

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



ITEM
1.2
(ID # 9345)

MEETING DATE:

Tuesday, April 9, 2019

FROM : TLMA-PLANNING:

SUBJECT: TRANSPORTATION & LAND MANAGEMENT AGENCY/PLANNING: RECEIVE AND FILE THE PLANNING COMMISSION'S DECISION TO APPROVE CONDITIONAL USE PERMIT NO. 3781 – CEQA Exempt - Owner: Rainbow Enterprises, Inc. – Land Use Designation: Community Development: Medium Density Residential (CD: MDR) (2-5 du/ac) – Location: South of Highway 74, west of Cordoba Drive, east of California Avenue – Zoning: Mobilehome Subdivision and Mobilehome Park (R-T) – REQUEST: Receive and file the Planning Commission's approval of Conditional Use Permit No. 3781 to re-establish a trailer and boat storage area for recreational vehicles on an approximate 5.27 acre parcel ("Project"). The Project also includes 250 recreational vehicle trailer storage spaces. The Project site will be paved with a decomposed granite material. No further improvements or construction is proposed on the parcel – APN: 465-020-006. District 3. [Applicant fees 100%]

RECOMMENDED MOTION: That the Board of Supervisors:

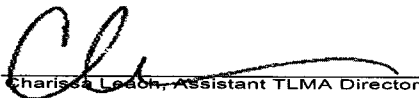
1. RECEIVE AND FILE The Notice of Decision for the above referenced case acted on by the Planning Commission on March 6, 2019.

The Planning Department recommended Approval; and,

THE PLANNING COMMISSION: Unanimously, with a 3-0 vote,

Continued on page 2

ACTION: Consent

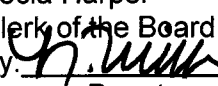

Charissa Leach, Assistant TLMA Director

4/1/2019

MINUTES OF THE BOARD OF SUPERVISORS

On motion of Supervisor Perez, seconded by Supervisor Spiegel 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 9, 2019
xc: Planning, Applicant

Kecia Harper
Clerk of the Board
By:  -
Deputy

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

RECOMMENDED MOTION: That the Board of Supervisors:

FOUND that the project is **EXEMPT** from the California Environmental Quality Act (CEQA), pursuant to State CEQA Guidelines Section 15301 (Class 1, Existing Facilities) based on the findings and conclusions in the staff report; and,

APPROVED Conditional Use Permit No. 3781, limited to a life of five years, subject to the attached advisory notification document and conditions of approval, and based upon the findings and conclusions provided in the staff report.

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

C.E.O. RECOMMENDATION: Approve

BACKGROUND

Property History:

On February 11, 1958, Variance No. 203 was approved to allow for the construction and operation of a Mobilehome park. This entitlement allowed the northern portion of the Project site (APN: 465-020-023) to be used as a Mobilehome park which has been in continuous operation and currently remains today.

On July 1, 1981, Conditional Use Permit (CUP) 2492 was approved, allowing trailer and trailer and boat storage directly south of the approved Mobilehome Park. As part of the conditions of approval, a limited life was placed on this CUP for a 10-year period. No extensions were filed for this CUP, which ultimately expired on July 1, 1991. Although the CUP has been expired, the property has been continuously operating as a trailer and boat storage without the benefit of a new CUP. This application is seeking to re-entitle the existing, previously approved trailer and boat storage use.

Zoning/Development Standards:

The Project site is located within the R-T Zone (Mobilehome Subdivisions and Mobilehome Parks. Ordinance No. 348, Article VIIIb, Section 8.50C. Allows trailer and boat storage areas provided that such use is developed in conjunction with and adjacent to a Mobilehome park, and with the approval of a conditional use permit. The Project meets this requirement as it is adjacent to an existing Mobilehome park, under the same ownership and has submitted this CUP application.

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

Circulation Element:

The subject site is located within the path of a future re-alignment of State Route 79 (SR79), where the majority of the property will eventually become a public right-of-way (See Figure 2 below). Since it is unknown when this re-alignment of SR79 will occur, staff has considered this application for a limited lifespan approval. The proposed Project would be an ideal interim use, since minimal improvements would be made to the site, and the stored trailers and boats could be removed in a relatively short period of time, once the re-alignment moves forward into a construction phase. Therefore, with conditions of approval limiting the life of the proposed Project, staff ensures that the Project would not conflict with the General Plan Circulation Element.

Board Action

The decision of the Planning Commission is considered final and no action by the Board of Supervisors is required unless, within 10 days after the notice of decision appears on the Board's agenda, the applicant or any interested party 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 a future public hearing.

Impact on Residents and Businesses

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

Additional Fiscal Information

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

Attachments

Attachment A – CUP03781 Site Plan (Exhibit A)

Attachment B – PC Staff Report Package

Attachment C – March 6, 2019 PC Minutes


Attachment D – Notice of Exemption

Attachment E – Indemnification Agreement



Jason Farin, Senior Management Analyst

4/2/2019



Gregory H. Priamos, Director County Counsel

4/1/2019



COUNTY OF RIVERSIDE PLANNING DEPARTMENT STAFF REPORT

Agenda Item No.

4.1

Planning Commission Hearing: March 6, 2019


PROPOSED PROJECT

Case Number(s): Conditional Use Permit No. 3781
CEQA Exempt Categorical Exemption No. 15301
Area Plan: Harvest Valley/Winchester
Zoning Area/District: Hemet-San Jacinto District
Supervisory District: Third District
Project Planner: Jason Killebrew
Project APN: 465-020-006

Applicant: Rainbow Enterprises

C/O – Laurie Barnes

Representative: Lawrence McDermott


Charissa Leach, P.E.
Assistant TLMA Director

PROJECT DESCRIPTION AND LOCATION

Conditional Use Permit No. 3781 is a proposal to re-establish a trailer and boat storage area for recreational vehicles on an approximate 5.27 acre parcel ("Project"). The Project also includes 250 recreational vehicle trailer storage spaces. The Project site will be paved with a decomposed granite material. No further improvements or construction is proposed.

The Project site is located south of Florida Avenue, East of California Avenue, and West of Cordoba Drive. The site takes access from Florida Avenue, on a private driveway through an existing mobile home park.

PROJECT RECOMMENDATION

STAFF RECOMMENDATIONS:

THAT THE PLANNING COMMISSION TAKE THE FOLLOWING ACTIONS:

FIND that the Project is **EXEMPT** from the California Environmental Quality Act (CEQA), pursuant to State CEQA Guidelines Section 15301 (Class 1, Existing Facilities) based on the findings and conclusions in the staff report; and,

APPROVE Conditional Use Permit No. 3781, limited to a life of five years, 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

Land Use and Zoning:

Existing General Plan Foundation Component:	Community Development
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B

Existing General Plan Land Use Designation:	Medium Density Residential (MDR)
Policy / Overlay Area:	Not in Zoning Overlay, Not in Policy Area
Surrounding General Plan Land Uses	
North:	High Density Residential (HDR)
East:	Medium Density Residential (MDR)
South:	Open Space: Conservation (OS:C)
West:	Medium Density Residential (MDR)
Existing Zoning Classification:	Mobilehome Subdivision and Mobilehome Park, 20,000 square foot minimum (R-T-20000)
Surrounding Zoning Classifications	
North:	Heavy Agriculture, 10 acre minimum (A-2-10)
East:	Mobilehome Subdivision and Mobilehome Park, 20,000 square foot minimum (R-T-20000)
South:	Mobilehome Subdivision and Mobilehome Park, 20,000 square foot minimum (R-T-20000)
West:	Residential Agriculture (R-A), Heavy Agriculture, 10-acre minimum (A-2-10)
Existing Use:	Trailer and boat storage Facility (CUP02492 – Expired)
Surrounding Uses	
North:	Mobilehome Park
South:	Vacant Land
East:	Vacant Land
West:	Vacant Land/Mobilehome Park

Project Details:

<i>Item</i>	<i>Value</i>	<i>Min./Max. Development Standard</i>
Project Site (Acres):	5.27 acres	20,000 square feet
Existing Building Area (SQFT):	None	N/A
Proposed Building Area (SQFT):	None	N/A

Located Within:

City's Sphere of Influence:	Yes - Hemet
Community Service Area ("CSA"):	Yes – Homeland #80 - Lighting
Special Flood Hazard Zone:	No
Agricultural Preserve:	No
Liquefaction Area:	Yes – High Susceptibility
Subsidence Area:	Yes – Susceptible
Fault Zone:	No

Fire Zone:	Yes – High Moderate
Mount Palomar Observatory Lighting Zone:	Yes – Zone B
WRCMSHCP Criteria Cell:	Yes – 3683 (see below)
Stephens Kangaroo Rat (“SKR”) Fee Area:	Yes
Airport Influence Area (“AIA”):	Yes – Hemet-Ryan Zone E

The Project site is located within a Criteria Cell (3683) of the Western Riverside County Multiple Species Habitat Conservation Plan. The site, although not located in a conservation area, is located within a fee area, and would be subject to any applicable fees. Since the site was previously entitled, disturbed, and continuously used as a trailer and boat storage area, it was determined that the Habitat Evaluation and Acquisition Negotiation Strategy (HANS) would not be required.

PROJECT LOCATION MAP



Figure 1: Project Location Map

PROJECT BACKGROUND AND ANALYSIS

Property History

On February 11, 1958, Variance No. 203 was approved to allow for the construction and operation of a Mobilehome park. This entitlement allowed the northern portion of the Project site (APN: 465-020-023) to be used as a Mobilehome park which has been in continuous operation and currently remains today.

On July 1, 1981, Conditional Use Permit (CUP) 2492 was approved, allowing trailer and trailer and boat storage directly south of the approved Mobilehome Park. As part of the conditions of approval, a limited life was placed on this CUP for a 10-year period. No extensions were filed for this CUP, which ultimately expired on July 1, 1991. Although the CUP has been expired, the property has been continuously

operating as a trailer and boat storage without the benefit of a new CUP. This application is seeking to re-entitle the existing, previously approved trailer and boat storage use.

Zoning/Development Standards:

The Project site is located within the R-T Zone (Mobilehome Subdivisions and Mobilehome Parks. Ordinance No. 348, Article VIIIb, Section 8.50C. Allows trailer and boat storage areas provided that such use is developed in conjunction with and adjacent to a Mobilehome park, and with the approval of a conditional use permit. The Project meets this requirement as it is adjacent to an existing Mobilehome park, under the same ownership and has submitted this CUP application.

Ordinance No. 348, Article XIXd provides guidelines and standards for trailer and boat storage Areas. Since this application does not include the request for construction of any buildings or facilities development standards related to construction from this section would not apply. However, the storage area would be conditioned to provide opaque screening from all streets and surrounding properties.

Conditional Use Permit No. 3781 was submitted to the County of Riverside on September 27, 2017.

General Plan:

The County of Riverside has developed and adopted a General Plan for the unincorporated portions of the County. The General Plan is intended to manage the overall pattern of development more effectively and provides the vision for how the County should be developed in the future. The proposed Project is required to be consistent with the General Plan as part of the findings and conclusions identified in this report. Two of the nine elements of the General Plan are specific to this Project and are outlined below:

Land Use Element: The Project site has a General Plan Foundation of Community Development, and a land use designation of Medium Density Residential (CD-MDR). The Medium Density Residential land use designation provides for the development of conventional single family detached houses and suburban subdivisions. Limited agriculture and animal-keeping uses, such as horses, are also allowed within this category. The density range is 2.0 to 5.0 dwelling units per acre, which allows for a lot size that typically ranges from 5,500 to 20,000 square feet.

The Project site is located in the R-T Zone which is "Highly Consistent" with the MDR land use designation based on guidelines developed with the update to the General Plan. Since a trailer and boat storage area is allowed within the R-T zone with approval of a Conditional Use Permit, and only in conjunction with and adjacent to a Mobilehome park. The trailer and boat storage would be considered an incidental use to the Mobilehome Park. This was also the case when the site was originally entitled in 1981 (CUP2492), where the finding was made that "the proposed Project would allow personal storage of recreational vehicles for the residents of the Roseland Trailer Park."

The existing Mobilehome Park was approved and has been in continuous operation since 1958. The Mobilehome Park is under the same ownership as the proposed Project and provides access for the proposed Project through the park, from Florida Avenue. The proposed trailer and boat storage would be an added amenity to the Mobilehome Park, by providing a facility for the residents of the park to store recreational vehicles. The existing Mobilehome Park remains consistent with the guidelines and density identified in the General Plan Land Use Element.

Circulation Element: The Circulation Element of the General Plan provides conceptual framework for the movement of goods and people throughout Riverside County. The circulation system is intended to accommodate a pattern of concentrated growth, providing both a regional and local linkage between communities. The Circulation Element identifies these transportation needs and plans for the future travel demands. The subject site is located within the path of a future re-alignment of State Route 79 (SR79), where the majority of the property will eventually become a public right-of-way (See Figure 2 below). Since it is unknown when this re-alignment of SR79 will occur, staff has considered this application for a limited lifespan approval. The proposed Project would be an ideal interim use, since minimal improvements would be made to the site, and the stored trailers and boats could be removed in a relatively short period of time, once the re-alignment moves forward into a construction phase. Therefore, with conditions of approval limiting the life of the proposed Project, staff ensures that the Project would not conflict with the General Plan Circulation Element.

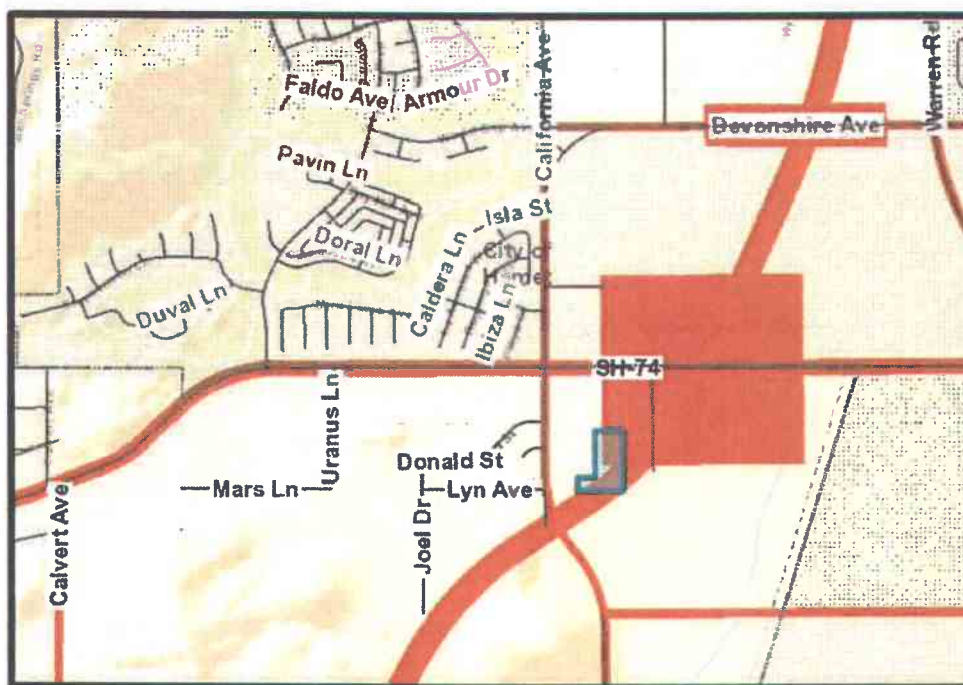


Figure 2: Circulation Element Map
Project Site: Blue Highlight, SR79 Alignment: Brown Highlight

ENVIRONMENTAL REVIEW and ENVIRONMENTAL FINDINGS

The proposed Project has been determined to be exempt from CEQA pursuant to State CEQA Guidelines:

Section 15301. Class 1. Existing Facilities - This section specifically applies to the operation, repair maintenance, permitting, leasing, licensing, or minor alteration of existing public or private structures, facilities, mechanical equipment, or topographical features, involving no expansion of use beyond that existing at the time of the lead agency's determination. The Project site has been continuously in operation as a trailer and boat storage facility since 1981, with no expansion. The proposed Project is to re-entitle the existing trailer and boat storage facility.

Section 15303, Class 3, New Construction or Conversion of Small Structures – This section specifically exempts construction and location of new, small facilities or structures. The Project does not include the construction of any new structure, and would only re-entitle the existing trailer and boat storage facility, therefore, qualifying for exemption.

Section 15061, Common Sense Exemption – It has been determined with certainty, based on the Project's limited scope, no construction, and restricted lifespan of the use that the Project would not result in significant effect on the environment.

FINDINGS AND CONCLUSIONS

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

Conditional Use Permit

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.

General Plan. The Project site has a General Foundation of Community Development, and a land use designation of Medium Density Residential (CD-MDR). The Medium Density Residential land use designation provides for the development of conventional single family detached houses and suburban subdivisions. Limited agriculture and animal-keeping uses, such as horses, are also allowed within this category. The density range is 2.0 to 5.0 dwelling units per acre, which allows for a lot size that typically ranges from 5,500 to 20,000 square feet. The Project site is located in the R-T Zone which is "Highly Consistent" with the MDR land use designation. The Project's consistency with the MDR land use designation is supported by policies identified in the General Plan. Specifically, Land Use Policy (LU) 28.1 to accommodate the development of single and multi-family residential units in appropriate areas, and LU 28.8 to establish activity centers within or near residential neighborhoods that contain services such as recreation, convenience commercial uses, or similar facilities. The Project, as an incidental use to the existing and adjacent Mobilehome park, would further support the residential development and would provide a commercial service of trailer and boat storage to the Mobilehome park residents. In addition, the proposed Project also addresses LU 28.7 as it 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 and lots within residential neighborhoods, and in this case within the existing mobilehome park. Therefore, the Project specifically addresses these Land Use Policies, and demonstrates consistency with the General Plan.

- a. Community/Specific Plan. The subject site is not located within a Specific Plan, General Plan Policy Area, or Community Plan.
- b. Riverside County Ordinance No. 348 – Conditional Use Permit No. 3781 will comply with the development standards of Ordinance No. 348, specifically the R-T zoning classification based on the following:
 - I. The design of the Project is in compliance with the development standards of the R-T zoning classification:

- i. Ordinance No. 348, Article VIIIb, Section 8.50C. Allows trailer and boat storage areas provided that such use is developed in conjunction with and adjacent to a mobilehome park, and with the approval of a conditional use permit. The Project meets this requirement as it is adjacent to an existing Mobilehome park, under the same ownership and has submitted this CUP application.

This was also the case when the site was previously entitled in 1981 (CUP No. 2492), where the finding was made that "the proposed Project would allow personal storage of recreational vehicles for the residents of the Roseland Trailer Park."

The existing Mobilehome Park was approved and has been in continuous operation since 1958. The Mobilehome Park is under the same ownership as the proposed Trailer and boat storage facility and provides access for the Trailer and boat storage facility through the park, from Florida Avenue. The Trailer and boat storage facility would be an added amenity to the Mobilehome Park, by providing a facility for the residents of the park to store recreational vehicles.

- ii. Ordinance No. 348, Article XIXd provides guidelines and standards for Recreational Vehicle Storage Areas. Since this application does not include the request for construction of any buildings or facilities, the development standards related to buildings or structures from this section would not apply. However, the storage area would be conditioned to provide opaque screening from all streets and surrounding properties. The proposed Project will conform to the development standards of the R-T Zoning Classification and all other applicable provisions of Ordinance No. 348.
2. The overall development of the land shall be designed for the protection of the public health, safety and general welfare. The processing of the Conditional Use Permit, with the conditions of approval, and the limited lifespan of the CUP will ensure that the Project will not adversely affect the public's health, safety, and general welfare. The site has been continuously used as a trailer and boat storage facility since 1981 and has not created any issues related to the public's health, safety, and general welfare. In the instance that the operation of the trailer and boat storage facility does create issues affecting the public's health, safety, and general welfare, conditions of approval will allow the County to revoke this CUP. Therefore, the proposed Project as designed and condition, will protect the public's health, safety, and general welfare.
 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. Trailer and boat storage areas are allowed in the R-T zone, provided that such use is developed in conjunction with and adjacent to a Mobilehome park, and with the approval of a conditional use permit. The subject request meets this requirement as it is adjacent to an existing Mobilehome park, under the same ownership and has submitted this CUP application. The site has been in operation since 1981 as a trailer and boat storage facility in harmony with the adjacent Mobilehome Park that was established in 1958. The remaining surrounding properties are vacant. The Project will be conditioned to provide opaque screening from the surrounding properties. Therefore, the site will be compatible with the present and future development surrounding the property.

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 subject site is located within the path of a future re-alignment of State Route 79 (SR79), where the majority of the property will eventually become a public right-of-way (See Figure 2 below). Since it is unknown when this re-alignment of SR79 will occur, staff has considered this application for a limited lifespan approval. The proposed Project would be an ideal interim use, since minimal improvements would be made to the site, and the trailer and boat storage could be removed in a relatively short period of time, once the re-alignment moves forward into a construction phase.
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 proposed Project is not selling off portions of the property as part of this application. In the future, if the applicant wants to subdivide their property, compliance with Ordinance No. 460 would be required.

Other Findings:

1. The Project site is located within a Criteria Cell (3683) of the Western Riverside County Multiple Species Habitat Conservation Plan. Since the site was previously entitled, disturbed, and continuously used as a trailer and boat storage facility, it was determined that the Habitat Evaluation and Acquisition Negotiation Strategy (HANS) would not be required. The site, although not located in a conservation area, is located within a fee area, and would be subject to any applicable fees. Therefore, the proposed Project will not conflict with any MSHCP policies or requirements.
2. AB52 and tribal consultation was initiated for this Project. However, the AB52 was withdrawn, since the site has been in continuous operation as a Trailer and boat storage facility since 1981 and was determined to be exempt from CEQA.
3. 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 does not propose any construction and therefore would not conflict with the lighting standards specified within Ordinance No. 655, pursuant to Zone B.

Conclusion:

For the reasons discussed above, 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 1,000 feet of the Project site. As of the writing of this report, Planning Staff has/has not received written communication/phone calls indicating support/opposition to the proposed Project.

APPEAL INFORMATION

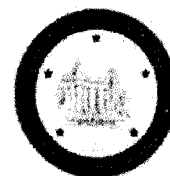
The decision of the Planning Commission is considered final and no action by the Board of Supervisors is required unless, within ten days after the notice of decision appears on the Board's agenda, the applicant or an interested person files an appeal, accompanied by the fee set forth in County Ordinance No. 671, with the Clerk of the Board or unless the Board assumes jurisdiction by ordering the matter set for public hearing.

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COUNTY OF RIVERSIDE
TRANSPORTATION AND LAND MANAGEMENT AGENCY

Juan C. Perez
Agency Director



02/14/19, 10:31 am

CUP03781

ADVISORY NOTIFICATION DOCUMENT

The following notifications are included as part of the recommendation of approval for CUP03781. 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 Airport Land Use Commission (ALUC)

ALUC Conditions of Approval (Reference 7/28/2018 letter)

Comments: 1. Any outdoor lighting that is installed shall be hooded or shielded so as to prevent either the spillage of lumens or reflection into the sky.

2. 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 4 of the Harvest Valley/Winchester Area Plan.

a) Any use or activity 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 signal light or visual approach slope indicator.

b) Any use or activity which would cause sunlight to be reflected towards an aircraft engaged in an initial straight climb following takeoff or towards and aircraft engaged in a straight final approach towards a landing at an airport.

c) Any use or activity which would generate smoke or water vapor 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 following uses/activities are specifically prohibited at this location: trash transfer stations that are open on one or more sides; recycling centers containing putrescible waste; construction and demolition debris facilities; wastewater management facilities; incinerators; noise-sensitive outdoor nonresidential uses; hazards to flight.

4. The attached notice (See documents) shall be provided to all prospective purchasers of the property.

5. Any new detention basin(s) on the site shall be designed so as to provide for maximum 48-hour detention period following the conclusion of the storm event for the design storm (may be less, but not more), and remain totally dry between rainfalls. Vegetation in and around the detention 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.

ADVISORY NOTIFICATION DOCUMENT

Advisory Notification

Advisory Notification. 2 AND - General - Business Licensing (cont.)

Advisory Notification. 2 AND - 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 at www.rctlma.org.buslic.

Advisory Notification. 3 AND - 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.

Advisory Notification. 4 AND - General - Ceased Operations

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

Advisory Notification. 5 AND - General - Comply with Ordinances/Codes

Development of the project site shall comply with the standards of Ordinance No. 348 (Land Use) and all other applicable Riverside County ordinances, as well as State and Federal codes.

Development of the project site shall substantially conform to what is detailed on the approved plans, unless otherwise amended by these conditions of approval

Advisory Notification. 6 AND - 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 CUP3781 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 CUP3781, 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

ADVISORY NOTIFICATION DOCUMENT

Advisory Notification

Advisory Notification. 6 AND - General - Hold Harmless (cont.)
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. 7 AND - General - Permit Expiration

This approved permit shall be used within five (5) 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 five (5) 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.

Advisory Notification. 8 AND - Notification Document

The following requirements are included as part of the approval for CUP3781 and are in addition to the conditions of approval. These include some of the Federal, State and County requirements applicable to this entitlement and subsequent development of the subject property.

Advisory Notification. 9 AND - Project Description & Operational Limits

ADVISORY NOTIFICATION DOCUMENT

Advisory Notification

Advisory Notification. 9 AND - Project Description & Operational Limits (cont.)
CUP3781 allows the operation of a trailer and boat storage facility with up to 250 parking stalls for a period not to exceed 5 years from the approval date, unless extended, on a 5.27 acre parcel of land. The RV storage facility shall only be allowed in conjunction with the adjacent Mobilehome Park.

Advisory Notification. 10 AND - Federal, State & Local Regulation Compliance

1. Compliance with applicable Federal Regulations, including, but not limited to:
 - 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
 - Civil Code Section 815.3 & Government Code Sections 65040.2 et al - SB 18
 - 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. 421 (Excavation Covering & Swimming Pool Safety)
 - Ord. No. 457 (Building Requirements) (Land Use Entitlements)
 - Ord. No. 458 (Regulating Flood Hazard Areas & Implementing National Flood Insurance Program)
 - Ord. No. 461 (Road Improvement Standards)
 - Ord. No. 484 (Control of Blowing Sand)
 - Ord. No. 625 (Right to Farm)
 - Ord. No. 630 (Regulating Dogs and Cats)
 - Ord. No. 716 (Abandoned, Neglected or Cruelly Treated Animals)
 - Ord. No. 771 (Controlling Potentially Dangerous & Dangerous Animals)
 - Ord. No. 878 (Regarding Noisy Animals)
 - Ord. No. 655 (Regulating Light Pollution)
 - Ord. No. 671 (Consolidated Fees)
 - Ord. No. 679 (Directional Signs for Subdivisions)
 - Ord. No. 742 (Fugitive Dust/PM10 Emissions in Coachella Valley)
 - 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)
 - Ord. No. 916 (Cottage Food Operations)
 - Ord. No. 925 (Prohibiting Marijuana Cultivating)

ADVISORY NOTIFICATION DOCUMENT

Advisory Notification

Advisory Notification. 10 AND - Federal, State & Local Regulation Compliance (cont.)

- Ord. No. 927 (Regulating Short Term Rentals)
- Ord. No. 928 (Clarifying County Prohibition on Mobile Marijuana Dispensaries and Deliveries)

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 0010-E Health-USE - NO STRUCTURES

CUP3781 does not propose any structures with plumbing. If any structures with plumbing are proposed, this Department will need to review prior to any approvals issued.

Comments: RECOMMND KAKIM 20171101

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.

3.) High Fire Hazard Severity Zone - The project is located in the "SRA High Fire Hazard Severity Zone" of Riverside County as shown on a map titled Very High Fire Hazard Severity Zones, dated April 8, 2010 and retained on file at the office of the Fire Chief and supersedes other maps previously adopted by Riverside County designating high fire hazard areas.

Any building constructed on lots created by this project shall comply with the special construction provisions contained in Riverside County Ordinance 787, Title 14, the California Building Code and Riverside County Fire Department Information Bulletin #08-05. Plans must be submitted to the Fire Department for review and approval prior to building permit issuance.

Flood

ADVISORY NOTIFICATION DOCUMENT

Flood

Flood. 1 0010-Flood-USE FLOOD HAZARD REPORT (cont.)

Flood. 1 0010-Flood-USE FLOOD HAZARD REPORT

The project site is located within the Special Flood Hazard Area for the 100-year floodplain limits shown on the Awareness Maps prepared by the Department of Water Resources (DWR) and listed in Ordinance 458 Section 5.d. The limits are shown on the Public Flood Hazard Determination Interactive Map found at <http://rcflood.org>.

In accordance with Ordinance 458 section 8.a., subsection 9, any recreational vehicle placed within a floodplain shall (a) be on the site for fewer than one hundred eighty (180) consecutive days; and (b) be fully licensed and ready for highway use. Otherwise, recreational vehicles shall meet the separate application requirements of section 8.b. and be floodproofed by meeting the elevation and anchoring requirements for manufactured homes in section 8.a., subsection 8. A recreational vehicle is ready for highway use if it is on its wheels or jacking system, is attached to the site only by quick disconnect type utilities and security devices, and has no permanently attached additions.

The site is located within the bounds of the Salt Creek Channel - Winchester/North Hemet Area Drainage Plan (ADP) for which drainage fees have been established by the Board of Supervisors. 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 \$131 per acre, the fee due will be based on the fee in effect at the time of payment. The fee is payable to the Flood Control District by cashier's check or money order only. The District will not accept personal or company checks. The drainage fee is required to be paid prior the issuance of the grading permits or issuance of the building permits if grading permits are not issued.

Comments: RECOMMND ANGARCIA 20171101
DRAFT ANGARCIA 20171101

Flood. 2 0010-Flood-USE PERP DRAINAGE PATTERNS

The property's grading shall be designed in a manner that perpetuates the existing natural drainage patterns with respect to tributary drainage area, outlet points and outlet conditions; otherwise, a drainage easement shall be obtained from the affected property owners for the release of concentrated or diverted storm flows. A copy of the recorded drainage easement shall be submitted to the District for review.

Comments: RECOMMND ANGARCIA 20171101
DRAFT ANGARCIA 20171101

Flood. 3 0010-Flood-USE REC VEHICLE IN FLOODPLAIN

In accordance with Ordinance 458 section 8.a., subsection 9, any recreational vehicle placed within a floodplain shall (a) be on the site for fewer than one hundred eighty (180) consecutive days; and (b) be fully licensed and ready for highway use.

Flood

Otherwise, recreational vehicles shall meet the separate application requirements of section 8.b. and be floodproofed by meeting the elevation and anchoring requirements for manufactured homes in section 8.a., subsection 8. A recreational vehicle is ready for highway use if it is on its wheels or jacking system, is attached to the site only by quick disconnect type utilities and security devices, and has no permanently attached additions.

Comments: RECOMMND ANGARCIA 20171101
DRAFT ANGARCIA 20171101

Page 7 of 8

ADVISORY NOTIFICATION DOCUMENT**Planning-CUL****Planning-CUL. 2 UNANTICIPATED RESOURCES (cont.)**

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.

** 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.

Transportation**Transportation. 1 Permit Life**

The development project lies within the environmentally cleared footprint of the SR-79 Realignment Project led by RCTC. RCTC has indicated that although the road project is cleared, final design and construction are not anticipated to be completed within a 5-year timeframe for the segment impacting the development project. Therefore, Transportation Department will not require any improvements or road right-of-way dedication at this time for the term of this CUP permit. It is understood that the CUP permit life is valid for 5-years beginning from the date of approval, after which a permit renewal will be required. If after 5-years, RCTC needs the property for the purposes of constructing the SR-79 Realignment Project, the applicant will need to coordinate with RCTC and the County before the renewal can be approved.

01/17/19
09:53

Riverside County PLUS
CONDITIONS OF APPROVAL

Page 1

Plan: CUP03781

Parcel: 465020006

60. Prior To Grading Permit Issuance

Flood

060 - Flood. 1

0060-Flood-USE MITCHARGE

Not Satisfied

The County Board of Supervisors has adopted the Salt Creek Channel - Winchester/North Hemet Area Drainage Plan (ADP) for the purpose of collecting drainage fees. This project may require earlier construction of downstream ADP facilities. To mitigate this effect, the District recommends that this project be required to pay a flood mitigation fee. The mitigation fee should be based upon the fee structures set for land divisions having comparable anticipated impermeable surface areas.

CUP03781 is located within the limits of the Salt Creek Channel - Winchester/North Hemet Area Drainage Plan for which drainage fees have been adopted to help mitigate the impacts of this development. The mitigation charge for this proposal shall equal the prevailing Area Drainage Plan fee rate multiplied by the area of the new development. This new development has a total of 5.27 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 - Flood. 2

0060-Flood-USE SUBMIT FINAL WQMP

Not Satisfied

A copy of the project specific WQMP shall be submitted to the District for review and approval.

80. Prior To Building Permit Issuance

Flood

080 - Flood. 1

0080-Flood-USE MITCHARGE

Not Satisfied

The County Board of Supervisors has adopted the Salt Creek Channel-Winchester/North Hemet Area Drainage Plan (ADP) for the purpose of collecting drainage fees. This project may require earlier construction of downstream ADP facilities to mitigate this effect, the District recommends that this project be required to pay a flood mitigation fee. The mitigation fee should be based upon the fee structures set for land divisions having comparable anticipated impermeable surface areas.

CUP03781 is located within the limits of the Salt Creek Channel-Winchester/North Hemet Area Drainage Plan for which drainage fees have been adopted to help mitigate the impacts of this development. The mitigation charge for this proposal shall equal the prevailing Area Drainage Plan fee rate multiplied by the area of the new development. This new development has a total of 5.27 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.

080 - Flood. 2

0080-Flood-USE SUBMIT FINAL WQMP

Not Satisfied

A copy of the project specific WQMP shall be submitted to the District for review and approval.

90. Prior to Building Final Inspection

Flood

090 - Flood. 1

0090-Flood-USE BMP - EDUCATION

Not Satisfied

The developer shall distribute environmental awareness education materials on general good housekeeping practices that contribute to protection of stormwater quality to all initial users. The developer may obtain NPDES Public Educational Program materials from the District's website: www.rcwatershed.org/about/materials-library.

01/17/19
09:53

Riverside County PLUS
CONDITIONS OF APPROVAL

Page 2

Plan: CUP03781

Parcel: 465020006

90. Prior to Building Final Inspection

Flood

090 - Flood. 1

0090-Flood-USE BMP - EDUCATION (cont.)

Not Satisfied

The developer must provide to the District's Plan Check Department a notarized affidavit stating that the distribution of educational materials to the tenants is assured prior to the issuance of occupancy permits.

If conditioned for a Water Quality Management Report (WQMP), a copy of the notarized affidavit must be placed in the report. The District MUST also receive the original notarized affidavit with the plan check submittal, by mail or in person in order to clear the appropriate condition. Placing a copy of the affidavit in the WQMP without submitting the original will not guarantee clearance of the condition.

090 - Flood. 2

0090-Flood-USE IMPLEMENT WQMP

Not Satisfied

All structural BMPs described in the project-specific WQMP shall be constructed and installed in conformance with approved plans and specifications. It shall be demonstrated that the applicant is prepared to implement all non-structural BMPs described in the approved project specific WQMP and that copies of the approved project-specific WQMP are available for the future owners/occupants. The District will not release occupancy permits for any portion of the project exceeding 80% of the project area prior to the completion of these tasks.

Planning

090 - Planning. 1

Screening

Not Satisfied

Prior to Occupancy, the applicant shall provide opaque screening from surrounding properties to the satisfaction of the Director of Planning.

Conditional Use Permit No. 3781 Project Location Map



- Legend**
- Parcels
 - County Centerlines
 - Baseline Streams
 - City Areas
 - World Street Map



Notes

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

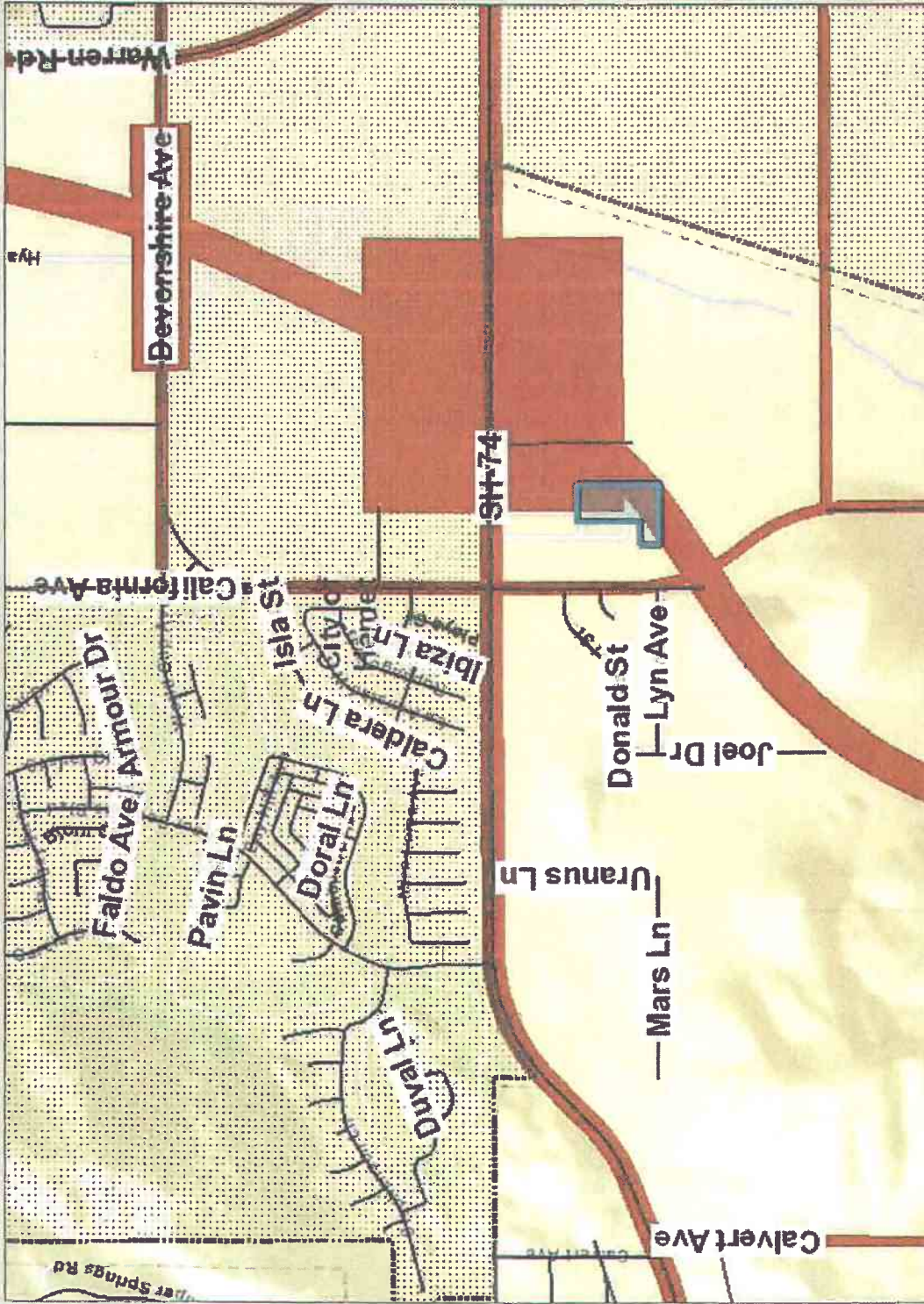
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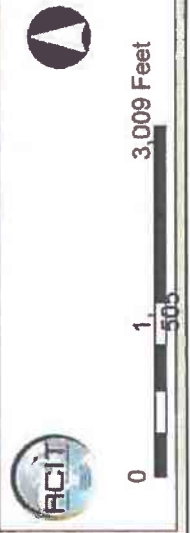
Conditional Use Permit No. 3781 Circulation Element Overlay



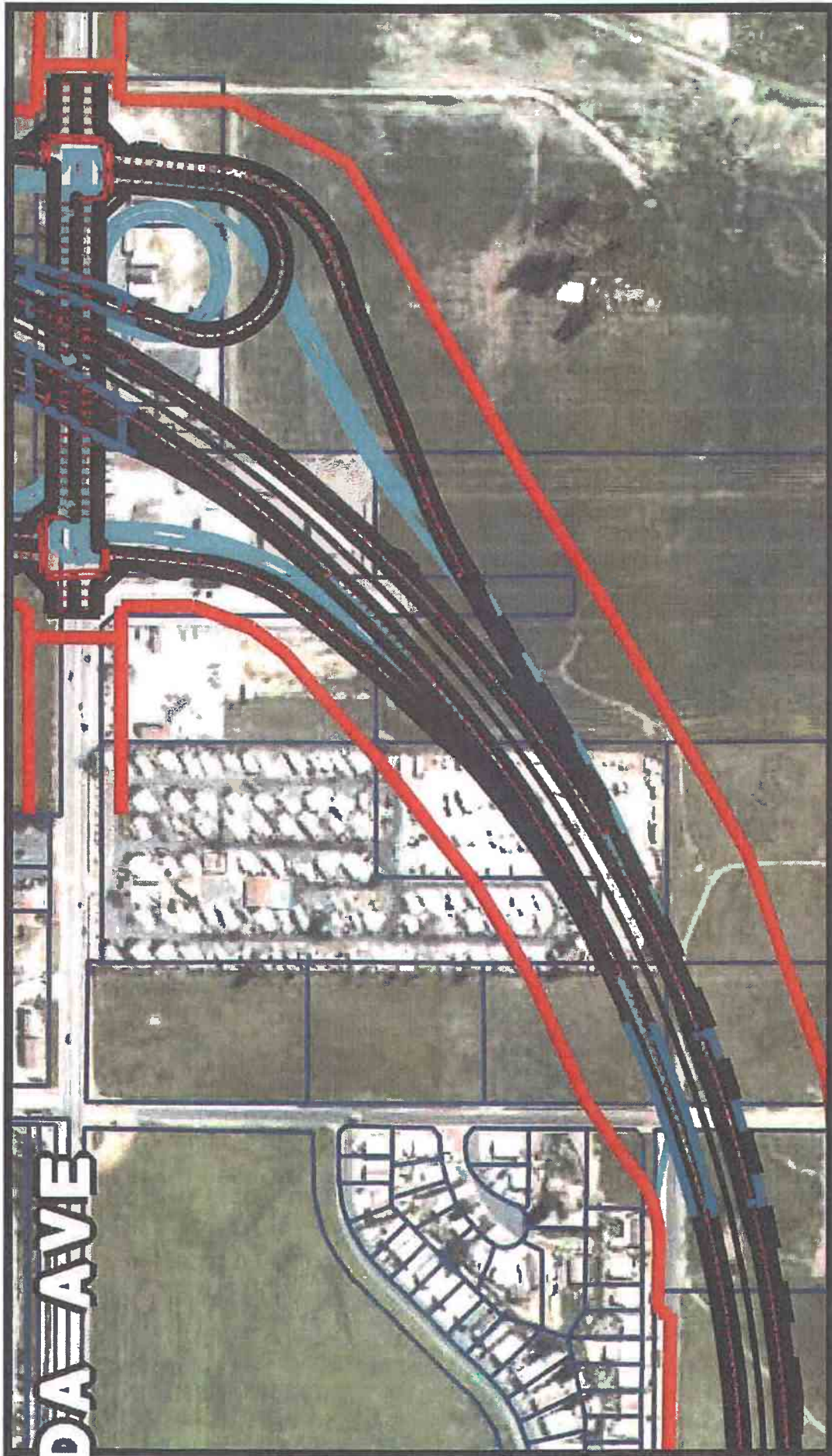
Notes

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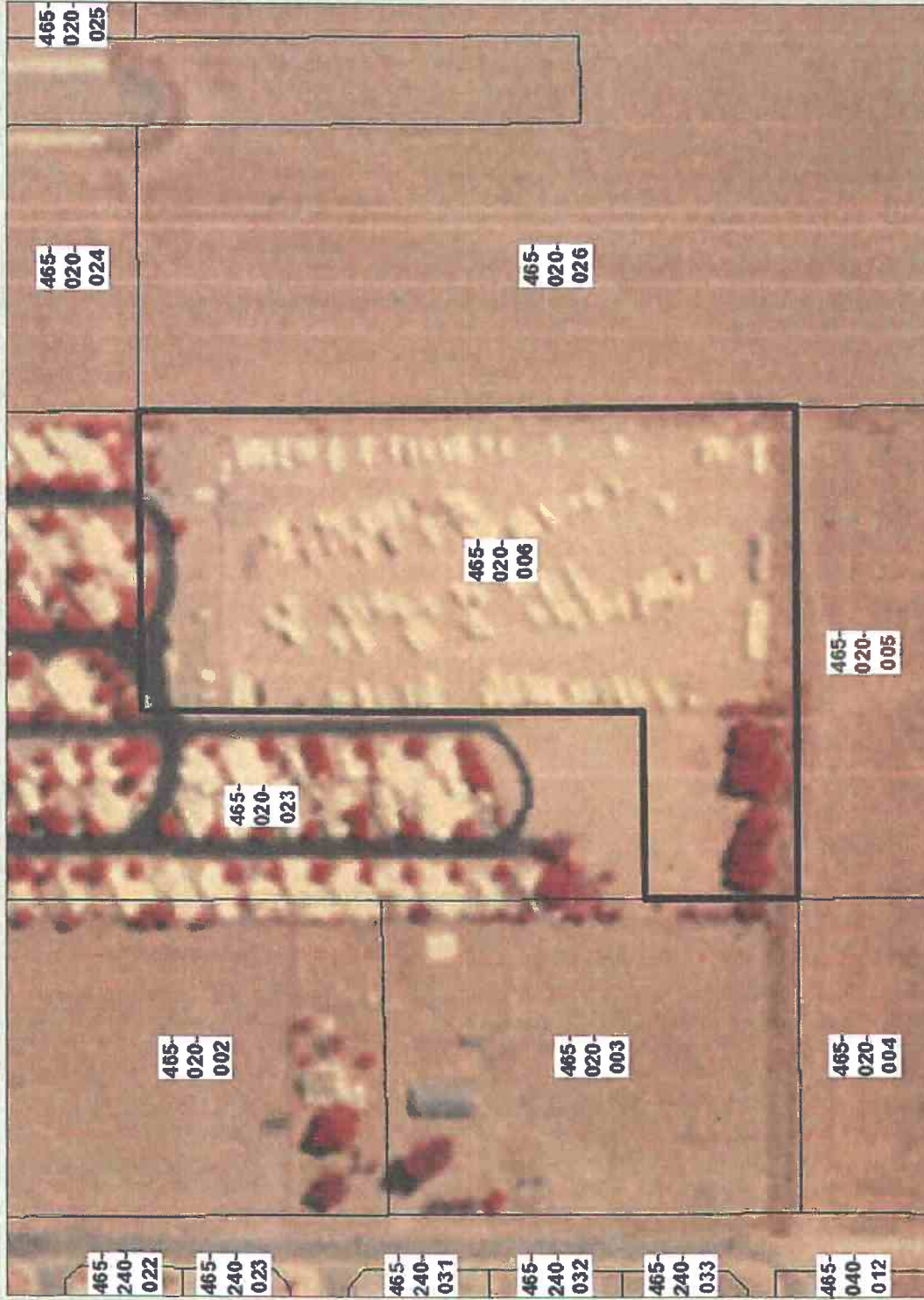






Conditional Use Permit 3781 Site Aerial

Circa 1996



Legend

- Parcel APNs
- Parcels
- Blue-line Streams
- City Areas
- World Street Map



0 188

376 Feet

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Notes

Conditional Use Permit 3781 Site Aerial

Circa 2004



- Legend**
- Parcel APNs
 - Parcels
 - Blue-line Streams
 - City Areas
 - World Street Map



0 188

376 Feet

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Notes

Conditional Use Permit 3781 Site Aerial

Circa 2007



Legend

- Parcel APNs
- Parcels
- Blue-line Streams
- City Areas
- World Street Map

Notes

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Conditional Use Permit 3781 Site Aerial

Circa 2011



- Legend**
- Parcel APNs
 - Parcels
 - Blue-line Streams
 - City Areas
 - World Street Map



0 188

376 Feet

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Notes

Conditional Use Permit 3781 Site Aerial

Circa 2016



Legend

- Parcel APNs
- Parcels
- Blue-line Streams
- City Areas
- World Street Map



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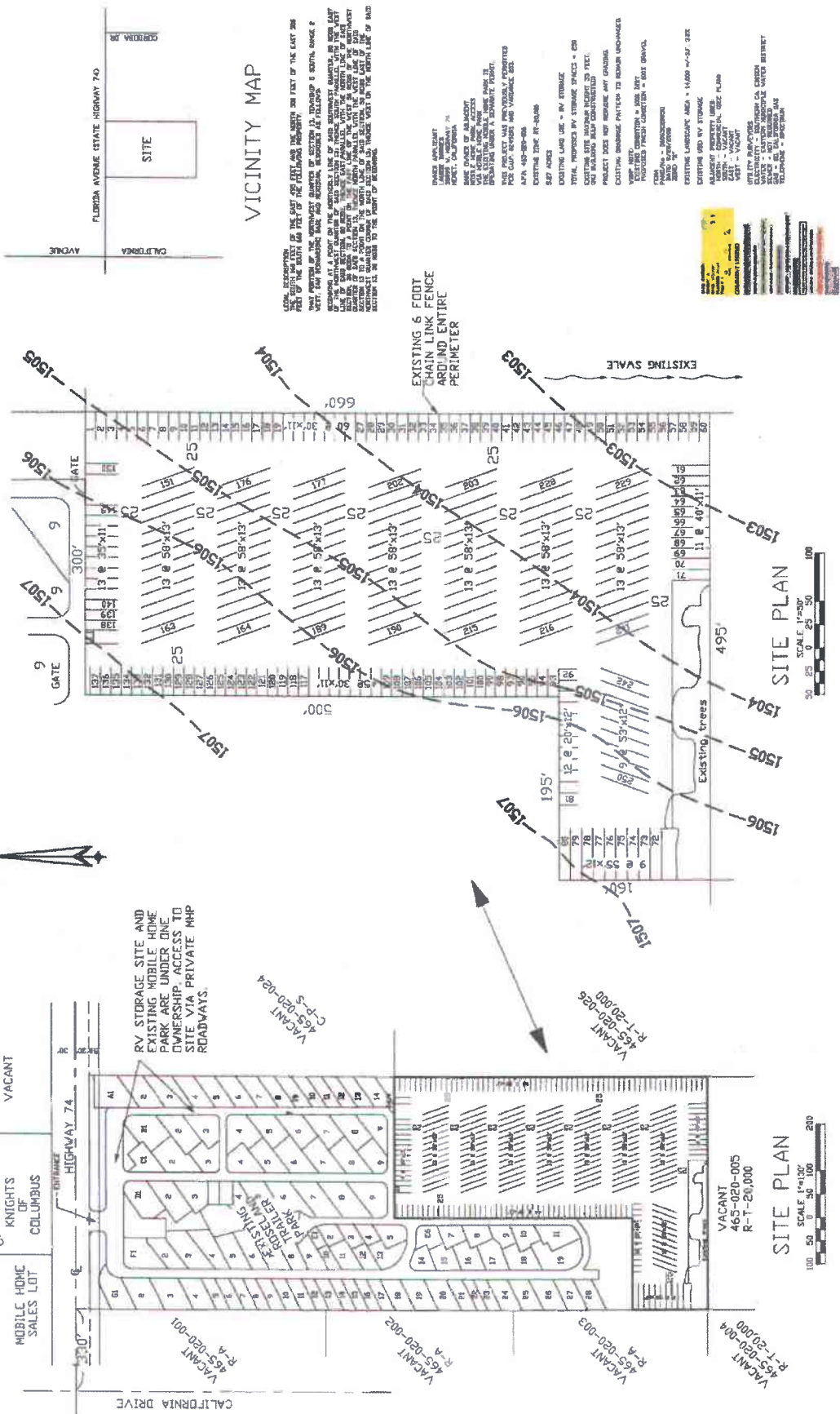
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Notes

MOBILE HOME
SALES LOT

CITY OF HEMET
KNIGHTS
OF
COLUMBUS



Lawrence D. McDermott
951-304-0111
lmcengineering@gmail.com
18075 La Ventana
Murrieta, Ca. 92562

DATE PREPARED : 9/30/2017

CIVIL ENGINEER / LAND SURVEYOR

THE PALMS RV STORAGE
FORMERLY ROSELAND STORAGE
38099 HIGHWAY 74
HUNNET, CALIFORNIA
SHEET 1 OF

RIVERSIDE COUNTY PLANNING DEPARTMENT
4080 LEMON STREET, NINTH FLOOR
RIVERSIDE, CA 92501

ASSESSOR'S

TO: BUILDING & SAFETY ✓
FIRE PROTECTION
FLOOD CONTROL DISTRICT
HEALTH DEPARTMENT
WATER QUALITY CONTROL BOARD
COUNTY ROAD DEPARTMENT
EASTERN MWD
CALTRANS
DIRECTOR OF HEMET COMM DEV

TEAM NO. 3

MODULAR NO. 318

SUBJECT: CONDITIONAL USE CASE NO. 2492-W - recreational vehicle storage in Zone R-T
Henry C. Booker (Mobilehome Subdivisions and Mobilehome Parks)
14610 Vanowen Street Hemet/San Jacinto District
Van Nuys, CA 91405

YOUR COMMENTS AND RECOMMENDATIONS ARE REQUESTED PRIOR TO May 11, 1981,
SO THAT THEY MAY BE INCLUDED IN OUR STAFF REPORT REGARDING THIS ITEM.

RELATED FILES: EA 14912
CZ 3466

COMMENTS:

No objection

DATE 5/8/81

SIGNED

MA [Signature]

*Plotted
4-29-81
TK*

PLEASE RETURN COMMENTS TO COUNTY PLANNING DEPT., 4080 LEMON ST., RIVERSIDE, CA 92501
THIS CASE WILL BE CONSIDERED BEFORE THE WEST AREA PLANNING COUNCIL ON June 29, 1981
If you have any question, please contact James Tebbetts at 787-2331

Zoning District: Menet-San Jacinto
Third Supervisorial District

EA No. 14912
Conditional Use Case No. 2497
WABC - June 29, 1981
Agenda Item: 217

RIVERSIDE COUNTY PLANNING DEPARTMENT
STAFF REPORT

FACTS:

1. Applicant: Henry Booker
2. Type of Request: Permit to add recreational vehicle storage area
3. Location: 660 + south of Florida Avenue/300 + east of California Avenue
4. Parcel Size: 5.77 acres
5. Existing Roads: Highway 74 - Major/California Avenue - Secondary
6. Existing Land Use: Recreational vehicle storage
7. Surrounding Land Use: Vacant; Mobilehome Park, Scattered Residential
8. Existing Zoning: A-2-10 (Change of Zone 3956 proposes R-T)
9. Surrounding Zoning: A-2-10, C-P-S, R-T - 20,000
10. General Plan Elements: Land Use: Low Medium Density Residential
Open Space: Urban
Circulation: Highway 74 - Major; California Avenue - Secondary
11. Agency Recommendations: Road: See Road Letter - May 13, 1981
Fire: Provide or show that there exists hydrants capable of 500 gpm spaced at 500 feet
Ordinance 616 Division I
Opposing/Supporting: None at this date.
12. Letters:

ANALYSIS

The initial study of EA No. 14912 has indicated the project site is within Ordinating Zone IV. This can be mitigated at the development stage by compliance to the Uniform Building Code. Secondly, sewer service is not available at the project at the present time. Prior to the development of the site for residential use depending on the proposed lot size, the sewer line may be required to be extended to service the site.

The Menet-San Jacinto General Plan Land Use Element designates this area as Low-Medium Density Residential (10-15 du/ac). The Open Space and Conservation Element designates this area as Urban. The property currently is being used as a recreational vehicle storage yard for the residents of the mobile home park to the north and west of the property. On another property to the west there is a residence with a number of horses. To the east and south it is vacant.

The property is currently under Land Use Violation No. 14-462-80 because the property is being used as a recreational vehicle storage yard without the proper zoning or permit approval. However, the proposed zone of R-T would allow a recreational vehicle storage yard provided the use is developed in

Conditional Use Case No. 2492

Page 2

conjunction with an adjacent to a mobilehome park and a conditional use permit is granted. Change of Zone 2466 was approved by the Planning Commission on June 3, 1991. The recreational vehicle storage yard will be used by the residents of the Roseland Mobilehome Park located to the north of the property.

The two major concerns of staff include the issue of circulation to and from the site and the visual impacts of a recreational vehicle storage area. Since the project will be for the residents of the mobilehome park, access off of State Highway 74 through the park should be satisfactory. However, because of the high speed and heavy traffic load on Highway 74 as well as the current safety problems existing from the mobilehome park, staff recommends that a sign be placed at the exit of the mobilehome park stating "Right Turn Only" on to Highway 74. The visual impacts can be mitigated through landscaping along the property lines.

RECOMMENDATION:

Adoption of the Negative Declaration for EA No. 14912. The Planning Department has found that approval of the proposed project will not have a significant effect on the environment and has completed a negative declaration.

AND:

APPROVAL of Conditional Use Case No. 2492 in accordance with Exhibit "A", subject to the attached conditions, based on the following findings:

1. The proposed project would be consistent with area zoning.
2. The proposed project would allow personal storage of recreational vehicles for the residents of Roseland Trailer Park.

/s/

Land Use Final

CU/ PU/ PP# : C2/ 2492

Contact person : _____

Phone # _____

Job Address : _____

35099 Hwy. 74, Summit

Number of:

handicap signs _____

handicap parking _____

regular parking _____

	Approval Date	LUT ID #
Parking Comments: _____	/	/
Landscaping Irrigation: _____	/	/
Bike Racks/ Lockers: _____	/	/
Trash Enclosures: _____	/	/
Elevation Comments: _____	/	/
Signage: _____	/	/
Walls: _____	/	/
Low Sodium Letter: _____	/	/
Other Agency Clearances: _____		
General Comments: <u>Operational Vehicle Storage for Roseland</u>		
<u>12-18-91 - still operating -</u>		
<u>expired 7-1-91</u>		
<u>LS</u>		

CONDITIONAL USE PERMIT EXHIBIT NO. A

Case No. 2492-10



1 vicinity Map

DESCRIPTION
A PORTION OF THE NW 1/4 CORNER OF THE N 1/2
SECTION 10, TOWNSHIP 5 SOUTH, RANGE 2
E 423

OWNER APPLICANT

WILLIAM J. JORDAN
JAMES W. JORDAN JR.
WILLIAM J. JORDAN JR.
JAMES W. JORDAN JR.

PREVIOUS PARCEL REFERENCE
N 1/2 SEC 10

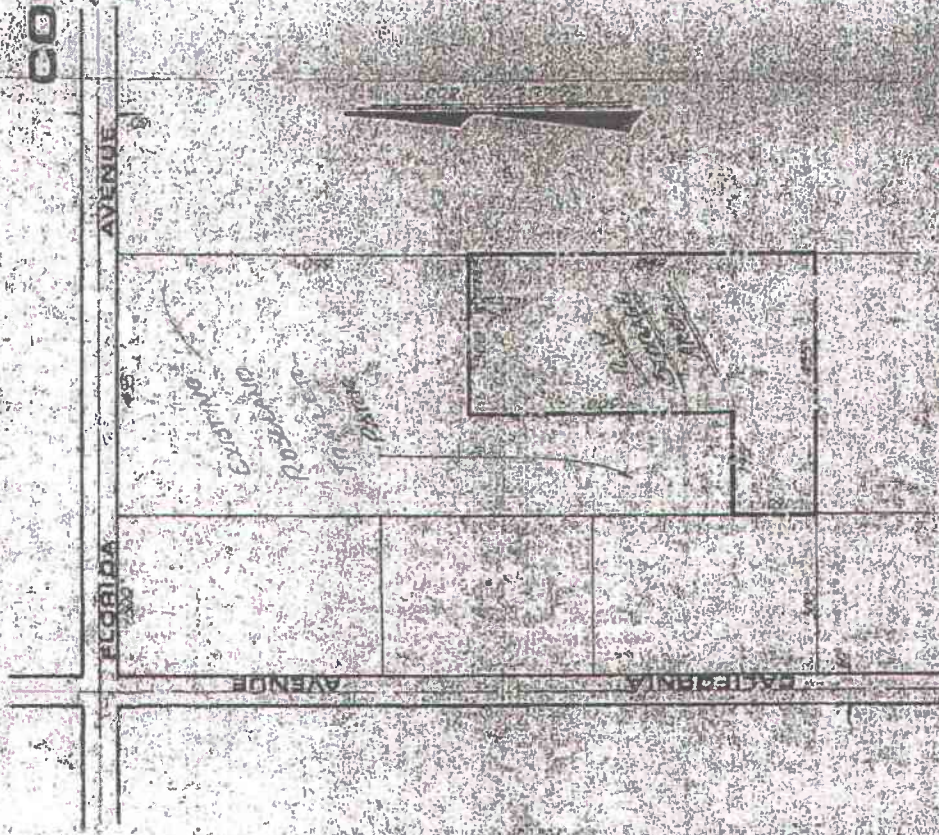
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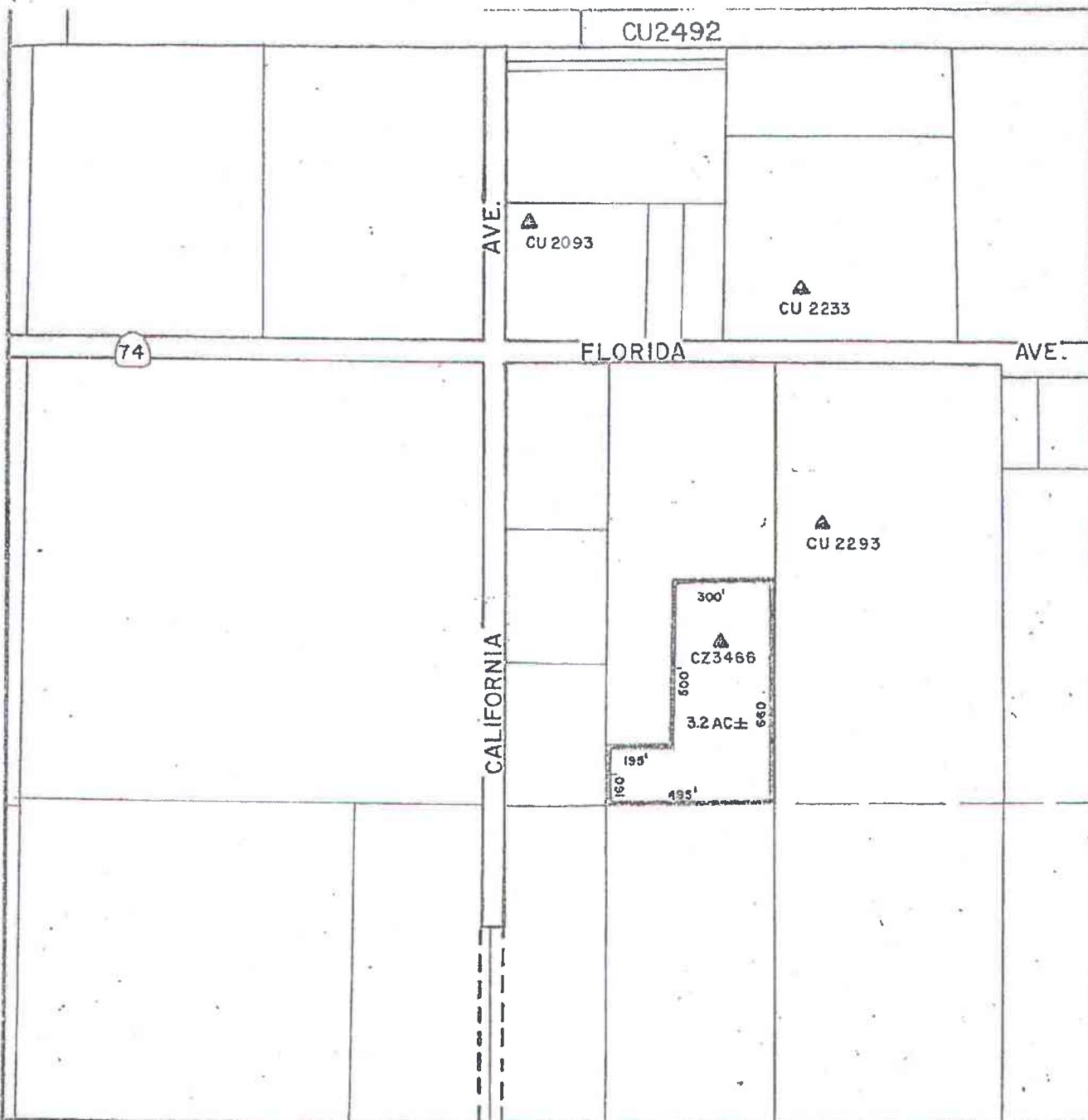
EXISTING USE Gross 2.47

PROPOSED USE

GENERAL PLAN

PLANNED DEVELOPMENT





App. HENRY C. BOOKER

Use R-V STORAGE IN R-T

Dist. H. S. J.

Sup. Dist. 3

Sec. 13 T.5 S., R. 2 W Assessor's Bk. 465 Pg. 2

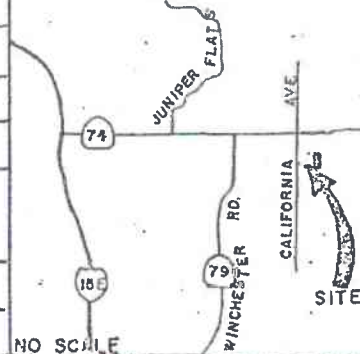
Circulation FLORIDA AVE. (74) MAJ. 100'

Element CALIFORNIA AVE. SEC. 88'

Rd. Bk. Pg. 51 Date 3/7/81 Drawn By KAY

RIVERSIDE COUNTY PLANNING DEPARTMENT

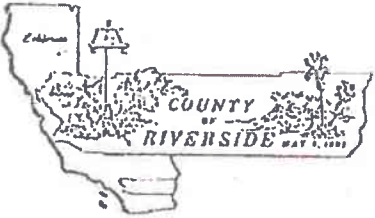
LOCATIONAL MAP



NO SCALE

1" = 400'

PD-73-1-JLW



BOARD TRANSMITTAL DATE TO

TO: Board of Supervisors
FROM: Planning Department
DATE: July 1, 1981

SUBJECT: Meeting of the West Area Planning Council
June 29, 1981

BACKGROUND: The West Area Planning Council, at its regular meeting held on Monday, June 29, 1981, acted on the following:

CONDITIONAL USE CASE NO. 2480-W - De Anza Enterprises, Inc. - Rubidoux District - Second Supervisorial District: Adopted Negative Declaration for EA 14667 and approved permit for adding three viewing screens and related alterations to an outdoor movie theater.

CONDITIONAL USE CASE NO. 2431-W - Thomas Ostman and James Cagle - Beaumont/Banning District - Third Supervisorial District: Adopted Negative Declaration for EA 13769 and approved permit for the addition of recreational vehicle sites to an existing recreational vehicle park.

CONDITIONAL USE CASE NO. 2487-W - Apex Engineering, Inc. - Sedco/Wildomar Area - First Supervisorial District: Adopted Negative Declaration for EA 14787 and approved permit for a grocery and liquor market.

CONDITIONAL USE CASE NO. 2483-W - Meserve, Mumper & Hughes - Cahuilla Area - Third Supervisorial District: Adopted Negative Declaration for EA 14700 and approved permit for a private airstrip.

✓ CONDITIONAL USE CASE NO. 2492-W - Henry C. Booker - Hemet/San Jacinto District - Third Supervisorial District: Adopted Negative Declaration for EA 14912 and approved permit for a recreational vehicle storage area.

dla

RECOMMENDATION: The West Area Planning Council approved the above permits at its regular meeting held on Monday, June 29, 1981, and adopted the above negative declarations as set forth.

K. J. Coulter
Kenneth J. Coulter, Supervising Planner

PREPARED BY

Joseph A. Richards
PATRICIA NEMETH, A.I.C.P., DIRECTOR

CC: CLERK OF THE BOARD (6 COPIES)
COUNTY COUNSEL
PLANNING DEPT. (2 COPIES)
Building & Safety (2 copies)

Conditional Use Case No. 249

Barry Becker

Recreational Vehicle Storage

6-2-10 (CZ 1986 proposes 8-1-20, add)

Newer-San Jacinto District

Third Supervisorial District

(PROPOSED)

WEST ARIZONA PLANNING COUNCIL CONDITIONS

June 29, 1981

1. The development of the property shall conform substantially with that as shown on plot plan marked Exhibit "A" on file with Conditional Use Case No. 2492 in the office of the Riverside County Planning Department unless otherwise amended by the following conditions and shall be subject to the mandatory requirements of the Riverside County Code.
2. The applicant shall comply with the street improvement recommendations outlined in the County Road Department transmittal dated 8/12/81, a copy of which is attached.
3. Fire protection shall be provided in accordance with the appropriate section of Ordinance 546 and the County Fire Warden's transmittal dated 4/28/81, a copy of which is attached.
4. The northern portion of the storage area will be oiled and lines marked to accommodate 100 recreational storage spaces as shown on Exhibit A and B. The remainder is to be gravelled or decomposed granite is to be added to mitigate the dust and weed problem.
5. Submit four (4) copies of an irrigation plan (types and sizes of materials) and landscaping plan delineating genus and species in conformance with Exhibit B. All landscaped areas shall be maintained in a viable growth condition.
6. Any outside lighting shall be hooded and directed so as not to shine directly upon adjoining property or public rights-of-way.
7. A 6'0" sign shall be constructed at the exit of the mobilehome park stating "Right Turn Only."
8. A 6'0" black wall or chain link fence with vegetation will be erected on the east, south and west property lines as shown on Revised Exhibit "A".
9. The storage facility is to be utilized by only the tenants of the Roseland Trailer Park for their personal storage of recreational vehicles and space will not be rented out to the general public.
10. The border between the mobilehome park and the storage area will be landscaped (i.e. Oleander or similar plant species).
11. Within 120 days of final approval of the permit before the Board of Supervisors, the applicant shall obtain clearance and/or permits from the following public agencies:

Land Department
Dept. of Fire Protection
Building and Safety

Planning Department
Utilities

Conditional Use Case No. 1992

Conditions

Page 2

12. This permit shall be used within one (1) year after final approval before the Board of Supervisors; otherwise it shall become null and void and of no effect whatsoever. By use is meant substantial construction or substantial utilization of the facilities as approved by this permit.
13. This permit shall become null and void on July 1, 1991.
14. In the event the use permitted hereby ceases operation for a period of one (1) year or more, this permit shall become null and void.

AGREEMENT

I accept and agree, prior to use of this permit or approval, to comply with all of the conditions set forth, and understand that the Office of Building and Safety will not issue a building permit or allow occupancy on the use permitted until this signed confirmation, in quadruplicate, has been received by the Planning Department.

Date _____ Applicant's Signature _____

Date _____ Owner's Signature _____

Item No. 96 - Side 1 (11-11-44)
11:00 a.m. - PUBLIC HEARING
CONDITIONAL USE CASE NO. 1493-R (LA 14932)
Henry C. Bunker
Recreational Vehicle Storage Area
Zone A-2-10
Harriet/San Jacinto District
Third Supervisorial District

(Hearing was opened at 11:20 a.m. and was closed at 11:25 a.m.)

Mr. Bob Mixon presented the subject application together with all maps pertinent thereto along with a review of the staff's report. Application was for a permit to add a recreational vehicle storage area on land approximately 5.27 acres in size and located about 650 feet south of Florida Avenue and about 300 feet east of California Avenue. A recreational vehicle storage area currently exists on the subject property. Surrounding land uses are a mobilehome park, scattered residential and vacant property. Existing zoning is A-2-10; however, Change of Zone 3465 proposes R-T. Surrounding zoning is A-2-10, C-P-N and R-T-20,000. The general plan land use designation for the area is Low Medium Density Residential. The Open Space and Conservation Element is Urban.

Staff noted that the property is under CU violation R-453-10 because it is being used as an RV storage yard without the proper zoning or permit. Zone R-T would allow an RV storage yard provided the use is developed in conjunction with an adjacent mobilehome park. (Change of Zone 3465 approved by Planning Commission June 2, 1951.) The storage yard would be used by residents of Roseland Mobilehome Park located to the north of the subject property. Staff noted two major concerns, which were the issue of circulation to and from the site, and the visual impacts of the proposal. Staff recommended that a sign be placed at the exist of the mobilehome park stating "right turn only" on to Highway 74. The visual impacts can be mitigated through landscaping along the property lines. Staff recommended adoption of the negative declaration for LA 14932 and approval of the proposed use based on the findings listed in the staff report.

Staff noted that Condition 4 can be changed so that instead of reading "asphalted", the area of the proposal can be gravelled.

EXHIBITS: M. Davis, Neate, Bradin & Stone, Harriet (representing applicant)

OPPOSITION: None

Mr. Davis said Mr. Bunker has owned the property for about 10 years. He said the project is not a part of the mobilehome park, therefore, he felt it was premature for road improvements on Florida Avenue. They would prefer at this time to just oil the side rather than use gravel. The site will be used for storage only. It is a hard packed surface and oil would keep down the dust and weeds. Regarding the right turn sign (condition 7), they recognize that Florida is a high speed street but there is an existing left turn pocket on Florida Ave. which he felt mitigated the problem somewhat.

Ms. Gifford said staff discussed possible access on California, but there was no indication that payment would be given. The chairman said the Citizens letter

gave no indication of the right turn only requirement. Council member Aspley, working on Plonka traffic, said he could see staff's concern. The condition was a dead end. Mr. Johnson said Callens was not aware that ownership was the same for property that is fronting on Florida.

Returning to the conditions, Mr. Davies said (referring to Condition 10) that there is existing landscaping and he did not feel there was a need for additional landscaping. They have not received any complaints from tenants regarding the site. He said he did not understand about Condition 35 does it relate to the storage area or entire park? The park has an existing fence. The Chairman said that that is all the condition is calling for. Staff noted that the fence should enclose the storage area to prevent vandalism. Mr. Johnson suggested Condition 7 should read "as approved by Callens". This was discussed. Mr. Gilford said this would be off the mobile home park site, having nothing to do with the Coltrane right of way.

There being no further testimony, the hearing was closed at 11:36 a.m.

FINDINGS: The proposed project would be consistent with area zoning. The proposed project would allow personal storage of recreational vehicles for the residents of Rosebud Trailer Park.

NOTION: Based on the above, it was regularly moved by Council member Hanson, seconded by Council member Marks, and unanimously carried that the Council approve Conditional Use Case No. 2492-W in accordance with Exhibit "M" and subject to the condition as set forth except that Condition No. 4 be amended by striking "asphalted" and add "instead oiled"; also, Council adopted the Negative Declaration for EA 14912 based on the finding that the proposal will not have a significant effect on the environment.

[illegible]

DESCRIPTION
A 2500-FT FILM, A COMBINATION OF THE NEW
TECHNIQUE OF PHOTOGRAPHY AND THE
TECHNIQUE OF THE ARTIST, WHICH
REPRODUCES THE SCENES OF THE
FILM IN A MANNER THAT IS BOTH
ARTISTIC AND SCIENTIFIC.

OWNER APPLICANT
Name: Bob & Mary
1600 S. Main Street
P.O. Box 200
P.O. Box 200
P.O. Box 200

ASCI-2500'S PUBLIC REFERENCE
W-1000-500

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THE UNIVERSITY OF CHICAGO PRESS

[illegible]

Zeigler Studio of Science

[illegible]

November 9, 2017

Attn: Heather Thomson, Archaeologist
Riverside County Planning Department
4080 Lemon Street, 12th Floor
Riverside, CA 92502-1409



EST. JUNE 19, 1883

RE: AB 52 Consultation; CUP03781, EA43066

The Soboba Band of Luiseno Indians has received your notification pursuant under Assembly Bill 52.

Soboba Band of Luiseno Indians is requesting to initiate formal consultation with the County of Riverside. A meeting can be scheduled by contacting me via email or phone. All contact information has been included in this letter.

I look forward to hearing from and meeting with you soon.

Sincerely,

A handwritten signature in black ink, appearing to read "JOE", followed by a horizontal line extending to the right.

Joseph Ontiveros, Director of Cultural Resources
Soboba Band of Luiseno Indians
P.O. Box 487
San Jacinto, CA 92581
Phone (951) 654-5544 ext. 4137
Cell (951) 663-5279
jontiveros@soboba-nsn.gov

Confidentiality: The entirety of the contents of this letter shall remain confidential between Soboba and the County of Riverside. No part of the contents of this letter may be shared, copied, or utilized in any way with any other individual, entity, municipality, or tribe, whatsoever, without the expressed written permission of the Soboba Band of Luiseno Indians.

RINCON BAND OF LUISEÑO INDIANS

Cultural Resources Department

1 W. Tribal Road · Valley Center, California 92082 ·
(760) 297-2635 Fax: (760) 692-1498



November 9, 2017

Heather Thomson
Riverside County
Planning Department
4080 Lemon Street, 12th Floor
Riverside, CA 92502

Re: Conditional Use Permit No. 3781

Dear Ms. Thomson:

This letter is written on behalf of the Rincon Band of Luiseno Indians. We have received your notification regarding Conditional Use Permit No. 3781 Project and we thank you for the opportunity to consult on this project. The location you have identified is within the Territory of the Luiseno people, and is also within Rincon's specific area of Historic interest.

Embedded in the Luiseno Territory are Rincon's history, culture and identity. The project is within the Luiseno Aboriginal Territory of the Luiseno people. The Rincon Band would like to request CAD/shape files to be able to provide you with information regarding your projects potential impact to cultural resources. We would also like to request a copy of the cultural assessment report or related document, if available to include all records and reports from the records search.

We look forward to hearing from you. If there are any questions or concerns please do not hesitate to contact our office at (760) 297-2635 at your convenience.

Thank you for the opportunity to protect and preserve our cultural assets.

Sincerely,

A handwritten signature in dark ink, appearing to read "Destiny Colocho".

Destiny Colocho
Manager
Rincon Cultural Resources

Bo Mazzetti
Tribal Chairman

Tishmall Turner
Vice Chairwoman

Steve Stallings
Council Member

Laurie E. Gonzalez
Council Member

Alfonso Kolb
Council Member

**PALA TRIBAL HISTORIC
PRESERVATION OFFICE**

PMB 50, 35008 Pala Temecula Road
Pala, CA 92059
760-891-3510 Office | 760-742-3189 Fax



October 26, 2017

Heather Thomson
Riverside County Planning Dept.
4080 Lemon St.
Riverside, CA 92502

Re: AB-52 Consultation; CUP03781, EA43066

Dear Ms. Thomson:

The Pala Band of Mission Indians Tribal Historic Preservation Office has received your notification of the project referenced above. This letter constitutes our response on behalf of Robert Smith, Tribal Chairman.

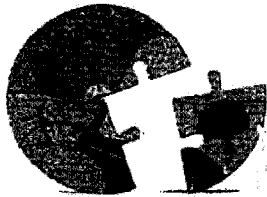
We have consulted our maps and determined that the project as described is not within the boundaries of the recognized Pala Indian Reservation. The project is also beyond the boundaries of the territory that the tribe considers its Traditional Use Area (TUA). Therefore, we decline AB-52 consultation at this time, but do not waive our right to request consultation under other applicable laws in the future. At this point we defer to the wishes of Tribes in closer proximity to the project area.

We appreciate involvement with your initiative and look forward to working with you on future efforts. If you have questions or need additional information, please do not hesitate to contact me by telephone at 760-891-3515 or by e-mail at sgaughen@palatribe.com.

Sincerely,

A handwritten signature in black ink, appearing to read "Shasta C. Gaughen", is written over a horizontal line.

Shasta C. Gaughen, PhD
Tribal Historic Preservation Officer
Pala Band of Mission Indians



Steve Weiss, AICP
Planning Director

RIVERSIDE COUNTY PLANNING DEPARTMENT

APPLICATION FOR LAND USE AND DEVELOPMENT

CHECK ONE AS APPROPRIATE:

- ☐ PLOT PLAN ☐ PUBLIC USE PERMIT ☐ VARIANCE
☒ CONDITIONAL USE PERMIT ☐ TEMPORARY USE PERMIT
☐ REVISED PERMIT Original Case No. CUP 02492 R1

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED.

APPLICATION INFORMATION

Applicant Name: LAURIE BARNES

Contact Person: LAURIE BARNES

E-Mail: LBarnes944@aol.com

Mailing Address: 35099 W. HWY 74

HEMET

City

Street
CA
State

92545

ZIP

Daytime Phone No: (951) 926-1755

Fax No: () NA

Engineer/Representative Name: LAWRENCE MCDERMOTT RCE/PLS

Contact Person: LARRY MCDERMOTT

E-Mail: lmcengineering@gmail.com

Mailing Address: 18075 LA VENTANA

MURRIETA

City

Street
CA
State

92562

ZIP

Daytime Phone No: (951) 304-0111

Fax No: () NA

Property Owner Name: LAURIE BARNES

Contact Person: LAURIE BARNES

E-Mail: LBarnes944@aol.com

Mailing Address: 35099 W. HWY 74

HEMET

City

Street
CA
State

92545

ZIP

Daytime Phone No: (951) 926-1755

Fax No: () NA

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

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

APPLICATION FOR LAND USE AND DEVELOPMENT

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

AUTHORITY FOR THIS APPLICATION IS HEREBY GIVEN:

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

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

LAURIE BARNES

PRINTED NAME OF PROPERTY OWNER(S)

Laurie Barnes

SIGNATURE OF PROPERTY OWNER(S)

PRINTED NAME OF PROPERTY OWNER(S)

SIGNATURE OF PROPERTY OWNER(S)

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

AUTHORIZATION FOR CONCURRENT FEE TRANSFER

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

PROPERTY INFORMATION:

Assessor's Parcel Number(s): 465-020-006

Approximate Gross Acreage: 3.27 ACRES

General location (nearby or cross streets): North of _____, South of _____

FLORIDA (74) East of CALIFORNIA AVE West of CORDOBA DR.

APPLICATION FOR LAND USE AND DEVELOPMENT**PROJECT PROPOSAL:**

Describe the proposed project.

EXISTING RV STORAGE FACILITY

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

Number of existing lots: 1

EXISTING Buildings/Structures: Yes <input type="checkbox"/> No <input type="checkbox"/>						
No.*	Square Feet	Height	Stories	Use/Function	To be Removed	Bldg. Permit No.
1				NONE	<input type="checkbox"/>	
2					<input type="checkbox"/>	
3					<input type="checkbox"/>	
4					<input type="checkbox"/>	
5					<input type="checkbox"/>	
6					<input type="checkbox"/>	
7					<input type="checkbox"/>	
8					<input type="checkbox"/>	
9					<input type="checkbox"/>	
10					<input type="checkbox"/>	

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

PROPOSED Buildings/Structures: Yes <input type="checkbox"/> No <input type="checkbox"/>				
No.*	Square Feet	Height	Stories	Use/Function
1				NONE
2				
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10				

PROPOSED Outdoor Uses/Areas: Yes <input type="checkbox"/> No <input type="checkbox"/>		
No.*	Square Feet	Use/Function
1	142,441	RV STORAGE
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APPLICATION FOR LAND USE AND DEVELOPMENT

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

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

Related cases filed in conjunction with this application:

CUP 02492 R1

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

If yes, provide Application No(s). CUP 02492 R1 & 023466

(e.g. Tentative Parcel Map, Zone Change, etc.)

Initial Study (EA) No. (if known) APP 6/1981

EIR No. (if applicable): NA

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

If yes, indicate the type of report(s) and provide a signed copy(ies): CU CASE NO. 2492-W

ADOPTED NED. DEC FOR E.A. 14912 6/29/1981

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

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

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

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

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

☒ Santa Ana River/San Jacinto Valley

☐ Santa Margarita River

☐ Whitewater River

APPLICATION FOR LAND USE AND DEVELOPMENT

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

HAZARDOUS WASTE AND SUBSTANCES STATEMENT

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

Name of Applicant: Laurie Barnes

Address: 35099 W. HWY 74, HEMET, CA 92545

Phone number: (951) 926-1755

Address of site (street name and number if available, and ZIP Code): 35099 HWY 74
HEMET AREA

Local Agency: County of Riverside

Assessor's Book Page, and Parcel Number: 465-020-006

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

Regulatory Identification number: _____

Date of list: _____

Applicant: _____

Date _____

HAZARDOUS MATERIALS DISCLOSURE STATEMENT

requires the owner or authorized agent for any development project to disclose whether:

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

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

Owner/Authorized Agent (1) _____

Date

Laurie Barnes 9/13/17

Owner/Authorized Agent (2) _____

Date _____

APPLICATION FOR LAND USE AND DEVELOPMENT

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

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



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



Juan C. Perez
Director of Transportation and Land Management Agency

Patricia Romo
Assistant Director,
Transportation Department

Steven A. Weiss
Planning Director,
Planning Department

Mike Lara
Building Official,
Building & Safety Department

Greg Flannery
Code Enforcement Official,
Code Enforcement Department

LAND USE and PERMIT APPLICATION PROCESSING AGREEMENT
Agreement for Payment of Costs of Application Processing

TO BE COMPLETED BY APPLICANT:

This agreement is by and between the County of Riverside, hereafter "County of Riverside",

and LAURIE BARNES hereafter "Applicant" and LAURIE BARNES "Property Owner".

Description of application/permit use:

RV STORAGE FACILITY

If your application is subject to Deposit-based Fee, the following applies

Section 1. Deposit-based Fees

Purpose: The Riverside County Board of Supervisors has adopted ordinances to collect "Deposit-based Fees" for the costs of reviewing certain applications for land use review and permits. The Applicant is required to deposit funds to initiate staff review of an application. The initial deposit may be supplemented by additional fees, based upon actual and projected labor costs for the permit. County departments draw against these deposited funds at the staff hourly rates adopted by the Board of Supervisors. The Applicant and Property Owner are responsible for any supplemental fees necessary to cover any costs which were not covered by the initial deposit.

Section 2. Applicant and Property Owner Responsibilities for Deposit-based Fee Applications

- A. Applicant agrees to make an initial deposit in the amount as indicated by County ordinance, at the time this Agreement is signed and submitted with a complete application to the County of Riverside. Applicant acknowledges that this is an initial deposit and additional funds may be needed to complete their case. The County of Riverside will not pay interest on deposits. Applicant understands that any delays in making a subsequent deposit from the date of written notice requesting such additional deposit by County of Riverside, may result in the stoppage of work.
- B. Within 15 days of the service by mail of the County of Riverside's written notice that the application permit deposit has been reduced to a balance of less than 20% of the initial deposit or that the deposit is otherwise insufficient to cover the expected costs to completion, the Applicant agrees to make an additional payment of an amount as determined by the County of Riverside to replenish the deposit. Please note that the processing of the application or permit may stop if the amount on deposit has been expended. The Applicant agrees to continue making such payments until the County of Riverside is reimbursed for all costs related to this application or permit. The County of Riverside is entitled to recover its costs, including attorney's fees, in collecting unpaid accounts that would have been drawn on the deposit were it not depleted.
- C. The Property Owner acknowledges that the Applicant is authorized to submit this agreement and related application(s) for land use review or permit on this property. The Property Owner also acknowledges that should the Applicant not reimburse the County of Riverside for all costs related to this application or permit, the Property Owner shall become immediately liable for these costs which shall be paid within 15 days of the service by mail of notice to said property Owner by the County.

- D. This Agreement shall only be executed by an authorized representative of the Applicant and the Property Owner. The person(s) executing this Agreement represents that he/she has the express authority to enter into this agreement on behalf of the Applicant and/or Property Owner.
- E. This Agreement is not assignable without written consent by the County of Riverside. The County of Riverside will not consent to assignment of this Agreement until all outstanding costs have been paid by Applicant.
- F. Deposit statements, requests for deposits or refunds shall be directed to Applicant at the address identified in Section 4.

Section 3. To ensure quality service, Applicant is responsible to provide one-week written notice to the County of Riverside Transportation and Land Management Agency (TLMA) Permit Assistance Centers if any of the information below changes.

Section 4. Applicant and Owner Information

1. PROPERTY INFORMATION:

Assessors Parcel Number(s): 465-020-006

Property Location or Address:

35099 W. HWY 74 HEMET, CA 92545

2. PROPERTY OWNER INFORMATION:

Property Owner Name: RAINBOW ENTERPRISES/LAURIE BARNES

Phone No.: (951) 926-1755

Firm Name: _____

Email: lbarnes944@aol.com

Address: 35099 W. HWY 74 HEMET, CA 92545

3. APPLICANT INFORMATION:

Applicant Name: LAURIE BARNES


Phone No.: (951) 926-1755

Firm Name: _____

Email: lbarnes944@aol.com

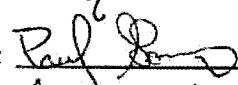
Address (if different from property owner)

4. SIGNATURES:

^{owner}
Signature of Applicant: 

Date: 9-13-17

Print Name and Title: Laurie Barnes

^{Applicant}
Signature of Property Owner: 

Date: 9/13/17

Print Name and Title: Paul Gomez Spec. Proj. Mgr.

Signature of the County of Riverside, by _____

Date: _____

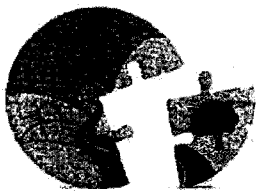
Print Name and Title: _____

FOR COUNTY OF RIVERSIDE USE ONLY

Application or Permit (s) #: _____

Set #: _____

Application Date: _____



RIVERSIDE COUNTY PLANNING DEPARTMENT

Charissa Leach, P.E.,
Assistant TLMA Director

INDEMNIFICATION AGREEMENT REQUIRED FOR ALL PROJECTS

The owner(s) of the property, at their own expense, agree to defend, indemnify and hold harmless the County of Riverside and its agents, officers, and employees from and against any lawsuit, claim, action, or proceeding (collectively referred to as "proceeding") brought against the County of Riverside, its agents, officers, attorneys and employees to attack, set aside, void, or annul the County's decision to approve any tentative map (tract or parcel), revised map, map minor change, reversion to acreage, conditional use permit, public use permit, surface mining permit, WECS permit, hazardous waste siting permit, temporary outdoor event permit, plot plan, substantial conformance, revised permit, variance, setback adjustment, general plan amendment, specific plan, specific plan amendment, specific plan substantial conformance, zoning amendments, and any associated environmental documents. This defense and indemnification obligation shall include, but not limited to, damages, fees and/or costs awarded against the County, if any, and cost of suit, attorney's fees and other costs, liabilities and expenses incurred in connection with such proceeding whether incurred by applicant, property owner, the County, and/or the parties initiating or bringing such proceeding.

Amer Molsberg, COO 7/17/18
Property Owner(s) Signature(s) and Date

Santiago Palm Vista, a CA LP By: Amer Molsberg
Printed Name of Owner

If the property is owned by multiple owners, the paragraph above must be signed by each owner. Attach additional sheets of this page, if necessary.

If the property owner is a corporate entity, Limited Liability Company, partnership or trust, the following documentation must also be submitted with this application:

- If the property owner is a limited partnership, provide a copy of the LP-1, LP-2 (if an amendment) filed with the California Secretary of State.
- If the property owner is a general partnership, provide a copy of the partnership agreement documenting who has authority to bind the general partnership and to sign on its behalf.
- If the property owner is a corporation, provide a copy of the Articles of Incorporation and/or a corporate resolution documenting which officers have authority to bind the corporation and to sign on its behalf. The corporation must also be in good standing with the California Secretary of State.
- If the property owner is a trust, provide a copy of the trust certificate.

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

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

"Planning Our Future... Preserving Our Past"

INDEMNIFICATION AGREEMENT REQUIRED FOR ALL PROJECTS

- *If the property owner is a Limited Liability Corporation, provide a copy of the operating agreement for the LLC documenting who has authority to bind the LLC and to sign on its behalf.*

If the signing entity is also a corporate entity, Limited Liability Company, partnership or trust, the above documentation must also be submitted with this application. For any out of State legal entities, provide documentation showing registration with the California Secretary of State.

In addition to the above, provide a copy of a Preliminary Title Report for the property subject to this application. The Preliminary Title Report must be issued by a title company licensed to conduct business in the State of California and dated less than six months prior to the date of submittal of this application. The Assistant TLMA Director may waive the requirement for a Preliminary Title Report if it can be shown to the satisfaction of the Assistant TLMA Director that the property owner(s) has owned the property consistently for at least the last five years.

If the application is for a plot plan for a Wireless Communication Facility, the property owner(s) and the cellular service provider must sign the indemnification paragraph above. If the application is for a plot plan for a wireless communication co-location, only the co-locating service provider needs to sign the indemnification paragraph above.

NOTICE OF PUBLIC HEARING

A **PUBLIC HEARING** has been scheduled, pursuant to Riverside County Land Use Ordinance No. 348, before the **RIVERSIDE COUNTY PLANNING COMMISSION** to consider a proposed project in the vicinity of your property, as described below:

CONDITIONAL USE PERMIT NO. 3781 – Exempt for the California Environmental Quality Act (CEQA), pursuant to State CEQA Guidelines Section 15301 (Class 1, Existing Facilities) – EA43066 – Applicant: Laurie Barnes – Engineer: Lawrence McDermott RCE/PLS – Owner: Rainbow Enterprises Inc. – Third Supervisorial District – Land Use Designation: Community Development: Medium Density Residential (CD-MDR) (2-5 du/ac) – Location: Southerly of Highway 74, westerly of Cordoba Drive, and easterly of California Avenue – Zoning: Mobile home Subdivision and Mobile home Park (R-T) – **REQUEST:** Conditional Use Permit No. 3781 to re-establish a trailer and boat storage area for recreational vehicles on an approximate 5.27 acre parcel ("Project"). The Project also includes 250 recreational vehicle trailer storage spaces. The Project site would be paved with a decomposed granite material. No further improvements or construction is proposed parcel.

TIME OF HEARING: 9:00 a.m. or as soon as possible thereafter.
DATE OF HEARING: **MARCH 6, 2019**
PLACE OF HEARING: RIVERSIDE COUNTY ADMINISTRATIVE CENTER
BOARD CHAMBERS, 1ST FLOOR
4080 LEMON STREET, RIVERSIDE, CA 92501

For further information regarding this project please contact the Project Planner Jason Killebrew at (951) 955-0314 or email at jkillebr@rivco.org, or go to the County Planning Department's Planning Commission agenda web page at <http://planning.rctlma.org/PublicHearings.aspx>.

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

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

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

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

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

PROPERTY OWNERS CERTIFICATION FORM

I, VINNIE NGUYEN certify that on September 17, 2018,

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

APN (s) or case numbers CUP03781 for

Company or Individual's Name RCIT - GIS,

Distance buffered 1000'

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

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

TITLE: GIS Analyst

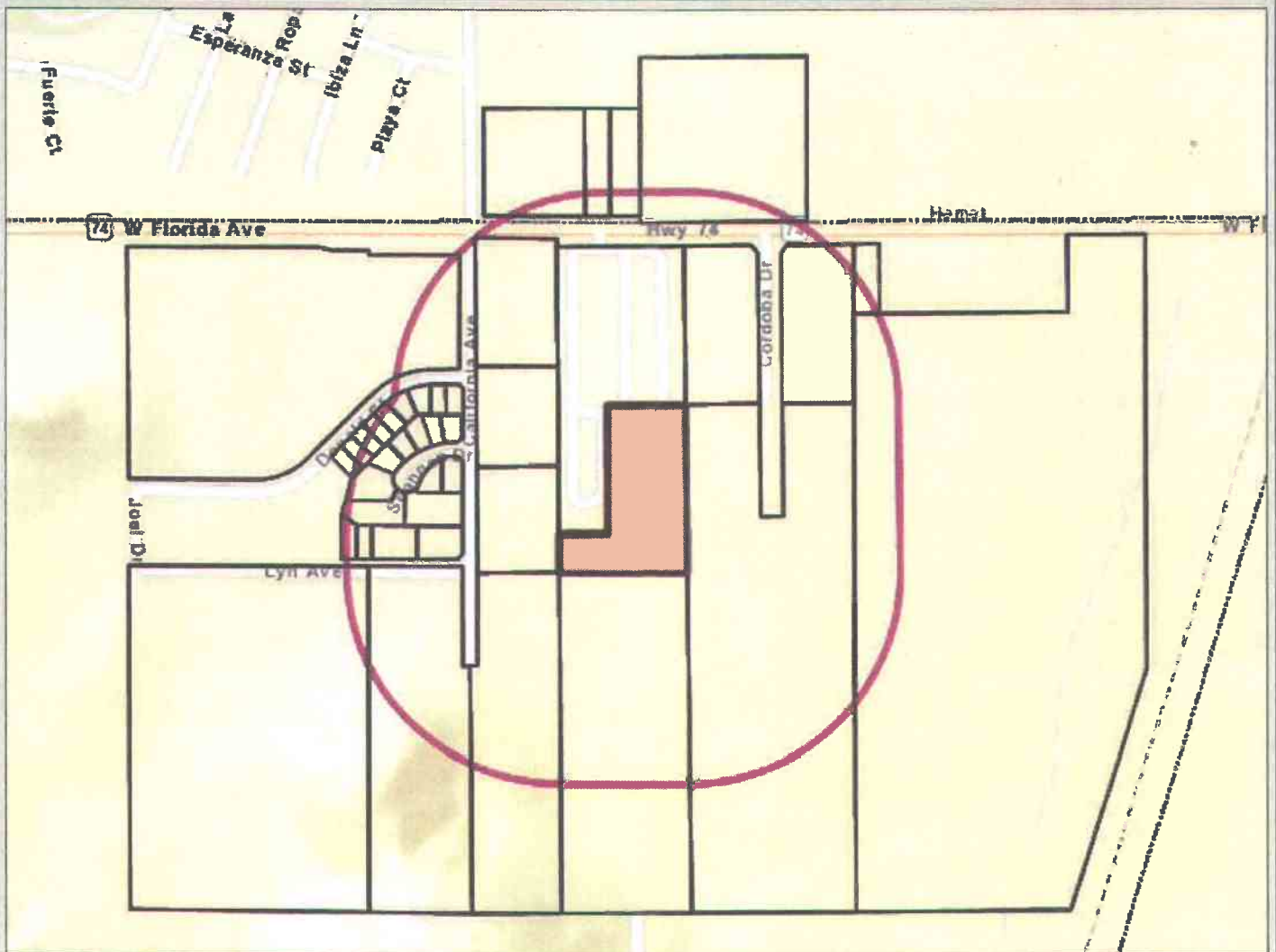
ADDRESS: 4080 Lemon Street 9TH Floor

Riverside, Ca. 92502

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

Riverside County GIS Mailing Labels

CUP03781 (1000 feet buffer)



Legend

- County Boundary
- Cities
- World Street Map

Notes



0 752 1,505 Feet

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

REPORT PRINTED ON... 9/17/2018 8:39:07 AM

© Riverside County RCIT

455130003
C V K LTD PARTNERSHIP
7100 W HIGHWAY 74
HEMET CA. 92545

455130004
VALNITECO
P O BOX 185
HEMET CA 92546

455130005
VALNITECO INC
C/O VALNITECO INC
BOX 185
HEMET CA 92546

455130006
7 SUMMIT PROP 2
C/O C/O ROSENTHAL & EXCELL
1600 E FLORIDA AVE STE 110
HEMET CA 92544

465020001
GABRIELLE BIDONDO
2573 SEGOVIA
LA VERNE CA 91750

465020002
GABRIELLE BIDONDO
2573 SEGOVIA
LA VERNE CA 91750

465020003
GABRIELLE BIDONDO
2573 SEGOVIA
LA VERNE CA 91750

465020004
MASSOUD TAJIK
LINDA J TAJIK
PARVIZ SAMINI

26541 PALISADES DR
CAPISTRANO BEACH CA 92624

465020005
PARVIZ SAMINI
2 FOREST HILLS CT
DANA POINT CA 92629

465020006
SANTIAGO PALM VISTA
P O BOX 11927
SANTA ANA CA 92711

465020010
WESTERN RIVERSIDE COUNTY REG CON
P O BOX 1667
RIVERSIDE CA 92502

465020019
THOMAS L VANDERLINDEN
ANN MARIE HOWELL
15804 N CABRILLO DR
FOUNTAIN HILLS AZ 85268

465020023
SANTIAGO PALM VISTA
P O BOX 11927
SANTA ANA CA 92711

465020024
SEY CORP
B & B CONTRACTORS INC
BRADEN MILES
NO 304
16531 BOLA CHICA ST
HUNTINGTON BEACH CA 90638

465020025
JAMES R WILLIAMSON
CARLA D WILLIAMSON
P O BOX 129
WINCHESTER CA 92596

465020026
SEY CORP
B & B CONTRACTORS INC
BRADEN MILES
NO 304
16531 BOLSA CHICA ST
HUNTINGTON BEACH CA 90638

465040012
MARVIN P ZOBEL
ANNE C BOISVERT
26263 CALIFORNIA AVE
HEMET CA. 92545

465040013
YUNG HAO WANG
CHING ING WANG
C/O C/O CHIANG WANG
3296 E GUASTI RD STE 120
ONTARIO CA 91761

465040023
JOAN M BORBA
1891 LIVE OAK WAY
UPLAND CA 91784

465240014
DOROTHY M RUSSELL
21671 WESLEY DR NO D
LAGUNA BEACH CA 92651

465240015
RUBY JANE COUTS
34919 DONALD ST
HEMET CA. 92545

465240016
ROBERT PONE
TERRI ANN PONE
5314 W HENDERSON PL
SANTA ANA CA 92704

465240017
LONNIE N SELSTAD
34939 DONALD ST
HEMET CA. 92545

465240018
JOHN W KACZMAREK
34949 DONALD ST
HEMET CA. 92545

465240019
JULIA H DE VRIES
4248 CITRUS AVE
FALLBROOK CA 92028

465240020
GARY D LUPO
EUGENE B LUPO
34969 DONALD ST
HEMET CA. 92545

465240021
JO ANN COOPER
KENNETH COOPER
C/O C/O KENNETH COOPER
34979 DONALD ST
HEMET CA. 92545

465240022
ROBERT B MILLS
PAULINE A MILLS
34989 DONALD ST
HEMET CA. 92545

465240023-
RONALD GENE RHINEHART
LINDA ESPARZA RHINEHART
26205 CALIFORNIA AVE
HEMET CA. 92545

465240024
MICHAEL J WOODWARD
EDWINA J WOODWARD
34974 SHANNON DR
HEMET CA. 92545

465240025
TIMOTHY C HARRISON
34962 SHANNON DR
HEMET CA. 92545

465240026
PRESHAW CHARLES J ESTATE OF
C/O C/O PAULA DAVEY
32771 NATHAN CIR
DANA POINT CA 92626

465240027
WALTER SHULL
SALLY SHULL
34938 SHANNON DR
HEMET CA. 92545

465240028
BRUCE E REED
JOAN F REED
34926 SHANNON DR
HEMET CA. 92545

465240029
DENNIS R CUTSCHALL
11972 ASPEN WAY
WHITEWOOD SD 57793

465240030
ELEANOR SHOOK
34955 SHANNON DR
HEMET CA. 92545

465240031
ARTURO SILVA
34987 SHANNON DR
HEMET CA. 92545

465240032
FRANCISCO LEYVA CAMARILLO
34911 SHANNON DR
HEMET CA 92545

465240033
GARRY LEE HOLYOAK
GAYLE MARIE HOLYOAK
1200 GARRY LN
HEMET CA 92543

465240034
JACK RAY COWAN
CHERYL MAE COWAN
34946 LYN AVE
HEMET CA. 92545

465240035
ROXANNE K HOLIDAY
34922 LYN AVE
HEMET CA. 92545

465240036
MARIO SOLIS
34912 LYN AVE
HEMET CA. 92545

Richard Drury
Theresa Rettinghouse
Lozeau Drury, LLC.
410 12th Street Suite 250
Oakland, CA 94607

FOR COUNTY CLERK'S USE ONLY

BILLING CONTACT
Laurie Barnes

County of Riverside
Trans. & Land Management Agency



35098 E Highway 74
Hemet, Ca 92545

INVOICE NUMBER	INVOICE DATE	INVOICE DUE DATE	INVOICE STATUS
PLAN-CFG06441	09/27/2017	09/27/2017	Paid In Full

REFERENCE NUMBER	FEE NAME	TOTAL
CFG06441	0452 - CF&G TRUST: RECORD FEES	\$50.00
SUB TOTAL		\$50.00

TOTAL **\$50.00**

Please Remit Payment To:

County of Riverside
P.O. Box 1605
Riverside, CA 92502

Credit Card Payments By Phone:

760-863-7735

For Questions Please Visit Us at the Following Locations:

Riverside Permit Assistance Center
4080 Lemon St., 9th FL
Riverside, CA 92501

Desert Permit Assistance Center
77688 El Duna Ct., Ste H
Palm Desert, CA 92211

September 13, 2018

Page 1 of 1



**PLANNING COMMISSION
MINUTE ORDER
MARCH 6, 2019**

I. AGENDA ITEM 1.1

FIRST EXTENSION OF TIME REQUEST for TENTATIVE TRACT MAP NO. 36730 – Applicant: Christopher Development Group – First Supervisorial District – Lake Mathews Zoning District – Lake Mathews/Woodcrest Area Plan: Community Development: Commercial Retail (CD-CR) (0.20-0.35 Floor Area Ratio) – Community Development: Medium Density Residential (CD-MDR) (2-5 du/ac) – Rural Community: Estate Density Residential (RC-EDR) (2 Acre Minimum) – Rural Community: Low Density Residential (RC-LDR) (½ Acre Minimum) – El Sobrante Policy Area – Location: Northerly of El Sobrante Road and easterly of McAllister Street – 103.62 Acres – Zoning: Light Agriculture – 10 Acre Minimum (A-1-10) – Approved Project Description: Schedule "A" subdivision of 103.62 acres into 272 residential lots ranging in size from 6,000 sq. ft. to 20,149 sq. ft., three (3) water quality detention basins, one (1) park site, one (1) sewage lift station, and 17 open space lots – APNs: 270-050-026, 270-160-001, 270-060-010, 270-170-009, 010, 011, 270-180-010, and 285-020-006.

II. PROJECT DESCRIPTION:

First Extension of Time Request for Tentative Tract Map No. 36730, extending the expiration date to May 24, 2022.

III. PLANNING COMMISSION ACTION:

Motion by Commissioner Hake, 2nd by Commissioner Shaffer

A vote of 3-0 (Commissioner Sanchez and Commissioner Kroencke Absent)

APPROVED First Extension of Time Request for Tentative Tract Map No. 36730, extending the expiration date to May 24, 2022.



**PLANNING COMMISSION
MINUTE ORDER
MARCH 6, 2019**

I. AGENDA ITEM 3.1

GENERAL PLAN AMENDMENT NO. 1215, CHANGE OF ZONE NO. 7928, and TENTATIVE TRACT MAP NO. 37027 – Intent to Adopt a Mitigated Negative Declaration – EA42987 – Applicant: Adkan Engineering – Representative: Adkan Engineering – First Supervisorial District – Temescal Canyon Area Plan – Alberhill Zoning Area – Zoning: Rural Residential (R-R) – Location: Northerly of Lake Elsinore, southerly of Santiago Canyon Road, westerly of Interstate 15, and westerly of Mayhew Canyon – 8.1 gross acres.

II. PROJECT DESCRIPTION:

A General Plan Amendment to change the General Plan Land Use designation from Community Development: Very Low Density Residential (CD-VLDR) to Medium Density Residential (CD-MDR). A Change of Zone from Rural Residential (R-R) to General Residential (R-3). A Tentative Tract Map for a Schedule "A" subdivision of 8.1 gross acres into 16 single family residential lots, one (1) passive park, open space area, and one (1) water quality basin. Continued from February 20, 2019.

III. MEETING SUMMARY:

The following staff presented the subject proposal:

Project Planner: Brett Dawson at (951) 955-9072 or email at bdawson@rivco.org.

Spoke in favor:

Mitch Adkison, Applicant Representative, 6879 Airport Drive, Riverside, 92504

Jerry Sincich, Neighbor, Temescal Valley

Amie Kinne, Interested Party, 11775 Dawson Canyon Road, Temescal Valley, 92883

Wayne Kiley, Applicant, 8471 Bedford Motor Way, Corona, 92504

No one spoke in opposition or in a neutral position.

IV. CONTROVERSIAL ISSUES:

None.

V. PLANNING COMMISSION ACTION:

Public Comments: Closed

Motion by Commissioner Shaffer, 2nd by Commissioner Hake

A vote of 3-0 (Commissioner Sanchez and Commissioner Kroencke Absent)

ADOPTED Planning Commission Resolution No. 2018-009; and

The Planning Commission Recommend the Following Actions to the Board of Supervisors:

ADOPT a Mitigated Negative Declaration for Environmental assessment No. 42987; and

TENTATIVELY Approve General Plan Amendment No. 1215; and

TENTATIVELY Approve Change of Zone No. 7928; and

APPROVE Tentative Tract Map No. 37027, subject to the conditions of approval as modified at hearing.



**PLANNING COMMISSION
MINUTE ORDER
MARCH 6, 2019**

I. AGENDA ITEM 4.1

CONDITIONAL USE PERMIT NO. 3781 – Exempt for the California Environmental Quality Act (CEQA), pursuant to State CEQA Guidelines Section 15301 (Class 1, Existing Facilities) – EA43066 – Applicant: Laurie Barnes – Engineer: Lawrence McDermott RCE/PLS – Owner: Rainbow Enterprises, Inc. – Third Supervisorial District – Hemet-San Jacinto Zoning District – Harvest Valley/Winchester Area Plan – Community Development: Medium Density Residential (CD-MDR) (2-5 du/ac) – Location: Southerly of Highway 74, westerly of Cordoba Drive, and easterly of California Avenue – 5.27 Gross Acres – Zoning: Mobile-home Subdivisions and Mobile-home Parks (R-T).

II. PROJECT DESCRIPTION:

Conditional Use Permit No. 3781 to re-establish a trailer and boat storage area for recreational vehicles on an approximate 5.27 acre parcel ("Project"). The Project also includes 250 recreational vehicle trailer storage spaces. The Project site would be paved with a decomposed granite material. No further improvements or construction is proposed for the parcel.

III. MEETING SUMMARY:

The following staff presented the subject proposal:

Project Planner: Jason Killebrew at (951) 955-0314 or email at jkillebr@rivco.org.

Spoke in favor:

Paul Gomez, Applicants Representative

No one spoke opposition or in a neutral position.

IV. CONTROVERSIAL ISSUES:

None.

V. PLANNING COMMISSION ACTION:

Public Comments: Closed

Motion by Commissioner Taylor-Berger, 2nd by Commissioner Shaffer

A vote of 3-0 (Commissioner Sanchez and Kroencke Absent)

FOUND the project exempt from the California Environmental Quality Act (CEAQ); and

APPROVED Conditional Use Permit No. 3781, subject to the conditions of approval.

STATE OF CALIFORNIA - THE RESOURCES AGENCY
DEPARTMENT OF FISH AND GAME
ENVIRONMENTAL FILING FEE CASH RECEIPT

Receipt #: 19-64617

State Clearinghouse # (if applicable):

Lead Agency: RIVERSIDE COUNTY PLANNING DEPARTMENT Date: 03/07/2019

County Agency of Filing: RIVERSIDE Document No: E-201900244

Project Title: CONDITIONAL USE PERMIT NO. 3781

Project Applicant Name: RAINBOW ENTERPRISES Phone Number: (951) 955-0314

Project Applicant Address: C/O RIVERSIDE COUNTY PLANNING DEPARTMENT, 4080 LEMON STREET, 12TH FLOOR

Project Applicant: PRIVATE ENTITY

CHECK APPLICABLE FEES:

☐ Environmental Impact Report

☐ Negative Declaration

☐ Application Fee Water Diversion (State Water Resources Control Board Only)

☐ Project Subject to Certified Regulatory Programs

☐ County Administration Fee

☐ Project that is exempt from fees (DFG No Effect Determination (Form Attached))

☒ Project that is exempt from fees (Notice of Exemption)

\$0.00

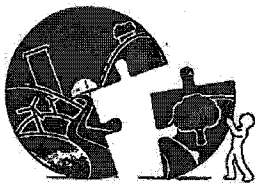
Total Received \$50.00

Signature and title of person receiving payment:



Deputy

Notes:



Charissa Leach, P.E.
Assistant Director of TLMA

RIVERSIDE COUNTY PLANNING DEPARTMENT

NOTICE OF EXEMPTION

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

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

☐ 38686 El Cerrito Road
Palm Desert, CA 92201

Project Title/Case No.: Conditional Use Permit No. 3781

Project Location: APN: 465-020-006. (See attached map)

Project Description: To establish a Recreational Vehicle (RV) Storage Facility on an approximate 5.27-acre parcel. The application is requesting 250 RV storage spaces. No construction is proposed.

Name of Public Agency Approving Project: Riverside County Planning Department

Project Sponsor: Rainbow Enterprises (Applicant)

Exempt Status: (Check one)

- ☐ Ministerial (Sec. 21080(b)(1); 15268)
☐ Declared Emergency (Sec. 21080(b)(3); 15269(a))
☐ Emergency Project (Sec. 21080(b)(4); 15269(b)(c))
- ☒ Categorical Exemption (15301)
☐ Statutory Exemption ()
☐ Other

Reasons why project is exempt: The Planning Department concludes the project is exempt from CEQA based on Sections 15301 of the CEQA Guidelines.

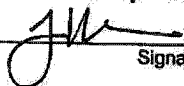
Conditional Use Permit No. 3781 has been determined to be exempt from environmental review pursuant to the guidelines of the California Environmental Quality Act (CEQA) pursuant to Article 19, Section 15315, Class 15, and Minor Land Divisions. This sections specifically applies to the operation, repair, maintenance, permitting, leasing, licensing, or minor alteration of existing public or private structures, facilities, mechanical equipment, or topographical features, involving no expansion of use beyond that existing at the time of the lead agency's determination. The project site has been continuously in operation as a RV storage facility since 1981, with no expansion. The proposed project is to re-entitle the existing RV storage facility.

Jason Killebrew

County Contact Person

(951) 955-0314

Phone Number


Signature

Principal Planner

Title

3/6/2019

Date

Date Received for Filing and Posting at OPR:

Please charge deposit fee case #

Please charge deposit fee case#: EA43066

FOR COUNTY CLERK'S USE ONLY

FILED / POSTED

County of Riverside
Peter Aldana
Assessor-County Clerk-Recorder

E-201908244
03/07/2019 04:21 PM Fee: \$ 50.00
Page 1 of 1

Removed: By: Deputy



E

INVOICE (PLAN-CFG06441)
FOR RIVERSIDE COUNTY

BILLING CONTACT
Laurie Barnes

County of Riverside
Trans. & Land Management Agency



35099 E Highway 74
Hemet, Ca 92545

INVOICE NUMBER	INVOICE DATE	INVOICE DUE DATE	INVOICE STATUS
PLAN-CFG06441	09/27/2017	09/27/2017	Paid in Full

REFERENCE NUMBER	FEE NAME	TOTAL
CFG06441	0452 - CF&G TRUST: RECORD FEES	\$50.00
SUB TOTAL		\$50.00

TOTAL: \$50.00

Please Remit Payment To:

County of Riverside
P.O. Box 1605
Riverside, CA 92502

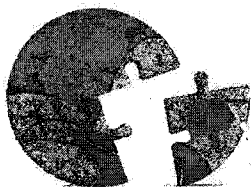
Credit Card Payments By Phone:

760-863-7735

For Questions Please Visit Us at the Following Locations:

Riverside Permit Assistance Center
4080 Lemon St, 9th FL
Riverside, CA 92501

Desert Permit Assistance Center
77588 El Duna Ct., Ste H
Palm Desert, CA 92211



Charissa Leach, P.E.
Assistant TLMA Director

RIVERSIDE COUNTY PLANNING DEPARTMENT

INDEMNIFICATION AGREEMENT REQUIRED FOR ALL PROJECTS

The owner(s) of the property, at their own expense, agree to defend, indemnify and hold harmless the County of Riverside and its agents, officers, and employees from and against any lawsuit, claim, action, or proceeding (collectively referred to as "proceeding") brought against the County of Riverside, its agents, officers, attorneys and employees to attack, set aside, void, or annul the County's decision to approve any tentative map (tract or parcel), revised map, map minor change, reversion to acreage, conditional use permit, public use permit, surface mining permit, WECS permit, hazardous waste siting permit, temporary outdoor event permit, plot plan, substantial conformance, revised permit, variance, setback adjustment, general plan amendment, specific plan, specific plan amendment, specific plan substantial conformance, zoning amendments, and any associated environmental documents. This defense and indemnification obligation shall include, but not limited to, damages, fees and/or costs awarded against the County, if any, and cost of suit, attorney's fees and other costs, liabilities and expenses incurred in connection with such proceeding whether incurred by applicant, property owner, the County, and/or the parties initiating or bringing such proceeding.

Amer Molsberg, COO 9/17/18
Property Owner(s) Signature(s) and Date

Santiago Palm Vista, a CA LP By: Amer Molsberg
Printed Name of Owner

If the property is owned by multiple owners, the paragraph above must be signed by each owner. Attach additional sheets of this page, if necessary.

If the property owner is a corporate entity, Limited Liability Company, partnership or trust, the following documentation must also be submitted with this application:

- *If the property owner is a limited partnership, provide a copy of the LP-1, LP-2 (if an amendment) filed with the California Secretary of State.*
- *If the property owner is a general partnership, provide a copy of the partnership agreement documenting who has authority to bind the general partnership and to sign on its behalf.*
- *If the property owner is a corporation, provide a copy of the Articles of Incorporation and/or a corporate resolution documenting which officers have authority to bind the corporation and to sign on its behalf. The corporation must also be in good standing with the California Secretary of State.*
- *If the property owner is a trust, provide a copy of the trust certificate.*

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

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

"Planning Our Future... Preserving Our Past"

INDEMNIFICATION AGREEMENT REQUIRED FOR ALL PROJECTS

- *If the property owner is a Limited Liability Corporation, provide a copy of the operating agreement for the LLC documenting who has authority to bind the LLC and to sign on its behalf.*

If the signing entity is also a corporate entity, Limited Liability Company, partnership or trust, the above documentation must also be submitted with this application. For any out of State legal entities, provide documentation showing registration with the California Secretary of State.

In addition to the above, provide a copy of a Preliminary Title Report for the property subject to this application. The Preliminary Title Report must be issued by a title company licensed to conduct business in the State of California and dated less than six months prior to the date of submittal of this application. The Assistant TLMA Director may waive the requirement for a Preliminary Title Report if it can be shown to the satisfaction of the Assistant TLMA Director that the property owner(s) has owned the property consistently for at least the last five years.

If the application is for a plot plan for a Wireless Communication Facility, the property owner(s) and the cellular service provider must sign the indemnification paragraph above. If the application is for a plot plan for a wireless communication co-location, only the co-locating service provider needs to sign the indemnification paragraph above.