore, the project will not require or result in the construction of new wastewater treatment facilities or expansion of existing facilities. There will be no impact.

**Mitigation:** No mitigation is required.

**Monitoring:** No monitoring is required.

**48. Solid Waste**

a) Is the project served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs?

b) Does the project comply with federal, state, and local statutes and regulations related to solid wastes including the CIWMP (County Integrated Waste Management Plan)?

**Source:** Riverside County General Plan, Riverside County Waste Management District correspondence

**Findings of Fact:**

a-b) The project proposes a RV storage lot and will not require solid waste services as no dumping amenities will be provided onsite nor are any structures proposed. It's anticipated that the project's minor cut and fill during grading will balance at the site, greatly minimizing any construction waste. Therefore, the proposed project will not require or result in the construction of new landfill facilities, including the expansion of existing facilities. There will be no impact.

**Mitigation:** No mitigation is required.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
--------------------------------	--	------------------------------	-----------

**Monitoring:** No monitoring is required.

**49. Utilities**

Would the project impact the following facilities requiring or resulting in the construction of new facilities or the expansion of existing facilities; the construction of which could cause significant environmental effects?

a) Electricity?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Natural gas?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Communications systems?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Storm water drainage?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Street lighting?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Maintenance of public facilities, including roads?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
g) Other governmental services?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

**Source:**

**Findings of Fact:**

a & f) Implementation of the proposed project will require the connection to electrical services for operational purposes. Electrical service will be provided by Southern California Edison. In addition, street improvements will be offset by the payment of in-lieu of fees. Any physical impacts resulting from the construction of necessary utility connections to the project site have been evaluated throughout this environmental assessment. Therefore, there will be a less than significant impact.

b-e & g) The project does not propose any construction of natural gas systems, communication systems, storm water drainage, street lighting, or other governmental services. Accordingly, there will be no impact.

**Mitigation:** No mitigation is required.

**Monitoring:** No monitoring is required.

**50. Energy Conservation**

a) Would the project conflict with any adopted energy conservation plans?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
---	--------------------------	--------------------------	-------------------------------------	--------------------------

**Source:** Project implementation materials

**Findings of Fact:**

The project proposes a RV storage lot which will result in an insignificant increase in the consumption of energy for operation of facility equipment (i.e. automated gate, security cameras).

Planning efforts by energy resource providers take into account planned land uses to ensure the long-term availability of energy resources necessary to service anticipated growth. The proposed project will develop the site in a manner consistent with the County's General Plan land use designations for the property; thus, energy demands associated with the proposed project are addressed through long-

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
--------------------------------	--	------------------------------	-----------

range planning by energy purveyors and can be accommodated as they occur. Therefore, project implementation is not anticipated to result in the need for the construction or expansion of existing energy generation facilities, the construction of which could cause significant environmental effects.

Implementation of the proposed project is not expected to result in conflict with applicable energy conservation plans, and impacts will be less than significant.

**Mitigation:** No mitigation is required.

**Monitoring:** No monitoring is required.

**MANDATORY FINDINGS OF SIGNIFICANCE**

51. Does the project have the potential to substantially degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal, or eliminate important examples of the major periods of California history or prehistory?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
--	--------------------------	--------------------------	-------------------------------------	--------------------------

**Source:** Staff review, Project Application Materials

**Findings of Fact:**

As indicated in the discussion and analysis of Biological Resources (Section 7), Archaeological Resources (Section 9), Paleontological Resources (Section 34), and Cultural Resources (Section 45), implementation of the proposed project would not substantially degrade the quality of the environment, substantially reduce the habitat of fish or wildlife species, cause a fish or wildlife populations to drop below self-sustaining levels, threaten to eliminate a plant or animal community, or reduce the number or restrict the range of a rare or endangered plant or animal, or eliminate important examples of the major periods of California history or prehistory. Impacts will be less than significant.

52. Does the project have impacts which are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, other current projects and probable future projects)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
---	--------------------------	--------------------------	--------------------------	-------------------------------------

**Source:** Staff review, Project Application Materials

**Findings of Fact:**

As disclosed throughout this environmental assessment, implementation of the proposed project will not result in potentially significant effects or cumulative effects. There are no other cumulatively

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
--------------------------------	--	------------------------------	-----------

considerable impacts associated with the proposed Project that are not already evaluated and disclosed throughout this EA. There will be no impact.

53. Does the project have environmental effects that will cause substantial adverse effects on human beings, either directly or indirectly?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
---	--------------------------	--------------------------	--------------------------	-------------------------------------

**Source:** Staff review, project application

**Findings of Fact:**

The project's potential to result in substantial adverse effects on human beings has been evaluated throughout this environmental assessment. There are no components of this project that could result in substantial adverse effects on human beings that are not already evaluated and disclosed throughout this environmental assessment. Accordingly, no additional impacts will occur.

**VI. EARLIER ANALYSES**

Earlier analyses may be used where, pursuant to the tiering, program EIR, or other CEQA process, an effect has been adequately analyzed in an earlier EIR or negative declaration as per California Code of Regulations, Section 15063 (c) (3) (D). In this case, a brief discussion should identify the following:

Earlier Analyses Used, if any: N/A

Location Where Earlier Analyses, if used, are available for review:

Location: County of Riverside Planning Department  
4080 Lemon Street, 12th Floor  
Riverside, CA 92505

**VII. AUTHORITIES CITED**

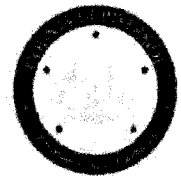
Authorities cited: Public Resources Code Sections 21083 and 21083.05; References: California Government Code Section 65088.4; Public Resources Code Sections 21080(c), 21080.1, 21080.3, 21082.1, 21083, 21083.05, 21083.3, 21093, 21094, 21095 and 21151; *Sundstrom v. County of Mendocino* (1988) 202 Cal.App.3d 296; *Leonoff v. Monterey Board of Supervisors* (1990) 222 Cal.App.3d 1337; *Eureka Citizens for Responsible Govt. v. City of Eureka* (2007) 147 Cal.App.4th 357; *Protect the Historic Amador Waterways v. Amador Water Agency* (2004) 116 Cal.App.4th at 1109; *San Franciscans Upholding the Downtown Plan v. City and County of San Francisco* (2002) 102 Cal.App.4th 656.

Revised: 1/30/2019 5:14 PM  
Y:\Planning Master Forms\Templates\CEQA Forms\EA-IS\_Template.docx



**COUNTY OF RIVERSIDE  
TRANSPORTATION AND LAND MANAGEMENT AGENCY**

*Juan C. Perez  
Agency Director*



01/10/19, 10:51 am

CUP180002

**ADVISORY NOTIFICATION DOCUMENT**

The following notifications are included as part of the recommendation of approval for CUP180002. They are intended to advise the applicant of various Federal, State and County regulations applicable to this entitlement and the subsequent development of the subject property.

**Advisory Notification**

**Advisory Notification. 1            AND - Preamble**

This Advisory Notification Document is included as part of the justification for the recommendation of approval of this Plan (CUP180002) and is intended to advise the applicant of various Federal, State and County regulations applicable to this entitlement and the subsequent development of the subject property in accordance with approval of that entitlement and are in addition to the applied conditions of approval.

**Advisory Notification. 2            AND - Project Description & Operational Limits**

Conditional Use Permit No. 180002 is a proposal to construct 121 parking stalls for Recreational Vehicle (RV) storage ("project") on a 2.39 acres site. The project includes the installation of six-foot high vinyl fence along the rear and sides of the site and a six-foot high decorative metal fence along the street frontage, with an accompanying automated sliding gate for site access. The unmanned project site would be accessible with a key card and automated gate 24 hours a day, seven days a week. The site shall be approved for Recreational Vehicle storage only. Any maintenance, waste dumping, washing, or occupancy of vehicles shall be prohibited. APNs: 327-360-002 & 327-360-003.

**Advisory Notification. 3            AND - Design Guidelines**

Compliance with applicable Design Guidelines:

1. 3rd & 5th District Design Guidelines
2. County Wide Design Guidelines and Standards

**Advisory Notification. 4            AND - Exhibits**

The development of the premises shall conform substantially with that as shown on APPROVED [MAP and/or] EXHIBIT(S)

Exhibit A (Site Plan), dated July 2, 2018.

Exhibit L (Conceptual Landscaping and Irrigation Plans), dated October 4, 2018.

Exhibit W (Wall and Fencing Plan), dated October 4, 2018.

**Advisory Notification. 5            AND - Federal, State & Local Regulation Compliance**

1. Compliance with applicable Federal Regulations, including, but not limited to:

## ADVISORY NOTIFICATION DOCUMENT

### Advisory Notification

Advisory Notification. 5            AND - Federal, State & Local Regulation Compliance (cont.)

- National Pollutant Discharge Elimination System (NPDES)
  - Clean Water Act
  - Migratory Bird Treaty Act (MBTA)
  
- 2. Compliance with applicable State Regulations, including, but not limited to:
  - The current Water Quality Management Plan (WQMP) Permit issued by the applicable Regional Water Quality Control Board (RWQCB)
  - Government Code Section 66020 (90 Days to Protest)
  - Government Code Section 66499.37 (Hold Harmless)
  - State Subdivision Map Act
  - Native American Cultural Resources, and Human Remains (Inadvertent Find)
  - School District Impact Compliance
  - Public Resources Code Section 5097.94 & Sections 21073 et al - AB 52 (Native Americans: CEQA)
  
- 3. Compliance with applicable County Regulations, including, but not limited to:
  - Ord. No. 348 (Land Use Planning and Zoning Regulations)
  - Ord. No. 413 (Regulating Vehicle Parking)
  - Ord. No. 457 (Building Requirements)
    - Ord. No. 458 (Regulating Flood Hazard Areas & Implementing National Flood Insurance Program)
  - Ord. No. 484 (Control of Blowing Sand)
  - Ord. No. 655 (Regulating Light Pollution)
  - Ord. No. 671 (Consolidated Fees)
  - Ord. No. 787 (Fire Code)
  - Ord. No. 847 (Regulating Noise)
  - Ord. No. 857 (Business Licensing)
  - Ord. No. 859 (Water Efficient Landscape Requirements)
  - Ord. No. 915 (Regulating Outdoor Lighting)
  
- 4. Mitigation Fee Ordinances
  - Ord. No. 659 Development Impact Fees (DIF)
  - Ord. No. 663 Stephens Kangaroo Rat Habitat Conservation Plan (SKR)
    - Ord. No. 810 Western Riverside County Multiple Species Habitat Conservation Plan (WRCMSHCP)
    - Ord. No. 824 Western Riverside County Transportation Uniform Mitigation Fee (WR TUMF)

### E Health

E Health. 1

#### ECP COMMENTS

Based on the information provided in the environmental assessment documents submitted for this project and a site visit conducted by RCDEH-ECP (Riverside County Department of Environmental Health – Environmental Cleanup Program) staff and with the provision that the information was accurate and representative of site conditions, RCDEH-ECP concludes no further environmental assessment is required for this project.

### ADVISORY NOTIFICATION DOCUMENT

#### E Health

**E Health. 1                                      ECP COMMENTS (cont.)**

If previously unidentified contamination or the presence of a naturally occurring hazardous material is discovered at the site, assessment, investigation, and/or cleanup may be required. Contact Riverside County Environmental Health - Environmental Cleanup Programs at (951) 955-8980, for further information.

**E Health. 2                                      NO STRUCTURES**

Department of Environmental (DEH) review of CUP180002 did not include review of any structures. If any structures are proposed in the future, additional review is required by this Department.

#### Fire

**Fire. 1    Gen - Fire**

1.) Access - Fire Department emergency vehicle apparatus access road locations and design shall be in accordance with the California Fire Code, Riverside County Ordinance 460, Riverside County Ordinance 787, and Riverside County Fire Department Standards. Plans must be submitted to the Fire Department for review and approval prior to building permit issuance.

2.) Water - Fire Department water system(s) for fire protection shall be in accordance with the California Fire Code, Riverside County Ordinance 787 and Riverside County Fire Department Standards. Plans must be submitted to the Fire Department for review and approval prior to building permit issuance.

#### General

**General. 1    General – Business Licensing**

Every person conducting a business within the unincorporated area of Riverside County, as defined in Riverside County Ordinance No. 857, shall obtain a business license. For more information regarding business registration, contact the Business Registration and License Program Office of the Building and Safety Department.

**General. 2    General – Causes for Revocation**

In the event the use hereby permitted under this permit is found:

- (a) to be in violation of the terms and conditions of this permit; and/or,
- (b) to have been obtained by fraud or perjured testimony; and/or,
- (c) to be detrimental to the public health, safety or general welfare, or is a public nuisance, then this permit shall be subject to revocation procedures.

**General. 3    General – Ceased Operations**

In the event the use hereby permitted ceases operation for a period of one (1) year or



## ADVISORY NOTIFICATION DOCUMENT

### General

General. 3    General – Ceased Operations (cont.)  
more, this approval shall become null and void.

General. 4    General – Hold Harmless

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

(a) any claim, action, or proceeding against the COUNTY to attack, set aside, void, or annul an approval of the COUNTY, its advisory agencies, appeal boards, or legislative body concerning the project or its associated environmental documentation; and,

(b) any claim, action or proceeding against the COUNTY to attack, set aside, void or annul any other decision made by the COUNTY concerning the project, including, but not limited to, decisions made in response to California Public Records Act requests; and

(a) and (b) above are hereinafter collectively referred to as "LITIGATION."

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

The obligations imposed by this condition include, but are not limited to, the following: the applicant/permittee shall pay all legal services expenses the COUNTY incurs in connection with any such LITIGATION, whether it incurs such expenses directly, whether it is ordered by a court to pay such expenses, or whether it incurs such expenses by providing legal services through its Office of County Counsel.

Payment for COUNTY's costs related to the LITIGATION shall be made on a deposit basis. Within thirty (30) days of receipt of notice from COUNTY that LITIGATION has been initiated against the Project, applicant/permittee shall initially deposit with the COUNTY's Planning Department the total amount of Twenty Thousand Dollars (\$20,000). Applicant/permittee 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. To the extent such costs are not recoverable under the California Public Records Act from the records requestor, applicant/permittee agrees that deposits under this section may also be used to cover staff time incurred by the COUNTY to compile, review, and redact records in response to a Public Records Act request made by a petitioner in any legal challenge to the Project when the petitioner is using the Public Records Act request as a means of obtaining the administrative record for LITIGATION purposes. Within ten (10) days of written notice from COUNTY, applicant/permittee shall make such additional deposits.

## ADVISORY NOTIFICATION DOCUMENT

### General

General. 5                                      General – Human Remains (cont.)

General. 5                                      General – Human Remains

If human remains are found on this site, the developer/permit holder or any successor in interest shall comply with State Health and Safety Code Section 7050.5.

General. 6                                      General – Permit Expiration

This approved permit shall be used within eight (8) years from the approval date; otherwise, the permit shall be null and void. The term used shall mean the beginning of construction pursuant to a validly issued building permit for the use authorized by this approval. Prior to the expiration of the eight (8) years, the permittee/applicant may request an extension of time to use the permit. The extension of time may be approved by the Assistant TLMA Director upon a determination that a valid reason exists for the permittee not using the permit within the required period. If an extension is approved, the total time allowed for use of the permit shall not exceed ten (10) years.

General. 7                                      General – Review Fees

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

General. 8                                      General – Unanticipated Resources

The developer/permit holder or any successor in interest shall comply with the following for the life of this permit.

If during ground disturbance activities, unanticipated cultural resources\* are discovered, the following procedures shall be followed:

All ground disturbance activities within 100 feet of the discovered cultural resource shall be halted and the applicant shall call the County Archaeologist immediately upon discovery of the cultural resource. A meeting shall be convened between the developer, the project archaeologist\*\*, the Native American tribal representative (or other appropriate ethnic/cultural group representative), and the County Archaeologist to discuss the significance of the find. At the meeting with the aforementioned parties, a decision is to be made, with the concurrence of the County Archaeologist, as to the appropriate treatment (documentation, recovery, avoidance, etc) for the cultural resource. Resource evaluations shall be limited to nondestructive analysis. Further ground disturbance shall not resume within the area of the discovery until the appropriate treatment has been accomplished.

\* A cultural resource site is defined, for this condition, as being a feature and/or three or more artifacts in close association with each other.

## ADVISORY NOTIFICATION DOCUMENT

### General

#### General. 8 General – Unanticipated Resources (cont.)

\*\* If not already employed by the project developer, a County approved archaeologist shall be employed by the project developer to assess the significance of the cultural resource, attend the meeting described above, and continue monitoring of all future site grading activities as necessary.

### Planning

#### Planning. 1 Airport Land Use Commission Conditions

Per ALUC File No. ZAP1332MA18, dated September 27, 2018, the ALUC found the project to be consistent with the 2014 March Air Reserve Base/Inland Port Airport Land Use Compatibility Plan under the following conditions:

1. Any new outdoor lighting that is installed shall be hooded or shielded so as to prevent either the spillage of lumens or reflection into the sky. Outdoor lighting shall be downward facing.
2. The review of this Conditional Use Permit is based on the proposed uses and activities noted in the project description. The following uses/activities are not included in the proposed project and shall be prohibited at this site, in accordance with Note 1 on Table 5 of the Harvest Valley/Winchester Area Plan:
  - a. Any use which would direct a steady light or flashing light of red, white, green, or amber colors associated with airport operations toward an aircraft engaged in an initial straight climb following takeoff or toward an aircraft engaged in a straight final approach toward a landing at an airport, other than an FAA-approved navigational single light or visual approach slope indicator.
  - b. Any use which would cause sunlight to be reflected towards an aircraft engaged in an initial straight climb following takeoff or towards an aircraft engaged in a straight final approach towards a landing at an airport.
  - c. Any use which would generate smoke or water vapor or which would attract large concentrations of birds, or which may otherwise affect safe air navigation within the area.
  - d. Any use which would generate electrical interference that may be detrimental to the operation of aircraft and/or aircraft instrumentation.
3. The attached notice shall be provided to all potential purchasers of the property and any tenants thereon, and shall be recorded as a deed notice.
4. Any new aboveground detention or water quality basins on the site shall be designed so as to provide for a maximum 48-hour detention period following the conclusion of the storm event for the design storm (may be less, but not more), and to remain totally dry between rainfalls. Vegetation in and around the detention/water quality basin(s) that would provide food or cover for bird species that would be incompatible with airport operations shall not be utilized in project landscaping.
5. The following uses/activities are specifically prohibited: wastewater management facilities; trash transfer stations that are open on one or more sides; recycling centers containing putrescible wastes; incinerators.
6. March Air Reserve Base must be notified of any land use having an electromagnetic radiation component to assess whether a potential conflict with Air Base radio communications could result. Sources of electromagnetic radiation include radio

## ADVISORY NOTIFICATION DOCUMENT

### Planning

Planning. 1                                      Airport Land Use Commission Conditions (cont.)  
wave transmission in conjunction with remote equipment inclusive of irrigation controllers, access gates, etc.

Planning. 2                                      Prohibited Actions On-Site

The site shall be approved for Recreational Vehicle storage only. Any maintenance, waste dumping, washing, or occupancy of vehicles shall be prohibited.

### Planning-CUL

Planning-CUL. 1                                      If Human Remains Found

If human remains are found on this site, the developer/permit holder or any successor in interest shall comply with State Health and Safety Code Section 7050.5.

Planning-CUL. 2                                      PDA06060    approved

County Archaeological Report (PDA) No. 6060 submitted for this project (CUP180002) was prepared by Brian F. Smith and Associates and is entitled: "A Phase I Cultural Resources Assesment for the CUP180002 Project, Romoland, Riverside County, California", dated May 16, 2018.

PDA06060 concludes: The cultural resources survey for the CUP 180002 Project did not identify any cultural resources within the subject property. The EIC records search did not indicate that any resources have been recorded within the APE and no previous studies have addressed the property. Additionally, many of the recorded resources are located on similar terrain on adjacent parcels to the CUP 180002 Project, and the property itself lies just south of a hill with many large bedrock outcroppings. Therefore, we can assume that this area was part of the prehistoric subsistence pattern, and Native Americans likely crossed the property throughout prehistory during the collecting of food resources. Although this archaeological investigation did not identify any evidence of this past transhumance across the property, prehistoric resources are located in close proximity, and there still remains potential for unobserved buried resources.

PDA06060 recommends: As there still remains a possibility of buried cultural resources within the APE, it is recommended that all earthwork required to develop the property be monitored by a qualified archaeologist and a Native American representative. These documents are herein incorporated as a part of the record for project.

Planning-CUL. 3                                      Unanticipated Resources

The developer/permit holder or any successor in interest shall comply with the following for the life of this permit.

If during ground disturbance activities, unanticipated cultural resources\* are discovered, the following procedures shall be followed:

All ground disturbance activities within 100 feet of the discovered cultural resource shall be halted and the applicant shall call the County Archaeologist immediately upon discovery of the cultural resource. A meeting shall be convened between the developer, the project archaeologist\*\*, the Native American tribal representative (or other appropriate ethnic/cultural group representative), and the County Archaeologist to

## ADVISORY NOTIFICATION DOCUMENT

### Planning-CUL

#### Planning-CUL. 3 Unanticipated Resources (cont.)

discuss the significance of the find. At the meeting with the aforementioned parties, a decision is to be made, with the concurrence of the County Archaeologist, as to the appropriate treatment (documentation, recovery, avoidance, etc) for the cultural resource. Resource evaluations shall be limited to nondestructive analysis.

Further ground disturbance shall not resume within the area of the discovery until the appropriate treatment has been accomplished.

\* A cultural resource site is defined, for this condition, as being a feature and/or three or more artifacts in close association with each other.

\*\* If not already employed by the project developer, a County approved archaeologist shall be employed by the project developer to assess the significance of the cultural resource, attend the meeting described above, and continue monitoring of all future site grading activities as necessary.

### Planning-PAL

#### Planning-PAL. 1 LOW PALEO POTENTIAL

According to the County's General Plan, this site has been mapped as having a "Low Potential" for paleontological resources. This category encompasses lands for which previous field surveys and documentation demonstrates a low potential for containing significant paleontological resources subject to adverse impacts. As such, this project is not anticipated to require any direct mitigation for paleontological resources. However, should fossil remains be encountered during site development:

1. All site earthmoving shall be ceased in the area of where the fossil remains are encountered. Earthmoving activities may be diverted to other areas of the site.
2. The owner of the property shall be immediately notified of the fossil discovery who will in turn immediately notify the County Geologist of the discovery.
3. The applicant shall retain a qualified paleontologist approved by the County of Riverside.
4. The paleontologist shall determine the significance of the encountered fossil remains.
5. Paleontological monitoring of earthmoving activities will continue thereafter on an as-needed basis by the paleontologist during all earthmoving activities that may expose sensitive strata. Earthmoving activities in areas of the project area where previously undisturbed strata will be buried but not otherwise disturbed will not be monitored. The supervising paleontologist will have the authority to reduce monitoring once he/she determines the probability of encountering any additional fossils has dropped below an acceptable level.
6. If fossil remains are encountered by earthmoving activities when the paleontologist is not onsite, these activities will be diverted around the fossil site and the paleontologist called to the site immediately to recover the remains.

## ADVISORY NOTIFICATION DOCUMENT

### Planning-PAL

#### Planning-PAL. 1                      LOW PALEO POTENTIAL (cont.)

7. Any recovered fossil remains will be prepared to the point of identification and identified to the lowest taxonomic level possible by knowledgeable paleontologists. The remains then will be curated (assigned and labeled with museum\* repository fossil specimen numbers and corresponding fossil site numbers, as appropriate; places in specimen trays and, if necessary, vials with completed specimen data cards) and catalogued, an associated specimen data and corresponding geologic and geographic site data will be archived (specimen and site numbers and corresponding data entered into appropriate museum repository catalogs and computerized data bases) at the museum repository by a laboratory technician. The remains will then be accessioned into the museum repository fossil collection, where they will be permanently stored, maintained, and, along with associated specimen and site data, made available for future study by qualified scientific investigators. \* Per the County of Riverside "SABER Policy", paleontological fossils found in the County of Riverside should, by preference, be directed to the Western Science Center in the City of Hemet.

8. The property owner and/or applicant on whose land the paleontological fossils are discovered shall provide appropriate funding for monitoring, reporting, delivery and curating the fossils at the institution where the fossils will be placed, and will provide confirmation to the County that such funding has been paid to the institution.

Comments: RECOMMEND DWALSH 20180307

### Transportation

#### Transportation. 1                      COUNTY WEB SITE

Additional information, standards, ordinances, policies, and design guidelines can be obtained from the Transportation Department Web site: <http://rctlma.org/trans/>. If you have questions, please call the Plan Check Section at (951) 955-6527.

#### Transportation. 2                      STD INTRO (ORD 460/461)

With respect to the conditions of approval for the referenced tentative exhibit, the landowner shall provide all street improvements, street improvement plans and/or road dedications set forth herein in accordance with Riverside County Road Improvement Standards (Ordinance 461). It is understood that the exhibit correctly shows acceptable centerline elevations, all existing easements, traveled ways, and drainage courses with appropriate Q's, and that their omission or unacceptability may require the exhibit to be resubmitted for further consideration. This ordinance and all conditions of approval are essential parts and a requirement occurring in ONE is as binding as though occurring in all. All questions regarding the true meaning of the conditions shall be referred to the Transportation Department.

Plan: CUP180002

Parcel: 327360002

60. Prior To Grading Permit Issuance

BS-Grade

060 - BS-Grade. 1                      0060-BS GRADE-USE - EASEMENTS/PERMISSION                      Not Satisfied

Prior to the issuance of a grading permit, it shall be the sole responsibility of the owner/applicant to obtain any and all proposed or required easements and/or permissions necessary to perform the grading herein proposed.

A notarized letter of permission and/or recorded easement from the affected property owners or easement holders shall be provided in instances where off site grading is proposed as part of the grading plan.

In instances where the grading plan proposes drainage facilities on adjacent offsite property, the owner/ applicant shall provide a copy of the recorded drainage easement or copy of Final Map.

060 - BS-Grade. 2                      0060-BS GRADE-USE - IF WQMP IS REQUIRED                      Not Satisfied

If a Water Quality Management Plan (WQMP) is required, the owner / applicant shall submit to the Building & Safety Department, the Final Water Quality Management Plan (WQMP) site plan for comparison to the grading plan.

060 - BS-Grade. 3                      0060-BS GRADE-USE -IMPROVEMENT SECURITIES                      Not Satisfied

Prior to issuance of a Grading Permit, the applicant may be required to post a Grading and/or Erosion Control Security. Please contact the Riverside County Transportation Department at (951) 955-6888 for additional information and requirements.

Flood

060 - Flood. 1                      Mitcharge - Use                      Not Satisfied

CUP 180002 is located within the limits of the Homeland/Romoland Line B Sub-watershed Area Drainage Plan. The County Board of Supervisors has adopted the Homeland/Romoland Line B Sub-watershed Area Drainage Plan Area Drainage Plan (ADP) establishing a drainage fee within the plan area. Applicable ADP fees will be due (in accordance with the Rules and Regulations for Administration of Area Drainage Plans) prior to permits for this project. Although the current fee for this ADP is \$15,505 per acre, the fee due will be based on the fee in effect at the time of payment.

The District recommends that this project be required to pay a flood mitigation fee. The mitigation fee shall be based upon the fee structures set for having comparable anticipated impermeable surface areas.

The mitigation charge for this project shall be equal to the prevailing Area Drainage Plan fee rate multiplied by the area of the new development. This new development has a total of 0.03 acres subject to the fee. The charge is payable to the Flood Control District by cashier's check or money order only, and shall be paid after final approval of the staff report/conditions of approval by the Board of Supervisors and prior to issuance of permits.

Planning-CUL

060 - Planning-CUL. 1                      Native American Monitor                      Not Satisfied

Prior to the issuance of grading permits, the developer/permit applicant shall enter into an agreement with the consulting tribe(s) for a Native American Monitor.

The Native American Monitor(s) shall be on-site during all initial ground disturbing activities and excavation of each portion of the project site including clearing, grubbing, tree removals, grading and

Plan: CUP180002

Parcel: 327360002

60. Prior To Grading Permit Issuance

Planning-CUL

060 - Planning-CUL. 1 Native American Monitor (cont.) Not Satisfied

trenching. In conjunction with the Archaeological Monitor(s), the Native American Monitor(s) shall have the authority to temporarily divert, redirect or halt the ground disturbance activities to allow identification, evaluation, and potential recovery of cultural resources.

The developer/permit applicant shall submit a fully executed copy of the agreement to the County Archaeologist to ensure compliance with this condition of approval. Upon verification, the Archaeologist shall clear this condition.

This agreement shall not modify any condition of approval or mitigation measure.

060 - Planning-CUL. 2 Project Archaeologist Not Satisfied

Prior to issuance of grading permits: The applicant/developer shall provide evidence to the County of Riverside Planning Department that a County certified professional archaeologist (Project Archaeologist) has been contracted to implement a Cultural Resource Monitoring Program. A Cultural Resource Monitoring Plan shall be developed that addresses the details of all activities and provides procedures that must be followed in order to reduce the impacts to cultural and historic resources to a level that is less than significant as well as address potential impacts to undiscovered buried archaeological resources associated with this project. A fully executed copy of the contract and a wet-signed copy of the Monitoring Plan shall be provided to the County Archaeologist to ensure compliance with this condition of approval.

Working directly under the Project Archaeologist, an adequate number of qualified Archaeological Monitors shall be present to ensure that all earth moving activities are observed and shall be on-site during all grading activities for areas to be monitored including off-site improvements. Inspections will vary based on the rate of excavation, the materials excavated, and the presence and abundance of artifacts and features. The frequency and location of inspections will be determined by the Project Archaeologist.

Planning-EPD

060 - Planning-EPD. 1 0060-EPD-30-Day Burrowing Owl Preconstruction Survey Not Satisfied

Pursuant to Objectives 6 & 7 of the Species Account for the Burrowing Owl included in the Western Riverside County Multiple Species Habitat Conservation Plan (MSHCP), within 30 days prior to the issuance of a grading permit, a pre-construction presence/absence survey for the burrowing owl shall be conducted by a qualified biologist who holds a Memorandum of Understanding with the County. The survey results shall be provided in writing to the Environmental Programs Division (EPD) of the Planning Department. If the grading permit is not obtained within 30 days of the survey, a new survey shall be required.

If it is determined that the project site is occupied by the Burrowing Owl, take of "active" nests shall be avoided pursuant to the MSHCP and the Migratory Bird Treaty Act.

Burrowing Owl relocation shall only be allowed to take place outside of the burrowing owl nesting season (nesting season is March 1 through August 31) and is required to be performed by a qualified biologist familiar with relocation methods. The County Environmental Programs Department shall be consulted to determine appropriate type of relocation (active or passive) and potential translocation sites. Burrowing Owl Protection and Relocation Plans and Biological Monitoring Plans are required to be reviewed and approved by the California Department of Fish and Wildlife.

060 - Planning-EPD. 2 0060-EPD-Nesting Bird Survey (MBTA) Not Satisfied

Birds and their nests are protected by the Migratory Bird Treaty Act (MBTA) and California Department of Fish and Wildlife (CDFW) Codes. Since the project supports suitable nesting bird habitat, removal



Plan: CUP180002

Parcel: 327360002

60. Prior To Grading Permit Issuance

Planning-EPD

060 - Planning-EPD. 2            0060-EPD-Nesting Bird Survey (MBTA) (cont.)            Not Satisfied

of vegetation or any other potential nesting bird habitat disturbances shall be conducted outside of the avian nesting season (February 1st through August 31st). If habitat must be cleared during the nesting season, a preconstruction nesting bird survey shall be conducted. The preconstruction nesting bird survey must be conducted by a biologist who holds a current MOU with the County of Riverside. If nesting activity is observed, appropriate avoidance measures shall be adopted to avoid any potential impacts to nesting birds. The nesting bird survey must be completed no more than 3 days prior to any ground disturbance. If ground disturbance does not begin within 3 days of the survey date a second survey must be conducted. Prior to the issuance of a grading permit the project proponent must provide written proof to the Riverside County Planning Department, Environmental Programs Division (EPD) that a biologist who holds an MOU with the County of Riverside has been retained to carry out the required survey. Documentation submitted to prove compliance prior to grading permit issuance must at a minimum include the name and contact information for the Consulting Biologist and a signed statement from the Consulting Biologist confirming that they have been contracted by the applicant to conduct a Preconstruction Nesting Bird Survey. In some cases EPD may also require a Monitoring and Avoidance Plan prior to the issuance of a grading permit. Prior to finalization of a grading permit or prior to issuance of any building permits the projects consulting biologist shall prepare and submit a report, documenting the results of the survey, to EPD for review.

Transportation

060 - Transportation. 1            CONDITIONAL WQMP REQUIREMENT            Not Satisfied

An approved WQMP is required prior to any grading or building permit, if the development of the parcel meets or exceeds any of the thresholds for a WQMP. Submit the applicable WQMP applicability checklist, found on <http://rcflood.org/npdes/>, if your project proposes an auto-repair shop, adding 5,000 sq.ft. of impervious area, or disturbing more than 1 acre. If a WQMP is required, submit a single file PDF on two CD/DVD copies to the Transportation Department for review and approval.

060 - Transportation. 2            FILE L&LMD APPLICATION            Not Satisfied

File an application with the Transportation Department, L&LMD Section, 8th Floor, 4080 Lemon Street, Riverside, CA. refer to condition of approval in the 80 and 90 Trans (MAP -Annex L&LMD/Other Dist) conditions of approval for annexations.

If you have any questions or for the processing fee amount, please call the L&LMD Section at (951) 955-6748.

060 - Transportation. 3            PRIOR TO ROAD CONSTRUCT            Not Satisfied

Prior to road construction, survey monuments including centerline monuments, tie points, property corners and benchmarks shall be located and tied out and corner records filed with the County Surveyor pursuant to Section 8771 of the Business & Professions Code. Survey points destroyed during construction shall be reset, and a second corner record filed for those points prior to completion and acceptance of the improvements.

060 - Transportation. 4            SUBMIT GRADING PLANS            Not Satisfied

In addition to submitting grading plans to the Department of Building and Safety, the project proponent shall submit two sets of grading plans (24" x 36") to the Transportation Department for review and approval. If road right-of-way improvements are required, the project proponent shall submit street

Plan: CUP180002

Parcel: 327360002

**60. Prior To Grading Permit Issuance**

**Transportation**

**060 - Transportation. 4                  SUBMIT GRADING PLANS (cont.)                  Not Satisfied**  
improvement plans for review and approval, open an IP account, and pay for all associated fees in order to clear this condition. The Standard plan check turnaround time is 10 working days. Approval is required prior to issuance of a grading permit.

**70. Prior To Grading Final Inspection**

**Planning-CUL**

**070 - Planning-CUL. 1                  Artifact Disposition                  Not Satisfied**

Prior to Grading Permit Final Inspection, the landowner(s) shall relinquish ownership of all cultural resources that are unearthed on the Project property during any ground-disturbing activities, including previous investigations and/or Phase III data recovery.

**Historic Resources-** all historic archaeological materials recovered during the archaeological investigations (this includes collections made during an earlier project, such as testing of archaeological sites that took place years ago), shall be curated at the Western Science Center, a Riverside County curation facility that meets State Resources Department Office of Historic Preservation Guidelines for the Curation of Archaeological Resources ensuring access and use pursuant to the Guidelines

**Prehistoric Resources-** One of the following treatments shall be applied.

a. Reburial of the resources on the Project property. The measures for reburial shall include, at least, the following: Measures to protect the reburial area from any future impacts. Reburial shall not occur until all required cataloguing, analysis and studies have been completed on the cultural resources, with an exception that sacred items, burial goods and Native American human remains are excluded. Any reburial processes shall be culturally appropriate. Listing of contents and location of the reburial shall be included in the confidential Phase IV Report. The Phase IV Report shall be filed with the County under a confidential cover and not subject to a Public Records Request.

b. If reburial is not agreed upon by the Consulting Tribes then the resources shall be curated at a culturally appropriate manner at the Western Science Center, a Riverside County curation facility that meets State Resources Department Office of Historic Preservation Guidelines for the Curation of Archaeological Resources ensuring access and use pursuant to the Guidelines. The collection and associated records shall be transferred, including title, and are to be accompanied by payment of the fees necessary for permanent curation. Evidence of curation in the form of a letter from the curation facility stating that subject archaeological materials have been received and that all fees have been paid, shall be provided by the landowner to the County. There shall be no destructive or invasive testing on sacred items, burial goods and Native American human remains.

**070 - Planning-CUL. 2                  Phase IV Monitoring Report                  Not Satisfied**

Prior to Grading Permit Final Inspection, a Phase IV Cultural Resources Monitoring Report shall be submitted that complies with the Riverside County Planning Department's requirements for such reports for all ground disturbing activities associated with this grading permit. The report shall follow the County of Riverside Planning Department Cultural Resources (Archaeological) Investigations Standard Scopes of Work posted on the TLMA website. The report shall include results of any feature relocation or residue analysis required as well as evidence of the required cultural sensitivity training for the construction staff held during the required pre-grade meeting and evidence that any artifacts

Plan: CUP180002

Parcel: 327360002

70. Prior To Grading Final Inspection

Planning-CUL

070 - Planning-CUL. 2            Phase IV Monitoring Report (cont.)            Not Satisfied  
have been treated in accordance to procedures stipulated in the Cultural Resources Management Plan.

80. Prior To Building Permit Issuance

BS-Grade

080 - BS-Grade. 1            0080-BS GRADE-USE - NO BUILDING PERMIT WITHOUT C    Not Satisfied  
Prior to the issuance of any building permit, the property owner shall obtain a grading permit and/or approval to construct from the Building and Safety Department.

080 - BS-Grade. 2            0080-BS GRADE-USE - ROUGH GRADE APPROVAL            Not Satisfied

Prior to the issuance of any building permit, the applicant shall obtain rough grade approval and/or approval to construct from the Building and Safety Department. The Building and Safety Department must approve the completed grading of your project before a building permit can be issued. Rough Grade approval can be accomplished by complying with the following:

1. Submitting a "Wet Signed" copy of the Grading Report containing substantiating data from the Soils Engineer (registered geologist or certified geologist, civil engineer or geotechnical engineer as appropriate) for his/her certification of the project.
2. Submitting a "Wet Signed" copy of the Rough Grade certification from a Registered Civil Engineer certifying that the grading was completed in conformance with the approved grading plan.
3. Requesting a Rough Grade Inspection and obtaining rough grade approval from a Riverside County inspector.
4. Rough Grade Only Permits: In addition to obtaining all required inspections and approval of all final reports, all sites permitted for rough grade only shall provide 100 percent vegetative coverage to stabilize the site prior to receiving a rough grade permit final.

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

Flood

080 - Flood. 1            Mitcharge - Use            Not Satisfied

CUP 180002 is located within the limits of the Homeland/Romoland Line B Sub-watershed Area Drainage Plan. The County Board of Supervisors has adopted the Homeland/Romoland Line B Sub-watershed Area Drainage Plan Area Drainage Plan (ADP) establishing a drainage fee within the plan area. Applicable ADP fees will be due (in accordance with the Rules and Regulations for Administration of Area Drainage Plans) prior to permits for this project. Although the current fee for this ADP is \$15,505 per acre, the fee due will be based on the fee in effect at the time of payment.

The District recommends that this project be required to pay a flood mitigation fee. The mitigation fee shall be based upon the fee structures set for having comparable anticipated impermeable surface areas.

The mitigation charge for this project shall be equal to the prevailing Area Drainage Plan fee rate multiplied by the area of the new development. This new development has a total of 0.03 acres subject to the fee. The charge is payable to the Flood Control District by cashier's check or money order only, and shall be paid after final approval of the staff report/conditions of approval by the Board

Plan: CUP180002

Parcel: 327360002

80. Prior To Building Permit Issuance

Flood

080 - Flood. 1                      Mitcharge - Use (cont.)                      Not Satisfied  
of Supervisors and prior to issuance of permits.

Transportation

080 - Transportation. 1              ANNEX L&LMD/OTHER DIST                      Not Satisfied

Prior to the issuance of a building permit, the project proponent shall comply with County requirements within public road rights-of-way, in accordance with Ordinance 461. Assurance of maintenance is required by filing an application for annexation to Landscaping and Lighting Maintenance District No. 89-1-Consolidated by contacting the Transportation Department at (951)955-6767, and/or any other maintenance district approved by the Transportation Department or by processing and filing a 'Landscape Maintenance Agreement' through the Transportation Department Plan Check Division. Said annexation should include the following:

1. Landscaping along Mapes Road.
2. Street-lights on Mapes Road.
3. Street sweeping.
4. Graffiti abatement of walls and other permanent structures along Mapes Road.

For street lighting, the project proponent shall contact the County Service Area (CSA) Project Manager who determines whether the development is within an existing CSA or will require annexation into the CSA.

If the project is outside boundaries of a CSA, the project proponent shall contact the Transportation Department L&LMD 89-1-C Administrator and submit the following:

- (1) Completed Transportation Department application.
- (2) Appropriate fees for annexation.
- (3) Two (2) sets of street lighting plans approved by Transportation Department.
- (4) "Streetlight Authorization" form from SCE, IID or other electric provider.

080 - Transportation. 2              LANDSCAPING/TRAIL                      Not Satisfied

Landscaping (and/or trails) within public road right of-way shall comply with Transportation Department standards, Ordinance 461, Comprehensive Landscaping Guidelines & Standards, and Ordinance 859 and shall require approval by the Transportation Department.

Landscaping plans shall be designed within Mapes Road and submitted to the Transportation Department. Landscaping Plans shall be submitted on standard County format (24" x 36"). Landscaping plans shall with the street improvement plans.

080 - Transportation. 3              LIGHTING PLAN                      Not Satisfied

A separate street light plan is required for this project. Street lighting shall be designed in accordance

Plan: CUP180002

Parcel: 327360002

80. Prior To Building Permit Issuance

Transportation

080 - Transportation. 3 LIGHTING PLAN (cont.) Not Satisfied  
with County Ordinance 460 and Streetlight Specification Chart found in Specification Section 22 of Ordinance 461. For projects within SCE boundaries use County of Riverside Ordinance 461, Standard No. 1000 or No. 1001.

080 - Transportation. 4 R-0-W DEDICATION Not Satisfied  
Sufficient public street right-of-way along Mapes Road shall be conveyed for public use to provide for a 59 foot half-width road right-of-way per County Standard No. 93, Ordinance 461.

080 - Transportation. 5 SUBMIT WQMP IF REQUIRED Not Satisfied  
This condition applies if a grading permit is not required.

An approved WQMP is required prior to any grading or building permit, if the development of the parcel meets or exceeds any of the thresholds for a WQMP. Submit the applicable WQMP applicability checklist, found on <http://rcflood.org/npdes/>, if your project proposes an auto-repair shop, adding 5,000 sq.ft. of impervious area, or disturbing more than 1 acre. If a WQMP is required, submit a single file PDF on two CD/DVD copies to the Transportation Department for review and approval.

080 - Transportation. 6 UTILITY PLAN Not Satisfied

Electrical power, telephone, communication, street lighting, and cable television lines shall be designed to be placed underground in accordance with Ordinance 460 and 461, or as approved by the Transportation Department. The applicant is responsible for coordinating the work with the serving utility company. This also applies to existing overhead lines which are 33.6 kilovolts or below along the project frontage and between the nearest poles offsite in each direction of the project site. A disposition note describing the above shall be reflected on design improvement plans whenever those plans are required. A written proof for initiating the design and/or application of the relocation issued by the utility company shall be submitted to the Transportation Department for verification purposes.

90. Prior to Building Final Inspection

BS-Grade

090 - BS-Grade. 1 0090-BS GRADE-USE - PRECISE GRADE APPROVAL Not Satisfied

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

1. Requesting and obtaining approval of all required grading inspections.
2. Submitting a "Wet Signed" copy of the Soils Compaction Report from the Soils Engineer (registered geologist or certified geologist, civil engineer or geotechnical engineer as appropriate) for the sub-grade and base.
3. Submitting a "Wet Signed" copy of the Sub-grade (rough) Certification from a Registered Civil Engineer certifying that the sub-grade was completed in conformance with the approved grading plan.
4. Submitting a "Wet Signed" copy of the Precise (Final) Grade Certification for the entire site from a Registered Civil Engineer certifying that the precise grading was completed in conformance with the approved grading plan.

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

Plan: CUP180002

Parcel: 327360002

90. Prior to Building Final Inspection

BS-Grade

090 - BS-Grade. 1                  0090-BS GRADE-USE - PRECISE GRADE APPROVAL (con)      Not Satisfied

Planning

090 - Planning. 1                  Conceptual Landscape Plan    Not Satisfied

The landscaping for the project shall be implemented per the specifications of the conceptual landscape plan, deviation from the plan shall result in a failure to meet this condition.

Transportation

090 - Transportation. 1                  ANNEX L&LMD/OTHER DIST    Not Satisfied

Prior to map recordation, the project proponent shall complete annexation to Landscaping and Lighting Maintenance District No. 89- 1-Consolidated, and/or any other maintenance district approved by the Transportation Department or by processing and filing a 'Landscape Maintenance Agreement' through the Transportation Department Plan Check Division for continuous maintenance within public road rights-of-way, in accordance with Ordinance 461, Comprehensive Landscaping Guidelines & Standards, and Ordinance 859. Said annexation should include the following:

- 1. Landscaping along Mapes Road.
- 2. Street-lights on Mapes Road.
- 3. Street sweeping.
- 4. Graffiti abatement of walls and other permanent structures along Mapes Road.

090 - Transportation. 2                  EXISTING MAINTAINED    Not Satisfied

Mapes Road along project boundary is a paved County maintained road designated as a Major Highway and shall be improved with 8" concrete curb and gutter located 38 foot from centerline to curb and match up asphalt concrete paving, reconstruction; or resurfacing of existing paving as determined by the Transportation Department within the 59' half width dedicated right-of-way in accordance with County Standard No. 93, Ordinance 461.

NOTE:

- 1. A 5' meandering sidewalk shall be constructed within the 21' parkway.
- 2. A 30' driveway shall be constructed in accordance with County Standard No. 207A, Ordinance 461.
- 3. Construct transition AC pavement tapering lane along the west and east project boundaries per 55m/h design speed limit and/or as directed by the Director of Transportation.
- 4. The project proponent may pay cash in-lieu for the cost of construction of required street improvements, street lights, and associated improvements as determined by the Director of Transportation.

090 - Transportation. 3                  IMP PLANS    Not Satisfied

Improvement plans for the required improvements must be prepared and shall be based upon a

Plan: CUP180002

Parcel: 327360002

90. Prior to Building Final Inspection

Transportation

090 - Transportation. 3      **IMP PLANS (cont.)**      **Not Satisfied**

design profile extending a minimum of 300 feet beyond the limit of construction at a grade and alignment as approved by the Riverside County Transportation Department. Completion of road improvements does not imply acceptance for maintenance by County.

NOTE: Before you prepare the street improvement plan(s), please review the Street Improvement Plan Policies and Guidelines from the Transportation Department Web site:  
<http://rctlma.org/trans/General-Information/Pamphlets-Brochures>

090 - Transportation. 4      **LANDSCAPING COMM/IND**      **Not Satisfied**

Landscaping within public road right-of-way shall comply with Transportation Department standards and Ordinance 461 and shall require approval by the Transportation Department. Landscaping shall be improved within Mapes Road. Assurance of continuous maintenance is required by processing and filing a 'Landscape Maintenance Agreement' through the Transportation Department Plan Check Division; or if desired the developer may file an application for annexation into Landscaping and Lighting Maintenance District No. 89-1-Consolidated by contacting the Transportation Department at (951) 955-6767.

090 - Transportation. 5      **LANDSCAPING**      **Not Satisfied**

The project proponent shall comply in accordance with landscaping requirements within public road rights-of-way, (or within easements adjacent to the public rights-of-way), in accordance with Ordinance 461, Comprehensive Landscaping Guidelines & Standards, and Ordinance 859.

Landscaping will be improved within Mapes Road.

090 - Transportation. 6      **SIGNING & STRIPING**      **Not Satisfied**

A signing and striping plan is required for this project. The project proponent shall be responsible for any additional paving and/or striping removal caused by the striping plan or as approved by the Director of Transportation.

090 - Transportation. 7      **STREET LIGHT AUTHORIZATION**      **Not Satisfied**

Prior to OCCUPANCY, the project proponent shall submit to Transportation Department Permits the following:

1. "Streetlight Authorization form approved by L&LMD No. 89-1-C Administrator.
2. Letter establishing interim energy account from SCE or other electric provider.

090 - Transportation. 8      **STREET LIGHTS INSTALL**      **Not Satisfied**

Install streetlights along the streets associated with development in accordance with the approved street lighting plan and standards of County Ordinances 460 and 461.

Streetlight annexation into L&LMD or similar mechanism as approved by the Transportation Department shall be completed.

It shall be the responsibility of the developer to ensure that streetlights are energized along the streets

Plan: CUP180002

Parcel: 327360002

90. Prior to Building Final Inspection

Transportation

090 - Transportation. 8      STREET LIGHTS INSTALL (cont.)      Not Satisfied  
associated with this development where the developer is seeking Building Final Inspection  
(Occupancy).

090 - Transportation. 9      UTILITY INSTALL      Not Satisfied

Electrical power, telephone, communication, street lighting, and cable television lines shall be placed underground in accordance with Ordinance 460 and 461, or as approved by the Transportation Department. This also applies to existing overhead lines which are 33.6 kilovolts or below along the project frontage and between the nearest poles offsite in each direction of the project site.

NOTE:

The project proponent may pay cash in-lieu for the cost of undergrounding/relocation of power pole(s) as directed by the Director of Transportation.

090 - Transportation. 10      WQMP COMPLETION IF REQUIRED      Not Satisfied

If a WQMP is required, the project shall acceptably install all structural BMPs described in the Project-Specific WQMP, provide an Engineer WQMP certification, GPS location of all BMPs, ensure that the requirements for inspection and cleaning the BMPs are established, and for businesses registering BMPs with the Transportation Department's Business Storm Water Compliance Program Section.

090 - Transportation. 11      WRCOG TUMF      Not Satisfied

Prior to the issuance of an occupancy permit, the project proponent shall pay the Transportation Uniform Mitigation Fee (TUMF) in accordance with the fee schedule in effect at the time of issuance, pursuant to Ordinance No. 824.





# RIVERSIDE COUNTY PLANNING DEPARTMENT

*Steve Weiss AICP*  
*Director*

March 19, 2018

Marshall Montazeri  
22327 Maplevue Dr  
Winchester, CA 92596

Love Engineering  
c/o Tom Love  
31915 Rancho California Rd, Suite 200-166  
Temecula, CA 92591

**RE: CONDITIONAL USE PERMIT NO. 180002  
ENVIRONMENTAL ASSESSMENT NO. 180010**

Your proposal was scheduled for comments from the Development Action Committee (DAC) on 3/15/18. Enclosed are the resulting comments from the Riverside County Planning Department and all other available comments and recommended Conditions of Approval.

**Unresolved Concerns:**

1. Please provide the Planning Department a written project description/business plan detailing the logistics of the business/site.
  - a. Please include information regarding hours of operation, lighting/security implementations (if any), how customers will access site (key code, property manager opens gate, etc.), and any services (if any) to be provided in addition to storage (i.e. sewage dumping, wash stations, maintenance area, etc.).
2. Will there be any signage for this storage site?
3. Will there be any spaces for employee/customer parking for non-RV vehicles? (1 space per 5,000 sq.ft. of lot area is needed).
4. A chain link fence will not be permitted around the perimeter of the site, an 8-foot high decorative block wall is recommended for screening purposes.
5. Landscaping on-site will also need to be considered to help screen RVs from outside property.
6. Specific type of gate to be used for site entrance.

**Exhibit Comments:**

On Exhibit A, (Site Plan) dated 02/02/18

7. Please include project case number in title of exhibit (top, center) and in title block (bottom, right).
8. Please revise net acreage listed on exhibit
9. Revise exhibit per Transportation Department's comments in attached redlines for Exhibit A.
10. Revise exhibit per Fire Department's comments in attached redlines for Exhibit A.
11. Include 8-foot high decorative block wall in place of chain link fence.
12. Include landscaping

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

Desert Office · 38686 El Cerrito Road  
Palm Desert, California 92211  
(760) 863-8277 · Fax (760) 863-7555

*"Planning Our Future... Preserving Our Past"*

## **LDC/DRT PROJECT REVIEW COMMENTS**

### **Required Studies and Plans:**

The following applications shall be filed upon resubmittal:

1. N/A

The following studies shall be filed upon resubmittal: [DELETE all that do not apply for planning purposes]

2. A Phase I Cultural Resources Report
3. A Phase I Environmental Site Assessment
4. MSHCP Consistency Analysis

The following plans shall be included upon resubmittal: [DELETE all that do not apply for planning purposes]

5. A full and complete project description.
6. Site Plan
7. Landscaping Plans
8. Wall and Fencing Plan
9. Signage Program (if any)

### **Land Development Committee Comments:**

Your case has been **CLEARED** (with or without recommended conditions) by the following departments:

**GEOLOGY**

**PALEONTOLOGY**

**WASTE RESOURCES**

**BUILDING & SAFETY: GRADING**

**FLOOD**

Your case has been **DENIED** (with or without comments) by the following departments:

**ENVIRONMENTAL PROGRAMS DEPARTMENT (BIOLOGY)**

**ARCHAEOLOGIST**

**FIRE**

**CURRENT PLANNING**

**ENVIRONMENTAL HEALTH**

**TRANSPORTATION**

You may also check with the individual departments for outstanding comments and corrections. A list of contact numbers has been provided.

The following LDC/DRT Members can be contacted at:

Environmental Programs Division (Biology) Receptionist (951) 955-6892

Geology & Paleontological Receptionist (951) 955-2873

Fire Dept. Receptionist (951) 955-4777

Environmental Health Dept. Receptionist (951) 955-8980

Flood Control District Receptionist (951) 955-1200

Dept. of Building & Safety-Grading and Plan Check Receptionist (951) 955-2559

Regional Parks & Open Space District (951) 955-6998

County Archaeologist (Dave Jones) (951) 955-3025

County Landscape Architect info (951) 955-5133

Transportation Dept. (951) 955-6800

## LDC/DRT PROJECT REVIEW COMMENTS

### **Attached Documents:**

Reference the attached policies, ordinances, guidelines, preliminary fencing & landscape requirements, and application checklists used to research and comment on the subject application.

### **Exhibits:**

Once all comments and/or clearances have been received from these departments, please submit 10 CD's of amended maps/site plans, elevation, floor, and landscaping plans, reflecting any requests, comments, and requirements, along with a response letter addressing each comment.

### **Final Comments:**

Substantial revisions to the proposal after issuance of this letter, which do not conform to the comments of the letter, will invalidate the letter and a complete review will be required. Furthermore, failure to submit all required corrections, documentation, and special studies as described in the contents of this letter will slow down the review process. After site plans are amended, the project representative will make an appointment to resubmit a complete application package to the Project Planner, including all special studies, and fees.

Please address any Planning Department questions or concerns to [gvillalo@rivco.org](mailto:gvillalo@rivco.org) or call (951) 955-6184. Questions concerning other departments should be addressed to the individuals listed on the phone list provided.

As a note, be aware that prior to scheduling this project for a public hearing, all property tax assessments associated with this project must be paid.

Sincerely,

RIVERSIDE COUNTY PLANNING DEPARTMENT  
Charissa Leach, P.E., Assistant TLMA Director



Gabriel Villalobos, Project Planner

Y:\Planning Master Forms\Misc Staff Forms and Documents\Letter Templates - Entitlement Process\Project Review (Subsequent) Comment Letter REV 3-16-13.docx



**RIVERSIDE COUNTY**  
**PLANNING DEPARTMENT**

*Charissa Leach, P.E.*  
*TLMA Assistant Director*  
*Community Development*

**Planning Case Progress Report**

As of: March 19, 2018 9:59 am

\*Please note this is a project status report current only at the time it was printed, and it is subject to change.

**Project / Case Information:**

Current Status: LDC Review

Case Number: CUP180002  
Description: RV Storage Facility  
Situs Address: 0 UNASSIGNED  
Project APN(s): 327360003, 327360002

Planner: Gabriel Villalobos

**LDC Project Review Status:**

Corrections

Biology / Planning

Don Copeland

03/02/2018

**Corrections:**

General Correction    General  
MSHCP Consistency Analysis

**Corrective Action:**  This case falls within the Western Riverside County Multiple Species Habitat Conservation Plan (WRMSHCP). This case is required to provide documentation to comply with the WRMSHCP requirements listed below prior to scheduling this case for any public hearing.

A habitat suitability assessment(s) and potentially focused survey(s) for the following species are required to complete WRMSHCP review:

**Riparian/Riverine Area and Vernal Pool Species (WRMSHCP, Section 6.1.2)**

An assessment onsite pursuant to Section 6.1.2 shall include the identification and mapping of all Riparian/Riverine and Vernal Pool features and a description of the functions and values of the mapped areas with respect to the species listed under the "Purpose." Factors to be considered include hydrologic regime, flood storage and flood flow modification, nutrient retention and transformation, sediment trapping and transport, toxicant trapping, public use, wildlife Habitat, and aquatic Habitat. The functions and values assessment will identify areas that should be considered for priority acquisition for the MSHCP Conservation Area, as well as those that affect downstream values related to Conservation of Covered Species.

If the mapping required in Section 6.1.2 identifies suitable habitat for any of the six species listed below and the proposed project design does not incorporate avoidance of the identified habitat, focused surveys shall be required.

- Least Bell's vireo (*Vireo bellii pusillus*)
- Southwestern willow flycatcher (*Empidonax traillii extimus*)
- Western yellow-billed cuckoo (*Coccyzus americanus occidentalis*)
- Riverside fairy shrimp (*Streptocephalus woottoni*)
- Santa Rosa Plateau fairy Shrimp (*Linderiella santarosae*)
- Vernal Pool fairy shrimp (*Branchinecta lynchi*)

All Riparian/Riverine, Vernal Pools and other species' suitable habitat identified onsite shall be delineated on the proposed project exhibit submitted through the Planning Department application process.

**Narrow Endemic Plant Species (WRMSHCP, Section 6.1.3)**

None

**Criteria Area Species with Additional Survey Requirements (WRMSHCP, Section 6.3.2)**

burrowing owl (*Athene cucularia*)

- Focused surveys for the plant species listed above may only be undertaken during the blooming period during years with at least normal rainfall (WRMSHCP, Section 6.1.3, page 6-31).

Each specific species account should be reviewed in the WRMSHCP Volume 2 Reference Document, Section B, for specific species conservation objectives.

**Urban Wildlands Interface Guidelines (WRMSHCP, Section 6.1.4)**

If the proposed project is located in proximity to a WRMSHCP Conservation Area which may result in Edge Effects that would adversely affect biological resources, an Urban/Wildlands Interface analysis will need to be prepared. (See WRMSHCP - Section 6.1.4, pages 6-42 through 6-46). Edge effects associated with existing and future land uses in proximity to the MSHCP Conservation Area shall address:

- Drainage
- Toxics
- Lighting
- Noise
- Invasive landscape species
- Barriers
- Grading/Land Development

Please refer to the draft Biological Procedures located at <http://rctlma.org/Portals/1/EPD/consultant/BiologicalPoliciesProcedures.pdf> for report guidelines. To view the WRMSHCP online go to <http://rctlma.org/Portals/0/mshcp/index.html>. The EPD requires biological

Riverside Office • 4080 Lemon Street, 12th Floor  
P.O. Box 1409, Riverside, California 92502-1409  
(951) 955-3200 • Fax (951) 955-3157

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

consultants to have a Memorandum of Understanding (MOU) on file with the County prior to any work being performed for an applicant.

---

Cleared - Recommend Approval	Paleontology / Planning	Dan Walsh	03/02/2018
------------------------------	-------------------------	-----------	------------

**LOW PALEO POTENTIAL**

---

Cleared - Recommend Approval	Geology / Planning	Dan Walsh	03/02/2018
------------------------------	--------------------	-----------	------------

No GEO Report Required DWALSH 20180307

---

Corrections	Development Review / Transportation	Tesfu Tadesse	03/02/2018
-------------	-------------------------------------	---------------	------------

---

No Comment	Waste Resources / Waste Resources	Kinika Hesterly	03/02/2018
------------	-----------------------------------	-----------------	------------

3.08.18: Per case planner, the applicant is not proposing construction --this site is for storage only, no sales office will be on-site.

---

Corrections	Cultural / Planning	Heather Thomson	03/02/2018
-------------	---------------------	-----------------	------------

**Corrections:**

General Correction  
AB52 required

Corrective Action: Pursuant to Assembly Bill No. 52 (AB 52), this development shall comply with the requirement for (Government to Government) tribal consultation and all other requirements of AB 52. Tribal consultation, if requested as provided in Public Resources Code Section 21080.3.1, must begin prior to release of a negative declaration, mitigated negative declaration, or environmental impact report for a project. Information provided through tribal consultation may inform the lead agency's assessment as to whether tribal cultural resources are present, and the significance of any potential impacts to such resources.

---

General Correction  
Phase I Cultural Survey Required

Corrective Action: Prior to scheduling this project for a public hearing/action, the following cultural resources (archaeological) study shall be submitted and approved by the County Archaeologist: A Phase I Cultural Resources/Archaeological Study is required for the CEQA review of this project. The report shall meet current Riverside County standards for such reports (Investigations Standard Scopes of Work:

[http://rcplma.org/planning/content/devproc/culture/arch\\_survey\\_standards\\_phase1\\_2\\_3\\_4.pdf](http://rcplma.org/planning/content/devproc/culture/arch_survey_standards_phase1_2_3_4.pdf) and be prepared by a County approved professional archaeologist currently listed on the County's Cultural Resources Consultant List posted on the TLMA - Planning website:

[http://rcplma.org/planning/content/devproc/consult\\_lists/culture\\_consult\\_list.pdf](http://rcplma.org/planning/content/devproc/consult_lists/culture_consult_list.pdf)

The consultant must conduct a systematic intensive pedestrian survey of the entire subject property. The Phase I study must include a records search table/exhibit, documentary evidence of NAHC contact and tribal scoping, a project plan/site exhibit/grading exhibit, and a completed and signed Level of Significance Checklist. The consultant must send a confidential appendix including all site records within the record search area to the County Archaeologist. The consultant must abide by all the requirements in the MOU with the County.

Submittal of older Phase I reports previously prepared for the project site may need to be updated to meet current requirements and to provide current information about any cultural resources identified on the property (including any potentially significant historical structures). The County Archaeologist will determine if older Phase I reports are sufficient or if they need updating.

The report shall be submitted digitally in a document with the ability to track changes and insert comments within the document. Upon review of the draft Phase I study, the County Archaeologist will determine the adequacy of the report and if accepted will clear the condition. Upon acceptance of the report, the consultant shall send one signed certified bound hard copy of the report and confidential appendixes and one digital copy in PDF format of the same. The County Archaeologist will determine if further work or studies are required based on the information contained within the Phase I study.

Corrections Assistant Fire Marshal / Office of the Fire Traci Williams 03/02/2018  
Marshal

Revise all turn radii which measure under 38' inside.  
Identify gate and type of gate (sliding, swinging, manual, automatic...)  
Include Knox location.  
Show nearest hydrant.

Assignment Pending	Current / Planning	Gabriel Villalobos	03/02/2018
Cleared - Recommend Approval	Grading / Transportation	Sam Gonzalez	03/02/2018
No Comment	Traffic Study / Transportation	Tesfu Tadesse	03/02/2018
Cleared - Recommend Approval	Flood Control / Flood Control	Andy Leung	03/02/2018

Transportation to review drainage and WQMP. Flood to condition for ADP fees only. 2/28/18 D de Chambeau

Corrections Environmental Health / Environmental Matt Riha 03/02/2018  
Health

Corrections:

General Correction General  
3/15/18 DEH Corrections  
This is for the review of a RV storage facility.  
1) Clarify if any structures will be required of this project. Based on exhibits, there are no structures proposed.  
2) A Phase I Environmental Site Assessment is required to be submitted to the Department of Environmental Health for review and approval. Contact the Environmental Cleanup Programs at (951) -955-8980 for further information. This site had previous agricultural use.  
\*\*Please note that further information may be required pending review of all requested items.\*\*

Corrective Action: N/A

Assignment Pending Project Manager / Planning 03/02/2018

Conditions of Approval

060 - BS-Grade

0060-BS GRADE-USE - EASEMENTS/PERMISSION

Prior to the issuance of a grading permit, it shall be the sole responsibility of the owner/applicant to obtain any and all proposed or required easements and/or permissions necessary to perform the grading herein proposed. A notarized letter of permission and/or recorded easement from the affected property owners or easement holders shall be provided in instances where off site grading is proposed as part of the grading plan. In instances where the grading plan proposes drainage facilities on adjacent offsite property, the owner/ applicant shall provide a copy of the recorded drainage easement or copy of Final Map.

Comments: RECOMMEND SDGONZALEZ 20180314

---

060 - BS-Grade

0060-BS GRADE-USE - IF WQMP IS REQUIRED

If a Water Quality Management Plan (WQMP) is required, the owner / applicant shall submit to the Building & Safety Department, the Final Water Quality Management Plan (WQMP) site plan for comparison to the grading plan.

Comments: RECOMMEND SDGONZALEZ 20180314

---

060 - BS-Grade

0060-BS GRADE-USE -IMPROVEMENT SECURITIES

Prior to issuance of a Grading Permit, the applicant may be required to post a Grading and/or Erosion Control Security. Please contact the Riverside County Transportation Department at (951) 955-6888 for additional information and requirements.

Comments: RECOMMEND SDGONZALEZ 20180314

---

060 - Flood

Mitcharge - Use

CUP 180002 is located within the limits of the Homeland/Romoland Line B Sub-watershed Area Drainage Plan. The County Board of Supervisors has adopted the Homeland/Romoland Line B Sub-watershed Area Drainage Plan Area Drainage Plan (ADP) establishing a drainage fee within the plan area. Applicable ADP fees will be due (in accordance with the Rules and Regulations for Administration of Area Drainage Plans) prior to permits for this project. Although the current fee for this ADP is \$15,505 per acre, the fee due will be based on the fee in effect at the time of payment.

The District recommends that this project be required to pay a flood mitigation fee. The mitigation fee shall be based upon the fee structures set for having comparable anticipated impermeable surface areas.

The mitigation charge for this project shall be equal to the prevailing Area Drainage Plan fee rate multiplied by the area of the new development. This new development has a total of 0.03 acres subject to the fee. The charge is payable to the Flood Control District by cashier's check or money order only, and shall be paid after final approval of the staff report/conditions of approval by the Board of Supervisors and prior to issuance of permits.

060 - BS-Grade

0060-BS GRADE-USE - NO BUILDING PERMIT WITHOUT GRADING PERMIT

Prior to the issuance of any building permit, the property owner shall obtain a grading permit and/or approval to construct from the Building and Safety Department.

Comments: RECOMMEND SDGONZALEZ 20180314

---



080 - BS-Grade

0080-BS GRADE-USE - ROUGH GRADE APPROVAL

Prior to the issuance of any building permit, the applicant shall obtain rough grade approval and/or approval to construct from the Building and Safety Department. The Building and Safety Department must approve the completed grading of your project before a building permit can be issued. Rough Grade approval can be accomplished by complying with the following:

1. Submitting a "Wet Signed" copy of the Grading Report containing substantiating data from the Soils Engineer (registered geologist or certified geologist, civil engineer or geotechnical engineer as appropriate) for his/her certification of the project.
2. Submitting a "Wet Signed" copy of the Rough Grade certification from a Registered Civil Engineer certifying that the grading was completed in conformance with the approved grading plan.
3. Requesting a Rough Grade Inspection and obtaining rough grade approval from a Riverside County inspector.
4. Rough Grade Only Permits: In addition to obtaining all required inspections and approval of all final reports, all sites permitted for rough grade only shall provide 100 percent vegetative coverage to stabilize the site prior to receiving a rough grade permit final.

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

Comments: RECOMMEND SDGONZALEZ 20180314

---

080 - Flood

Mitcharge - Use

CUP 180002 is located within the limits of the Homeland/Romoland Line B Sub-watershed Area Drainage Plan. The County Board of Supervisors has adopted the Homeland/Romoland Line B Sub-watershed Area Drainage Plan Area Drainage Plan (ADP) establishing a drainage fee within the plan area. Applicable ADP fees will be due (in accordance with the Rules and Regulations for Administration of Area Drainage Plans) prior to permits for this project. Although the current fee for this ADP is \$15,505 per acre, the fee due will be based on the fee in effect at the time of payment.

The District recommends that this project be required to pay a flood mitigation fee. The mitigation fee shall be based upon the fee structures set for having comparable anticipated impermeable surface areas.

The mitigation charge for this project shall be equal to the prevailing Area Drainage Plan fee rate multiplied by the area of the new development. This new development has a total of 0.03 acres subject to the fee. The charge is payable to the Flood Control District by cashier's check or money order only, and shall be paid after final approval of the staff report/conditions of approval by the Board of Supervisors and prior to issuance of permits.

---

090 - BS-Grade

0090-BS GRADE-USE - PRECISE GRADE APPROVAL

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

1. Requesting and obtaining approval of all required grading inspections.
  2. Submitting a "Wet Signed" copy of the Soils Compaction Report from the Soils Engineer (registered geologist or certified geologist, civil engineer or geotechnical engineer as appropriate) for the sub-grade and base.
  3. Submitting a "Wet Signed" copy of the Sub-grade (rough) Certification from a Registered Civil Engineer certifying that the sub-grade was completed in conformance with the approved grading plan.
  4. Submitting a "Wet Signed" copy of the Precise (Final) Grade Certification for the entire site from a Registered Civil Engineer certifying that the precise grading was completed in conformance with the approved grading plan.
- Prior to release for building final, the applicant shall have met all precise grade requirements to obtain Building and Safety Department clearance.

Comments: RECOMMEND SDGONZALEZ 20180314

## Advisory Notice Document

015 - Planning-PAL

### LOW PALEO POTENTIAL

According to the County's General Plan, this site has been mapped as having a "Low Potential" for paleontological resources. This category encompasses lands for which previous field surveys and documentation demonstrates a low potential for containing significant paleontological resources subject to adverse impacts. As such, this project is not anticipated to require any direct mitigation for paleontological resources. However, should fossil remains be encountered during site development:

1. All site earthmoving shall be ceased in the area of where the fossil remains are encountered. Earthmoving activities may be diverted to other areas of the site.
2. The owner of the property shall be immediately notified of the fossil discovery who will in turn immediately notify the County Geologist of the discovery.
3. The applicant shall retain a qualified paleontologist approved by the County of Riverside.
4. The paleontologist shall determine the significance of the encountered fossil remains.
5. Paleontological monitoring of earthmoving activities will continue thereafter on an as-needed basis by the paleontologist during all earthmoving activities that may expose sensitive strata. Earthmoving activities in areas of the project area where previously undisturbed strata will be buried but not otherwise disturbed will not be monitored. The supervising paleontologist will have the authority to reduce monitoring once he/she determines the probability of encountering any additional fossils has dropped below an acceptable level.
6. If fossil remains are encountered by earthmoving activities when the paleontologist is not onsite, these activities will be diverted around the fossil site and the paleontologist called to the site immediately to recover the remains.
7. Any recovered fossil remains will be prepared to the point of identification and identified to the lowest taxonomic level possible by knowledgeable paleontologists. The remains then will be curated (assigned and labeled with museum\* repository fossil specimen numbers and corresponding fossil site numbers, as appropriate; places in specimen trays and, if necessary, vials with completed specimen data cards) and catalogued, an associated specimen data and corresponding geologic and geographic site data will be archived (specimen and site numbers and corresponding data entered into appropriate museum repository catalogs and computerized data bases) at the museum repository by a laboratory technician. The remains will then be accessioned into the museum repository fossil collection, where they will be permanently stored, maintained, and, along with associated specimen and site data, made available for future study by qualified scientific investigators. \* Per the County of Riverside "SABER Policy", paleontological fossils found in the County of Riverside should, by preference, be directed to the Western Science Center in the City of Hemet.
8. The property owner and/or applicant on whose land the paleontological fossils are discovered shall provide appropriate funding for monitoring, reporting, delivery and curating the fossils at the institution where the fossils will be placed, and will provide confirmation to the County that such funding has been paid to the institution.

Comments: RECOMMEND DWALSH 20180307

Riverside Office • 4080 Lemon Street, 12th Floor  
P.O. Box 1409, Riverside, California 92502-1409  
(951) 955-3200 • Fax (951) 955-3157

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

# CONDITIONAL USE PERMIT

IN THE COUNTY OF FERNANDO, CALIFORNIA (PERMIT NO. 18)

## CUP180002



**OWNER**  
 NAME  
 ADDRESS  
 CITY, STATE, ZIP

**TOPOGRAPHY**  
 DATE  
 SCALE  
 BY

**LEGAL DESCRIPTION**  
 REFERENCE TO THE RECORDS OF THE COUNTY OF FERNANDO, CALIFORNIA, BOOK 18, PAGE 180002.

**APPLICANT**  
 NAME  
 ADDRESS  
 CITY, STATE, ZIP

**ENGINEER/EXHIBIT PREPARER**  
 NAME  
 ADDRESS  
 CITY, STATE, ZIP

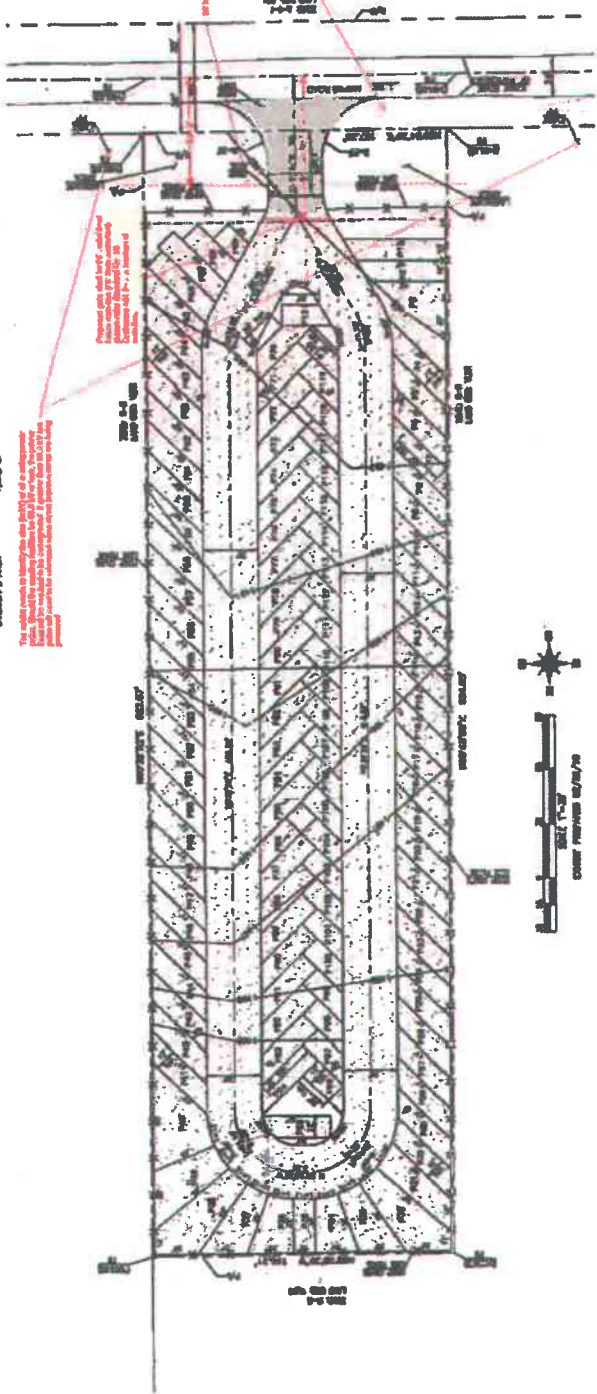
**ASSESSOR'S PARCEL NOS.**  
 123-45-6789-10

**ACREAGE**  
 1.23 ACRES

**LAND USE**  
 COMMERCIAL

**NOTES**  
 1. THE PERMITTEE SHALL MAINTAIN THE EXISTING CURBS AND GUTTERS.  
 2. THE PERMITTEE SHALL MAINTAIN THE EXISTING SIDEWALKS.  
 3. THE PERMITTEE SHALL MAINTAIN THE EXISTING UTILITIES.  
 4. THE PERMITTEE SHALL MAINTAIN THE EXISTING TREES AND PLANTS.

**LEGEND**  
 --- EXISTING CURB AND GUTTER  
 --- EXISTING SIDEWALK  
 --- EXISTING UTILITY  
 --- EXISTING TREE AND PLANT



**APNS 327-360-002 & 003**  
**CUP 180002**

**LOVE ENGINEERING**  
 REGISTERED PROFESSIONAL ENGINEER  
 1234 MAIN ST., SUITE 100  
 FERNANDO, CA 92335  
 TEL: 951-234-5678  
 FAX: 951-234-5679

**REVISIONS**

NO.	DATE	DESCRIPTION
1	01/15/2018	ISSUED FOR PERMIT

**NOTES**  
 1. THE PERMITTEE SHALL MAINTAIN THE EXISTING CURBS AND GUTTERS.  
 2. THE PERMITTEE SHALL MAINTAIN THE EXISTING SIDEWALKS.  
 3. THE PERMITTEE SHALL MAINTAIN THE EXISTING UTILITIES.  
 4. THE PERMITTEE SHALL MAINTAIN THE EXISTING TREES AND PLANTS.

**LEGEND**  
 --- EXISTING CURB AND GUTTER  
 --- EXISTING SIDEWALK  
 --- EXISTING UTILITY  
 --- EXISTING TREE AND PLANT