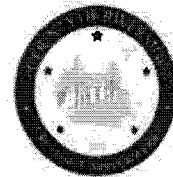




COUNTY OF RIVERSIDE
TRANSPORTATION AND LAND MANAGEMENT AGENCY

Juan C. Perez
Agency Director



04/09/19, 1:05 pm

CUP180016

ADVISORY NOTIFICATION DOCUMENT

The following notifications are included as part of the recommendation of approval for CUP180016. 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. 1 015 - Planning - Design Guidelines

Compliance with County Wide Design Guidelines and Standards.

Advisory Notification. 2 AND - Project Description

Change of Zone No. 1800017 (CZ1800017) - The Project site is comprised of two parcels totaling approximately 3.45 gross acres and is presently split zoned with Scenic Highway Commercial (C-P-S) and Residential Agricultural (R-A). The applicant is proposing to eliminate the split zoning by changing the southern portion of the Project site zoned R-A to the C-P-S zoning classification. The C-P-S zone is consistent with the site's General Plan's land use designation of Commercial Retail (CR). In addition, the Project has been conditioned for a Certificate of Parcel Merger to be reviewed and approved prior to the issuance of grading permits. The Parcel Merger would merge Assessor Parcel Nos. 274-040-021 and 022.

Conditional Use Permit No. 180016 (CUP180016) - The proposed Project includes a Conditional Use Permit (CUP) to construct a 18,800 sq. ft. commercial retail building with a maximum height of 30 feet. Contiguous to the building would be 15,000 sq. ft. of fenced-in outdoor display that includes a 1,000-gallon propane tank for the sale of bulk propane and a 2,000 sq. ft. future storage shed. In addition, there would be 6,257 sq. ft. of unenclosed outdoor display, a rear loading dock for merchandise delivery, trash enclosure, parking lot to accommodate up to 99 vehicles. Access to the site is provided via an existing driveway on Van Buren Blvd. Access to the site is provided via an existing driveway on Van Buren Blvd. Tractor Supply Company hours of operation are Monday through Sunday 8 a.m. to 10 p.m., and during seasonal sale promotions 6 a.m. to 12 a.m.

Advisory Notification. 3 AND - Exhibits

The development of the premises shall conform substantially with that as shown on the EXHIBITS:

Exhibit A (Site Plan), dated November 1, 2018.

Exhibit B (Elevations), dated November 1, 2018.

Exhibit G (Conceptual Grading Plan), dated November 26, 2018.

ADVISORY NOTIFICATION DOCUMENT

Advisory Notification

Advisory Notification. 3 AND - Exhibits (cont.)
 Exhibit L (Conceptual Landscaping and Irrigation Plans), dated October 10, 2018.
 Exhibit S (Sign Plan), A dated November 1, 2018.
 Change of Zone Map, dated December 17, 2018

Advisory Notification. 4 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)
 - Native American Cultural Resources, and Human Remains (Inadvertent Find)
 - School District Impact Compliance
 - Public Resources Code Section 5097.94 & Sections 21073 et al - AB 52 (Native Americans: CEQA)]{for all projects with EIR, ND or MND determinations}
3. Compliance with applicable County Regulations, including, but not limited to:
 - Ord. No. 348 (Land Use Planning and Zoning Regulations)
 - Ord. No. 413 (Regulating Vehicle Parking)
 - Ord. No. 457 (Building Requirements)
 - Ord. No. 461 (Road Improvement Standards)
 - Ord. No. 484 (Control of Blowing Sand)
 - Ord. No. 655 (Regulating Light Pollution)
 - Ord. No. 671 (Consolidated Fees)
 - Ord. No. 787 (Fire Code)
 - Ord. No. 847 (Regulating Noise)
 - Ord. No. 857 (Business Licensing)
 - Ord. No. 859 (Water Efficient Landscape Requirements)
 - Ord. No. 915 (Regulating Outdoor Lighting)
4. Mitigation Fee Ordinances
 - Ord. No. 659 Development Impact Fees (DIF)
 - Ord. No. 663 Stephens Kangaroo Rat Habitat Conservation Plan (SKR)
 - Ord. No. 810 Western Riverside County Multiple Species Habitat Conservation Plan (WRMSHCP)
 - Ord. No. 824 Western Riverside County Transportation Uniform Mitigation Fee (WR TUMF)

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

ADVISORY NOTIFICATION DOCUMENT

Fire

Fire. 1 Gen - Fire (cont.)
 Ordinance 460, Riverside County Ordinance 787, and Riverside County Fire Department Standards. Plans must be submitted to the Fire Department for review and approval prior to building permit issuance.
 2.) Water - Fire Department water system(s) for fire protection shall be in accordance with the California Fire Code, Riverside County Ordinance 787 and Riverside County Fire Department Standards. Plans must be submitted to the Fire Department for review and approval prior to building permit issuance.

General

General. 1 015 - Planning - Hours of Operation

Conditional use permit No. 180016 shall be limited to the hours of 8:00 a.m. to 10:00 p.m., Monday through Sunday, and during seasonal sale promotions 6 a.m. to 12 a.m.

General. 2 015.Planning-2 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.

General. 3 015.Planning-5 General – Business Licensing

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

General. 4 015.Planning-7 General – Human Remains

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

Planning

Planning. 1 015 - Planning - ALUC conditions

The project site is located within the Zone E of the March Air Reserve Base / Inland Port Airport Land Use Compatibility Plan. As a result, the Project was reviewed by the Director of the Airport Land Use Commission ("ALUC") and on August 6, 2018, ZAP1323MA18 was determined to be consistent with the 2014 March Air Reserve Base/Inland Port Airport Land Use Compatibility Plan. Standard conditions of approval for Compatibility Zone E as they relate to outdoor lighting, lighting that would be distracting to aircraft taking off or landing, uses that would attract large concentration of birds and electrical interference with aircraft were applied. The on-site storm water management area, shall be designed for a maximum 48-hour detention period following the conclusion of the storm event for the design storm (may be less, but not more). The bio retention facility shall remain totally dry between rainfalls for the purposes of not attracting birds. Landscaping that could provide food and/or shelter for bird species should not be planted in or around the bio retention facility in that it could create an

ADVISORY NOTIFICATION DOCUMENT

Planning

Planning. 1 015 - Planning - ALUC conditions (cont.)
 incompatibility with airport operations. In addition the applicant would be required to notify a potential buyer of the commercial retail use that the property is presently located in the vicinity of an airport influence area.

Planning. 2 015 - Planning - 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.

Planning. 3 015 - Planning - 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.

Planning. 4 015 - Planning - 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.

Planning. 5 015 - Planning - Colors and Materials

Building colors and materials shall be in substantial conformance with those shown on APPROVED EXHIBIT B.

Planning. 6 015 - Planning - 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 Conditional Use Permit No. 180016 and Change of Zone No. 1800017 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 Conditional Use Permit No. 180016 and Change of Zone No. 1800017, including, but not limited to, decisions made in response to California Public Records Act requests; and

ADVISORY NOTIFICATION DOCUMENT

Planning

Planning. 6 015 - Planning - Hold Harmless (cont.)

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

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

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

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

Planning. 7 015 - Planning - Human Remains

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

Planning. 8 015 - Planning - Lighting Hooded/Directed

Any outside lighting shall be hooded and directed so as not to shine directly upon adjoining residential property or public rights-of-way.

Planning. 9 015 - Planning - Limits on Signage

Signage for this project shall be limited to the signs shown on APPROVED EXHIBIT S.

Any additional signage shall be approved by the Planning Department pursuant to the requirements of Section 18.30 (Planning Department review only) of Ordinance No. 348.

ADVISORY NOTIFICATION DOCUMENT

Planning

Planning. 10 015 - Planning - Permit Expiration (cont.)

Planning. 10 015 - Planning - Permit Expiration

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

Planning. 11 015 - Planning - Review Fees

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

Planning. 12 015 - Planning - Unanticipated Resources

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

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

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

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

** 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.

ADVISORY NOTIFICATION DOCUMENT

Planning-CUL

Planning-CUL. 1 If Human Remains Found

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

Planning-CUL. 2 PDA06069 accepted

County Archaeological Report (PDA) No. 6069 submitted for this project (CUP180016) was prepared by Sue A. Wade of Heritage Resources and is entitled: "Phase I Cultural Resource Assessment for the Woodcrest Tractor Supply Project, County of Riverside, CA", dated June 09, 2018.

PDA No. 6069 concludes: As a result of the archaeological survey, no surface evidence for the presence of intact prehistoric or historic archaeological resources was found. The concrete slabs are the remains of two structures, which the historic maps indicate were built sometime between 1953 and 1967, and additional structures and parking that appear to have been built in the 1990s.

PDA No. 6069 recommends: The research completed for the proposed Project, including record search and contact with the Native American Heritage Commission and Luiseño, Cahuilla, Serrano, and Kumeyaay Tribes, indicated a low likelihood for the presence of archaeological resources. The field survey discovered no prehistoric or historic archaeological resources on the property. The remains of two concrete foundation slabs were observed, which historic map research indicates are the remains of structures constructed sometime between 1953 and 1967; additional structures and asphalt parking areas appear to have been built in the 1990s. Given the lack of integrity and lack of historic data potential, these remains cannot be considered historic resources. Therefore, based on the negative results of the archival and field surveys, no impacts to cultural resources are anticipated from development of the proposed Project. Due to the negative results, no mitigation measures are recommended or warranted. Given the excellent survey surface visibility and extensive disturbance to the property, no archaeological monitoring is recommended.

These documents are herein incorporated as a part of the record for project.

Planning-CUL. 3 Unanticipated Resources

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

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

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

ADVISORY NOTIFICATION DOCUMENT

Planning-CUL

Planning-CUL. 3 Unanticipated Resources (cont.)

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

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

Planning-GEO

Planning-GEO. 1 GEO180037 ACCEPTED

County Geologic Report GEO No. 180037, submitted for the project CUP180016, APNs 274-040-021 and 022, was prepared by Earth Strata Geotechnical Services, Inc., and is titled; "Preliminary Geotechnical Interpretive Report, Proposed Commercial Development, Assessor's Parcel Numbers 274-040-021 and 274-040-022, Located at the South Side of Van Buren Avenue and East of Washington Avenue, Woodcrest Area, Riverside County, California," dated May 17, 2018.

GEO No. 180037 concluded:

1. No active faults are known to project through the site and the site is not located within an Alquist-Priolo Earthquake Fault Zone.
2. Based on our mapping of the subject site, review of current and historical aerial imagery, lack of lineaments indicative of active faulting, and the data compiled during the preparation of this report, it is our interpretation that the potential for surface rupture to adversely impact the proposed structures is very low.
3. Landslide debris was not observed during our subsurface evaluation and no ancient landslides are known to exist on the site.
4. The potential for earthquake induced liquefaction and lateral spreading beneath the proposed structures is considered very low to remote due to the recommended compacted fill, relatively low groundwater level, and dense nature of the deeper onsite earth materials.
5. Foundation settlement due to structural loads is anticipated to be less than $\frac{3}{4}$ -inch. Differential settlement may be taken as half of the total settlement (i.e., $\frac{1}{2}$ -inch over a horizontal span of 20 feet).
6. Based on the results of preliminary laboratory testing done, site soils have a "Very Low" expansion potential.

GEO No. 180037 recommended:

1. Vegetation including trees, grasses, weeds, brush, shrubs, or any other debris should be stripped from the areas to be graded and properly disposed of offsite.

ADVISORY NOTIFICATION DOCUMENT

Planning-GEO

Planning-GEO. 1 GEO180037 ACCEPTED (cont.)

2. For each area to receive compacted fill, the removal of low density, compressible earth materials, such as topsoil, and undocumented artificial fill, should continue until firm competent bedrock is encountered.

3. Remedial grading should extend beyond the perimeter of the proposed structures a horizontal distance equal to the depth of excavation or a minimum of 5 feet.

4. Based on the subsurface exploration, the anticipated removal depths should vary from 1 to 3 feet in the parking areas and 4 to 6 feet below existing grade in the structural areas.

This update to GEO No. 180037 satisfies the requirement for a geologic/geotechnical study for Planning/CEQA purposes. GEO No. 180037 is hereby accepted for planning purposes. Engineering and other Building Code parameters were not included as a part of this review or approval. This approval is not intended and should not be misconstrued as approval for grading permit. Engineering and other building code parameters should be reviewed and additional comments and/or conditions may be imposed by the County upon application for grading and/or building permits.

Comments: RECOMMEND DWALSH 20181016

Planning-PAL

Planning-PAL. 1 LOW PALEO POTENTIAL

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

1. All site earthmoving shall be ceased in the area of where the fossil remains are encountered. Earthmoving activities may be diverted to other areas of the site.

2. The owner of the property shall be immediately notified of the fossil discovery who will in turn immediately notify the County Geologist of the discovery.

3. The applicant shall retain a qualified paleontologist approved by the County of Riverside.

4. The paleontologist shall determine the significance of the encountered fossil remains.

5. Paleontological monitoring of earthmoving activities will continue thereafter on an as-needed basis by the paleontologist during all earthmoving activities that may expose sensitive strata. Earthmoving activities in areas of the project area where previously

ADVISORY NOTIFICATION DOCUMENT

Planning-PAL

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

undisturbed strata will be buried but not otherwise disturbed will not be monitored. The supervising paleontologist will have the authority to reduce monitoring once he/she determines the probability of encountering any additional fossils has dropped below an acceptable level.

6. If fossil remains are encountered by earthmoving activities when the paleontologist is not onsite, these activities will be diverted around the fossil site and the paleontologist called to the site immediately to recover the remains.

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

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

Comments: RECOMMEND DWALSH 20180820

Transportation

Transportation. 1 Gen - Transportation

1. The Project shall submit a preliminary soils and pavement investigation report addressing the construction requirements within the road right-of-way.

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

3. All centerline intersections shall be at 90 degrees, plus or minus 5 degrees.

4. Improvement plans shall be based upon a design profile extending a minimum of 300 feet beyond the project limits.

ADVISORY NOTIFICATION DOCUMENT

Transportation

Transportation. 1 Gen - Transportation (cont.)

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

Transportation. 2 Landscape Requirement

The developer/ permit holder shall:

- 1) Ensure all landscape and irrigation plans are in conformance with the APPROVED EXHIBITS;
- 2) Ensure all landscaping is provided with California Friendly landscaping and a weather-based irrigation controller(s) as defined by County Ordinance No. 859;
- 3) Ensure that irrigation plans which may use reclaimed water conform with the requirements of the local water purveyor; and,
- 4) Be responsible for maintenance, viability and upkeep of all slopes, landscaped areas, and irrigation systems until the successful completion of the twelve (12) month inspection or those operations become the responsibility of the individual property owner(s), a property owner's association, or any other successor-in-interest, whichever occurs later.

To ensure ongoing maintenance, the developer/ permit holder or any successor-in-interest shall:

- 1) Connect to a reclaimed water supply for landscape irrigation purposes when reclaimed water is made available.
- 2) Ensure that landscaping, irrigation and maintenance systems comply with the Riverside County Guide to California Friendly Landscaping, and Ordinance No. 859.
- 3) Ensure that all landscaping is healthy, free of weeds, disease and pests.

Plan: CUP180016

Parcel: 274040021

60. Prior To Grading Permit Issuance

BS-Grade

060 - BS-Grade. 1 EASEMENTS/PERMISSION Not Satisfied

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

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

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

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

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

060 - BS-Grade. 3 IMPROVEMENT SECURITIES Not Satisfied

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

Planning

060 - Planning. 1 060 - Planning - Lot Merger Not Satisfied

Prior to the issuance of a grading permit, a Certificate of Parcel Merger shall be reviewed and approved by the Survey Department. The Parcel Merger shall merge Assessor Parcel Nos. 274-040-022 and 274-040-021. The proposed parcel shall comply with the development standards of the C-P-S zone.

060 - Planning. 2 060 - Planning - Required Applications Not Satisfied

No grading permits shall be issued until Change of Zone No. 1800017 has been approved and adopted by the Board of Supervisors and have been made effective. This permit shall conform with the development standards of the zone ultimately applied to the property.

Planning-EPD

060 - Planning-EPD. 1 MBTA Nesting Bird Survey - EPD Not Satisfied

Birds and their nests are protected by the Migratory Bird Treaty Act (MBTA) and California Department of Fish and Wildlife (CDFW) Codes. Since the project supports suitable nesting bird habitat, removal of vegetation or any other potential nesting bird habitat disturbances shall be conducted outside of the avian nesting season (February 1st through August 31st). If habitat must be cleared during the nesting season, a preconstruction nesting bird survey shall be conducted. The preconstruction nesting bird survey must be conducted by a biologist who holds a current MOU with the County of Riverside. If nesting activity is observed, appropriate avoidance measures shall be adopted to avoid any potential impacts to nesting birds. The nesting bird survey must be completed no more than 3 days prior to any ground disturbance. If ground disturbance does not begin within 3 days of the survey date a second survey must be conducted.

Plan: CUP180016

Parcel: 274040021

60. Prior To Grading Permit Issuance

Planning-EPD

060 - Planning-EPD. 1 MBTA Nesting Bird Survey - EPD (cont.) Not Satisfied

Prior to issuance of a permit for rough grading, the project's consulting biologist shall prepare and submit a report, documenting the results of the survey, to EPD for review. In some cases EPD may also require a Monitoring and Avoidance Plan prior to the issuance of a rough grading permit.

If the rough grading permit expires this condition will reapply, and a new survey may be required prior to issuance of future grading permits.

When the requested documents/studies are completed and ready for EPD review, please upload them to our Secure File Transfer server to ensure prompt response and review. If you are unfamiliar with the process for uploading biological documents to the FTP site, please contact Matthew Poonamallee at mpoonama@rivco.org and Teresa Harness at tharness@rivco.org for instructions. Biological reports not uploaded to the FTP site may result in delayed review and approval.

Transportation

060 - Transportation. 1 0060-Transportation-USE – FINAL WQMP REQUIRED Not Satisfied

The project is located in the Santa Ana watershed. An approved Water Quality Management Plan (WQMP) is required prior to recordation of a final map or issuance of a grading permit. The project shall submit a single PDF on two CD/DVD copies, in accordance with the latest version of the WQMP manual, found at www.rcflood.org/npdes. In addition, the project proponent shall ensure that the effects of increased peak flowrate for the 1, 3, 6, 24-hour storm events for the 2, 5, and 10-year return periods from the project are mitigated. All details necessary to build BMPs per the WQMP shall be included on the grading plans.

060 - Transportation. 2 FEE CREDIT/REIMBURSEMENT Not Satisfied

In order to be eligible for credit/reimbursement, the Project shall enter into a Fee Credit/Reimbursement agreement with the Transportation Department for constructing TUMF, RBBB, DIF, CFD facilities, after plans are approved and prior to advertisement. All work shall be preapproved and comply with the Transportation Department requirements and the public contracts code.

060 - Transportation. 3 FILE L&LMD APPLICATION Not Satisfied

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

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

060 - Transportation. 4 PRIOR TO ROAD CONSTRUCT Not Satisfied

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

060 - Transportation. 5 SUBMIT GRADING PLANS Not Satisfied

Plan: CUP180016

Parcel: 274040021

60. Prior To Grading Permit Issuance

Transportation

060 - Transportation. 5 SUBMIT GRADING PLANS (cont.) Not Satisfied

In addition to submitting grading plans to the Department of Building and Safety, the project proponent shall submit two sets of grading plans (24" x 36") to the Transportation Department for review and approval. If road right of way improvements are required, the project proponent shall submit street improvement plans for review and approval, open an IP account, and pay for all associated fees in order to clear this condition. The Standard plan check turnaround time is 10 working days. Approval is required prior to issuance of a grading permit.

80. Prior To Building Permit Issuance

BS-Grade

080 - BS-Grade. 1 NO BUILDING PERMIT W/O GRADING PERMIT Not Satisfied

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

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

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

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

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

E Health

080 - E Health. 1 OWTS Plans Not Satisfied

A set of two detailed plans drawn to a proper scale of the proposed subsurface sewage disposal system. To include a floor plan/plumbing schedule to ensure proper septic tank sizing.

080 - E Health. 2 Percolation Report Not Satisfied

A soil percolation report consistent with the Department's technical guidance manual is required.

080 - E Health. 3 Water Will Serve Not Satisfied

A "Will-Serve" letter is required from the appropriate water agency.

Plan: CUP180016

Parcel: 274040021

80. Prior To Building Permit Issuance

Planning

080 - Planning. 1 080 - Planning - Signage Not Satisfied

Signage for this project shall be limited to the signs shown on APPROVED EXHIBIT A. Any additional signage shall be approved by the Planning Department pursuant to the requirements of Section 18.30 (Planning Department review only) of Ordinance No. 348.

080 - Planning. 2 080 - Planning - Conform to Elevations Not Satisfied

Elevations of the proposed structure submitted for building plan check approval shall be in substantial conformance with the elevations shown on APPROVED EXHIBIT B.

080 - Planning. 3 080 - Planning - Conform to Floor Plans Not Satisfied

Floor plans shall be in substantial conformance with that shown on APPROVED EXHIBIT C.

080 - Planning. 4 080 - Planning - Lighting Plans Not Satisfied

All parking lot lights and other outdoor lighting shall be shown on electrical plans submitted to the Department of Building and Safety for plan check approval and shall comply with the requirements of Riverside County Ordinance No. 655 and the Riverside County Comprehensive General Plan.

080 - Planning. 5 080 - Planning - Parcel Merger Required Not Satisfied

Prior to the issuance of a building permit, a Certificate of Parcel Merger shall be reviewed and approved by the Survey Department. The Parcel Merger shall merge Assessor Parcel Nos. 274-040-022 and 274-040-021. The permit holder shall submit proof of recordation of the parcel merger to the Planning Department. The proposed parcel shall comply with the development standards of the C-P-S zone.

080 - Planning. 6 080 - Planning - Parking Requirements. Not Satisfied

Parking will be provided based on Ordinance No. 348 Section 18.12 and as shown on the approved site plan as shown on Exhibit A, in addition, three (3) electrical vehicle parking spaces and charging stations will be provided based Ordinance No. 348 Section 18.12 A.2.c. & d. and shown on EXHIBIT A.

080 - Planning. 7 080 - Planning - Required Applications Not Satisfied

No building permits shall be issued until Change of Zone No. 1800017 has been approved and adopted by the Board of Supervisors and have been made effective. This permit shall conform with the development standards of the zone ultimately applied to the property.

080 - Planning. 8 080 - Planning - School Mitigation Not Satisfied

Impacts to the Riverside Unified School District shall be mitigated in accordance with California State law.

080 - Planning. 9 080 - Plans Showing Bike Racks Not Satisfied

Bike rack spaces or bike lockers shall be shown on the project's parking and landscaping plan submitted to the Planning Department for approval.

Transportation

Plan: CUP180016

Parcel: 274040021

80. Prior To Building Permit Issuance

Transportation

080 - Transportation. 1 0080-Transportation-ESTABLISH WQMP MAINT ENTITY Not Satisfied

A maintenance plan and signed WQMP/BMP maintenance agreement shall be submitted to the Transportation Department shall be approved and recorded against the property. A maintenance organization will be established with a funding source for the permanent maintenance.

080 - Transportation. 2 0080-Transportation-IMPLEMENT WQMP Not Satisfied

The Project shall construct BMP facilities described in the approved Final County WQMP prior to the issuance of a building permit to the satisfaction of County Grading Inspection Section. The Project is responsible for performing all activities described in the County WQMP and that copies of the approved Final County WQMP are provided to future owners/occupants.

080 - Transportation. 3 COORDINATION Not Satisfied

The project is located within the limits of the County's Van Buren Blvd. Widening Project. The street design and improvement plans shall be coordinated with the County's widening project.

080 - Transportation. 4 Landscape Inspection Deposit Required Not Satisfied

The developer/ permit holder shall:

Prior to building permit issuance, the developer/permit holder shall verify all plan check fees have been paid and deposit sufficient funds to cover the costs of the required landscape inspections associated with the approved landscape plans. The deposit required for landscape inspections shall be determined by the Transportation Department, Landscape Section. The Transportation Department, Landscape Section shall clear this condition upon determination of compliance.

080 - Transportation. 5 Landscape Plot Plan/Permit Required Not Satisfied

The developer/ permit holder shall:

Prior to issuance of building permits, the developer/permit holder shall apply for a Plot Plan (Administrative/PPA) Landscape Permit (LSP) or Landscape Plot Plan (LPP) from TLMA Land Use along with applicable deposit (plan check and inspection are DBF fees).

Provide construction level landscape plans in PDF (all sheets compiled in 1 PDF file), along with an electronic transmittal memo in PDF (include Owner contact, Developer, if not the same as the owner, Project manager, person or persons most likely to inquire about the status of the plans, Landscape Architect, Principal or LA signing the plans, Landscape Architect, Project Manager, person responsible for making the corrections, if different from above), and a current set of grading plans in PDF, and submit all three PDF files on a CD (compact Disc) with application. The landscape plans shall be prepared in a professional manner by a California Licensed/Registered Landscape Architect and signed/stamped by such.

Drawings shall be completed on County standard Transportation Department title block, plan sheet format (24" x 36"), 1:20 scale, north arrow, limit of work lines, hardscape features, graphic scale, and street names, etc. The landscaping plans shall be in conformance with the APPROVED EXHIBITS; in compliance with Ordinance No. 348, Section 18.12; Ordinance No. 859; and, be prepared consistent with the County of Riverside Guide to California Friendly Landscaping. At minimum, plans shall include the following components:

1) Landscape and irrigation working drawings "stamped" by a California certified/registered landscape

Plan: CUP180016

Parcel: 274040021

80. Prior To Building Permit Issuance

Transportation

- 080 - Transportation. 5 Landscape Plot Plan/Permit Required (cont.) Not Satisfied
- architect;
2) Weather-based controllers and necessary components to eliminate water waste;
3) A copy of the "stamped" approved grading plans; and,
4) Emphasis on native and drought tolerant species.

When applicable, plans shall include the following components:

- 1) Identification of all common/open space areas;
- 2) Natural open space areas and those regulated/conserved by the prevailing MSHCP and or ALUC;
- 3) Shading plans for projects that include parking lots/areas;
- 4) The use of canopy trees (24" box or greater) within the parking areas;
- 5) Landscaping plans for slopes exceeding 3 feet in height;
- 6) Landscaping and irrigation plans associated with entry monuments. All monument locations shall be located outside of the ROW and dimensions shall be provided on the plan; and/or,
- 7) If this is a phased development, then a copy of the approved phasing plan shall be submitted for reference.

Please reference Landscape Plan Checklists available online at RCTLMA.org.

NOTE: When the Landscaping Plot Plan is located within a special district such as LMD/CSA/CFD or Valleywide, the developer/permit holder shall submit plans for review to the appropriate special district for simultaneous review. The permit holder shall show evidence to the Transportation Department, Landscape Section that the subject district has approved said plans. Water Districts such as CVWD, TVWD, and EMWD may be required to approve plans prior to County approval.

Upon verification of compliance with this condition and the APPROVED EXHIBITS, the Transportation Department, Landscape Section shall clear this condition.

- 080 - Transportation. 6 Landscape Project Specific Requirements Not Satisfied

The developer/ permit holder shall:

In addition to the requirements of the Landscape and Irrigation Plan submittal, the following project specific conditions shall be imposed:

- Project shall comply with the latest version of Ord. 859 ETo of .45, for commercial applications. Project shall comply with the latest State Model Water Efficient Landscape Ordinance. Project shall comply with the local servicing water purveyor/district/company landscape requirements including those related to recycled water.
- Landscaping plans shall incorporate the use of specimen (24" box or greater) canopy trees. All trees and shrubs shall be drawn to reflect the average specimen size at 15 years of age. All trees shall be double or triple staked and secured with non-wire ties.
- Project shall prepare water use calculations as outlined in Ord 589.3.
- Trees shall be hydrozoned separately.
- Irrigation shall be designed using hydrozones by plant water type, irrigation type, and flat/sloped areas.
- The developer/ permit holder/landowner shall use the County of Riverside's California Friendly Plant List when making plant selections. Use of plant material with a "low" or "very low" water use designation is strongly encouraged.
- All plant materials within landscaped areas shall be maintained in a viable growth condition throughout the useful plant life, and replaced with an equal or lesser water use plant.

Plan: CUP180016

Parcel: 274040021

80. Prior To Building Permit Issuance

Transportation

080 - Transportation. 6 Landscape Project Specific Requirements (cont.) Not Satisfied

- Project shall use County standard details for which the application is available in County Standard Detail Format.
- Monuments, boulders, and fan palms shall be located outside the County Maintained Road Right-of-Way (ROW).
- Restricted plant species noted in MSHCP documents shall not be used if MSHCP areas are adjacent to the project.
- Plant species shall meet ALUC requirements, if applicable.
- Hydroseeding is not permitted in stormwater BMP slope areas, container stock will be required on slopes.
- Project shall use 50% point source irrigation type regardless of meeting the water budget with alternative irrigation methods, except as needed within stormwater BMP areas as noted in an approved WQMP document.
- The project proponent or current property owner shall connect to a reclaimed water supply for landscape watering purposes when secondary or reclaimed water is made available to the site.

080 - Transportation. 7 LANDSCAPING COM/IND Not Satisfied

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

Landscaping plans shall be designed along Van Buren Boulevard and submitted to the Transportation Department. Landscaping plans shall be submitted on standard County plan sheet format (24" x 36"). Landscaping plans shall be submitted with the street improvement plans.

080 - Transportation. 8 LIGHTING PLAN Not Satisfied

A separate street light plan shall be approved by the Transportation Department. Street lighting shall be designed in accordance with County Ordinance 460 and Streetlight Specification Chart found in Specification Section 22 of Ordinance 461. For projects within SCE boundaries use County of Riverside Ordinance 461, Standard No. 1000 or No. 1001.

080 - Transportation. 9 TUMF CREDIT AGREEMENT Not Satisfied

If the applicant/developer is constructing a "TUMF" facility as a condition of approval for this project and will be seeking "TUMF" credits and/or reimbursements for the "TUMF" improvements built with this project, the applicant shall enter into a "TUMF Improvement and Credit Agreement" with the Transportation Department prior to the first building permit issuance as directed by the Director of Transportation. Please contact (951) 955-6800 for additional information.

080 - Transportation. 10 UTILITY COORDINATION Not Satisfied

All electrical power, telephone, communication, street lighting, and cable television lines shall be designed to be placed underground on the Improvement Plans, according to Ordinance 460 and 461 or as approved by the Director of Transportation. This also applies to all overhead lines below 33.6 kilovolts along the project frontage and all offsite overhead lines in each direction of the project site to the nearest offsite pole. The Project shall coordinate with the serving utility companies to complete the final installations. This condition will be cleared after both of the following requirements are met:

- The Street Improvement Plans are approved.

Plan: CUP180016

Parcel: 274040021

80. Prior To Building Permit Issuance

Transportation

080 - Transportation. 10 UTILITY COORDINATION (cont.) Not Satisfied

- Transportation Department receives written proof that the Project has filed an application for the relocation of said utilities or said utility companies have initiated their relocation design.

Waste Resources

080 - Waste Resources. 1 Gen - Recyclables Collection and Loading Area Not Satisfied

Prior to issuance of a building permit, the applicant shall submit one electronic (1) copy of a Recyclables Collection and Loading Area plot plan to the Riverside County Department of Waste Resources for review and approval. The plot plan shall conform to Design Guidelines for Recyclables Collection and Loading Areas, provided by the Department of Waste Resources, and shall show the location of and access to the collection area for recyclable materials, shall demonstrate space allocation for trash and recyclable materials and have the adequate signage indicating the location of each bin in the trash enclosure.

The project applicant is advised that clearance of the Recyclables Collection and Loading Area plot plan only satisfies the Waste Resources' conditions for Recyclables Collection and Loading Areas space allocation and other Recyclables Collection and Loading Area Guideline items. Detailed drawings of the Trash Enclosure and its particular construction details, e.g., building materials, location, construction methods etc., should be included as part of the Project plan submittal to the Riverside County Department of Building and Safety.

080 - Waste Resources. 2 Gen - Waste Recycling Plan Not Satisfied

Prior to issuance of a building permit, a Waste Recycling Plan (WRP) shall be submitted to the Riverside County Department of Waste Resources for approval. At a minimum, the WRP must identify the materials (i.e., concrete, asphalt, wood, etc.) that will be generated by construction and development, the projected amounts, the measures/methods that will be taken to recycle, reuse, and/or reduce the amount of materials, the facilities and/or haulers that will be utilized, and the targeted recycling or reduction rate. During project construction, the project site shall have, at a minimum, two (2) bins: one for waste disposal and the other for the recycling of Construction and Demolition (C&D) materials. Additional bins are encouraged to be used for further source separation of C&D recyclable materials. Accurate record keeping (receipts) for recycling of C&D recyclable materials and solid waste disposal must be kept. Arrangements can be made through the franchise hauler.

90. Prior to Building Final Inspection

BS-Grade

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

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

1. Requesting and obtaining approval of all required grading inspections.
2. Submitting a "Wet Signed" copy of the Precise (Final) Grade Certification for the entire site from a Registered Civil Engineer certifying that the precise grading was completed in conformance with the approved grading plan.

Plan: CUP180016

Parcel: 274040021

90. Prior to Building Final Inspection

BS-Grade

090 - BS-Grade. 1 PRECISE GRADE APPROVAL (cont.) Not Satisfied
Prior to release for building final, the applicant shall have met all precise grade requirements to obtain Building and Safety Department clearance.

Planning

090 - Planning. 1 090 - Planning - Accessible Parking Not Satisfied

A minimum of four (4) accessible parking spaces for persons with disabilities shall be provided as shown on APPROVED EXHIBIT A. Each parking space reserved for persons with disabilities shall be identified by a permanently affixed reflectorized sign constructed of porcelain on steel, beaded text or equal, displaying the International Symbol of Accessibility. The sign shall not be smaller than 70 square inches in area and shall be centered at the interior end of the parking space at a minimum height of 80 inches from the bottom of the sign to the parking space finished grade, or centered at a minimum height of 36 inches from the parking space finished grade, ground, or sidewalk. A sign shall also be posted in a conspicuous place, at each entrance to the off-street parking facility, not less than 17 inches by 22 inches, clearly and conspicuously stating the following:

"Unauthorized vehicles not displaying distinguishing placards or license plates issued for physically handicapped persons may be towed away at owner's expense.

Towed vehicles may be reclaimed at " or by telephoning
In addition to the above requirements, the surface of each parking space shall have a surface identification sign duplicating the symbol of accessibility in blue paint of at least 3 square feet in size.

090 - Planning. 2 090 - Planning - Install Bike Racks Not Satisfied

A bicycle rack with five (5) spaces shall be provided along the front of the structure for customers usage and a bicycle rack with five (5) spaces will be located at the rear of the building for convenient employee access as shown on APPROVED EXHIBIT A. The bicycle racks shall be shown on project landscaping and improvement plans submitted for Planning Department approval, and shall be installed in accordance with those plans.

090 - Planning. 3 090 - Planning - Loading Spaces Not Satisfied

A minimum of two (2) loading spaces shall be provided in accordance with Section 18.12.a.(2)f(3).b. of Ordinance 348, and as shown on APPROVED EXHIBIT A. The loading spaces shall be surfaced with six (6) inches of concrete over a suitable base and shall not be less than 10 feet wide by 35 feet long, with 14 feet vertical clearance.

090 - Planning. 4 090 - Planning - Parking Paving Material Not Satisfied

A minimum of 99 parking spaces shall be provided as shown on the APPROVED EXHIBIT A, unless otherwise approved by the Planning Department. The parking area shall be surfaced with concrete to current standards as approved by the Department of Building and Safety.

090 - Planning. 5 090 - Planning - Trash Enclosures Not Satisfied

A trash enclosure which is adequate to enclose a minimum of two (2) bins shall be located as shown on the APPROVED EXHIBIT A, and shall be constructed prior to the issuance of final building permits. The enclosure shall be a minimum of six (6) feet in height and shall be made with masonry block,

Plan: CUP180016

Parcel: 274040021

90. Prior to Building Final Inspection

Planning

090 - Planning. 5 090 - Planning - Trash Enclosures (cont.) Not Satisfied
painted to match the building, and a solid gate which screens the bins from external view. Additional enclosed area for collection of recyclable materials shall be located within. The recycling collection area shall be a minimum of fifty percent (50%) of the area provided for the trash enclosure or as approved by the Riverside County Waste Management Department. All recycling bins shall be labeled with the universal recycling symbol and with signage indicating to the users the type of material to be deposited in each bin.

090 - Planning. 6 090 - Planning - Utilities Underground Not Satisfied
All utilities, except electrical lines rated 33 kV or greater, shall be installed underground if the permittee provides to the Department of Building and Safety and the Planning Department a definitive statement from the utility provider refusing to allow underground installation of the utilities they provide, this condition shall be null and void with respect to that utility.

090 - Planning. 7 090 - Planning - Parking Requirements Not Satisfied
Parking will be provided based on Ordinance No. 348 Section 18.12 and as shown on the approved site plan as shown on Exhibit A, in addition, four (4) electrical vehicle parking spaces and charging stations will be provided based Ordinance No. 348 Section 18.12 A.2.c.

Transportation

090 - Transportation. 1 0090-Transportation-WQMP COMPLETION Not Satisfied
Prior to Building Final Inspection, the Project is required to furnish educational materials regarding water quality to future owners/occupants, provide an engineered WQMP certification, inspection of BMPs, GPS location of BMPs, ensure that the requirements for inspection and cleaning the BMPs are established, and for businesses registering BMPs with the Transportation Department's Business Storm Water Compliance Program Section.

090 - Transportation. 2 Landscape Inspection and Drought Compliance Not Satisfied
The developer/ permit holder shall:

The developer/permit holder shall coordinate with their designated landscape representative and the Transportation Department landscape inspector to ensure all landscape planting and irrigation systems have been installed in accordance with APPROVED EXHIBITS, landscaping, irrigation, and shading plans. The Transportation Department will ensure that all landscaping is healthy, free of weeds, disease and pests; and, irrigation systems are properly constructed and determined to be in good working order. The developer/permit holder's designated landscape representative and the Transportation Department landscape inspector shall determine compliance with this condition and execute a Landscape Certificate of Completion. All landscape inspection deposits and plan check fees shall be paid.

Upon determination of compliance, the Transportation Department, Landscape Section shall clear this condition.

090 - Transportation. 3 LANDSCAPING Not Satisfied
The project proponent shall comply in accordance with landscaping requirements within public road

Plan: CUP180016

Parcel: 274040021

90. Prior to Building Final Inspection

Transportation

090 - Transportation. 3 LANDSCAPING (cont.) Not Satisfied
rights-of-way, (or within easements adjacent to the public rights-of-way), in accordance with Ordinance 461, Comprehensive Landscaping Guidelines & Standards, and Ordinance 859.

Landscaping shall be improved within Van Buren Boulevard.

090 - Transportation. 4 RD IMPVMTS & DEDICATNS Not Satisfied

Van Buren Boulevard along project boundary is a paved County maintained road designated as Urban Arterial Highway and shall be widened with 8" curb and gutter located 55' from the centerline, 8" curbed landscape median and match up asphalt concrete paving; reconstruction; or resurfacing of existing paving as determine by the Transportation Department within the 76' half-width dedicated right-of-way in accordance with County Standard NO. 91, Ordinance 461.

Note:

1. A 5' meandering sidewalk shall be constructed within the 21' parkway per Standard No. 404, Ordinance 461.

2. The applicant may elect to provide cash in-lieu of improvements for the ultimate road and parkway improvements on Van Buren Boulevard and associated traffic signal modifications as determined by the Director of Transportation.

090 - Transportation. 5 UTILITY INSTALL Not Satisfied

Electrical power, telephone, communication, street lighting, and cable television lines shall be installed underground in accordance with Ordinance 460 and 461, or as approved by the Transportation Department. This also applies to all overhead lines below 33.6 kilovolts along the project frontage and all offsite overhead lines in each direction of the project site to the nearest offsite pole. A certificate should be obtained from the pertinent utility company and submitted to the Department of Transportation as proof of completion.

In addition, the Project shall ensure that streetlights are energized and operational along the streets of those lots where the Project is seeking Building Final Inspection (Occupancy).

090 - Transportation. 6 WRCOG TUMF Not Satisfied

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

Waste Resources

090 - Waste Resources. 1 Gen - Waste Reporting Form and Receipts Not Satisfied

Prior to final building inspection, evidence (i.e., waste reporting form along with receipts or other types of verification) to demonstrate project compliance with the approved Waste Recycling Plan (WRP) shall be presented by the project proponent to the Planning Division of the Riverside County Department of Waste Resources. Receipts must clearly identify the amount of waste disposed and Construction and Demolition (C&D) materials recycled.



RIVERSIDE COUNTY PLANNING DEPARTMENT

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

DEVELOPMENT ADVISORY COMMITTEE ("DAC") INITIAL CASE TRANSMITTAL RIVERSIDE COUNTY PLANNING DEPARTMENT – RIVERSIDE PO Box 1409 Riverside, 92502-1409

DATE: August 16, 2018

TO:

Riv. Co. Transportation Dept.
Riv. Co. Environmental Health Dept.
Riverside County Flood Control
Riv. Co. Fire Department (Riv. Office)
Riv. Co. Building & Safety – Grading
Riv. Co. Building & Safety – Plan Check

P.D. Environmental Programs Division
P.D. Geology Section
Riv. Co. Trans. Dept. – Landscape Section
P.D. Archaeology Section
Riv. Co. Airport Land Use Commission
Board of Supervisors - Supervisor: 1st District

Planning Commissioner: 1st District
Riverside Sphere of Influence

CHANGE OF ZONE NO. 1800017 & CONDITIONAL USE PERMIT NO. 180016 – CEQ 180073 –
Applicant: Woodcrest Real Estate Ventures – Engineer/Representative: Projection Engineering Inc. – First
Supervisorial District – Woodcrest Zoning District – Lake Mathews / Woodcrest Area Plan: Community
Development: Commercial Retail (CD: CR) – Location: North of Krameria Avenue, south of Van Buren
Avenue, west of Washington Street, east of Gardner Avenue – 3 Gross Acres – Zoning: Scenic Highway
Commercial (C-P-S) & Residential Agriculture (R-A) – **REQUEST: Change of Zone No. 1800017**
proposes to change the zoning classification on the southern portion of the project site from R-A to C-P-S.
Conditional Use Permit No 180016 proposes to establish an 18,800 square foot retail commercial
building with a 15,000 square feet of outdoor display and a parking lot to accommodate 99 vehicles on 3
acres. - APNs: 274-040-022, 274-040-021. **BBID: 024-040-189**

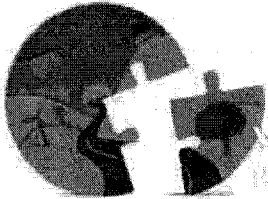
DAC staff members and other listed Riverside County Agencies, Departments and Districts staff:
A Bluebeam invitation has been emailed to appropriate staff members so they can view and markup the
map(s) and/or exhibit(s) for the above-described project. Please have your markups completed and draft
conditions in the Public Land Use System (PLUS) on or before the indicated DAC date. If it is determined
that the attached map(s) and/or exhibit(s) are not acceptable, please have corrections in the system and
DENY the PLUS routing on or before the above date. This case is scheduled for a **DAC internal review**
on August 23, 2018. Once the route is complete, and the approval screen is approved with or without
corrections, the project can be scheduled for a public hearing.

DATE: _____ SIGNATURE: _____

PLEASE PRINT NAME AND TITLE: _____

TELEPHONE: _____

*If you do not include this transmittal in your response, please include a reference to the case number and project
planner's name. Thank you.*



RIVERSIDE COUNTY
PLANNING DEPARTMENT

Charissa Leach, P.E.
Assistant TLMA Director

Any questions regarding this project, should be directed to Kevin White, Project Planner at (951) 955-1417, or e-mail at kewwhite@rivco.org / MAILSTOP #: 1070

Public Hearing Path: Administrative Action: DH: PC: BOS:

COMMENTS:

DATE: _____ SIGNATURE: _____

PLEASE PRINT NAME AND TITLE: _____

TELEPHONE: _____

If you do not include this transmittal in your response, please include a reference to the case number and project planner's name. Thank you.



AIRPORT LAND USE COMMISSION RIVERSIDE COUNTY

August 6, 2018

CHAIR
Steve Manos
Lake Elsinore

VICE CHAIR
Russell Betts
Desert Hot Springs

COMMISSIONERS

Arthur Butler
Riverside

John Lyon
Riverside

Steven Stewart
Palm Springs

Richard Stewart
Moreno Valley

Gary Youmans
Temecula

STAFF

Director
Simon A. Housman

John Guerin
Paul Rull
Barbara Santos

County Administrative Center
4080 Lemon St., 14th Floor
Riverside, CA 92501
(951) 955-8132

www.rcaluc.org

Mr. Kevin White, Urban Regional Planner IV
Riverside County Planning Department
4080 Lemon Street, 12th Floor.

Riverside CA 92501

(VIA HAND DELIVERY)

**RE: AIRPORT LAND USE COMMISSION (ALUC) DEVELOPMENT REVIEW –
DIRECTOR’S DETERMINATION**

File No.: ZAP1323MA18 (letter 1 of 2)
Related File No.: CZ180017 (Change of Zone)
APNs: 274-040-021 and -022

Dear Mr. White:


Under the delegation of the Riverside County Airport Land Use Commission (ALUC) pursuant to ALUC Resolution No.15-01 (as adopted on August 13, 2015), staff reviewed Riverside County Case No. CZ180017 (Change of Zone), a proposal to change the zoning of 3.45 to 3.49 acres (the above-referenced Assessor’s parcels) located on the southerly side of Van Buren Boulevard, easterly of its intersection with Washington Street and westerly of its intersection with Gardner Avenue, from Scenic Highway Commercial (C-P-S) and Residential Agriculture (R-A) to Scenic Highway Commercial (C-P-S). (At present, the rear portions of these parcels are zoned R-A. This change of zone would establish uniform C-P-S zoning on both properties in their entirety.)

As ALUC Director, I hereby find the above-referenced project **CONSISTENT** with the 2014 March Air Reserve Base/Inland Port Airport Land Use Compatibility Plan (“March ALUCP”).

This finding of consistency relates to airport compatibility issues and does not necessarily constitute an endorsement of this change of zone. Both the existing and proposed zoning are consistent, as the site is located within Airport Compatibility Zone E, where non-residential intensity and residential density are not restricted.

If you have any questions, please contact Paul Rull, ALUC Urban Regional Planner IV, at (951) 955-6893 or John Guerin, ALUC Principal Planner, at (951) 955-0982.

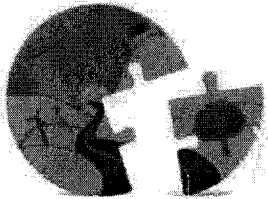
Sincerely,
RIVERSIDE COUNTY AIRPORT LAND USE COMMISSION


Simon A. Housman, ALUC Director

Attachments: Notice of Airport in Vicinity

cc: Woodcrest Real Estate Ventures, Steve Powell (applicant/representative)
Sharene L. Greene, Trustee (property owner)
Gary Gosliga, Airport Manager, March Inland Port Airport Authority
Daniel "Rock" Rockholt, March Air Reserve Base
ALUC Case File

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RIVERSIDE COUNTY PLANNING DEPARTMENT

Charissa Leach, P.E.
Assistant TLMA Director

DEVELOPMENT ADVISORY COMMITTEE ("DAC") INITIAL CASE TRANSMITTAL RIVERSIDE COUNTY PLANNING DEPARTMENT – RIVERSIDE PO Box 1409 Riverside, 92502-1409

DATE: August 16, 2018

TO:

Riv. Co. Transportation Dept.
Riv. Co. Environmental Health Dept.
Riverside County Flood Control
Riv. Co. Fire Department (Riv. Office)
Riv. Co. Building & Safety – Grading
Riv. Co. Building & Safety – Plan Check

P.D. Environmental Programs Division
P.D. Geology Section
Riv. Co. Trans. Dept. – Landscape Section
P.D. Archaeology Section
Riv. Co. Airport Land Use Commission
Board of Supervisors - Supervisor: 1st District

Planning Commissioner: 1st District
Riverside Sphere of Influence

CHANGE OF ZONE NO. 1800017 & CONDITIONAL USE PERMIT NO. 180016 – CEQ 180073 –
Applicant: Woodcrest Real Estate Ventures – Engineer/Representative: Projection Engineering Inc. – First Supervisorial District – Woodcrest Zoning District – Lake Mathews / Woodcrest Area Plan: Community Development: Commercial Retail (CD: CR) – Location: North of Krameria Avenue, south of Van Buren Avenue, west of Washington Street, east of Gardner Avenue – 3 Gross Acres – Zoning: Scenic Highway Commercial (C-P-S) & Residential Agriculture (R-A) – **REQUEST: Change of Zone No. 1800017** proposes to change the zoning classification on the southern portion of the project site from R-A to C-P-S. **Conditional Use Permit No 180016** proposes to establish an 18,800 square foot retail commercial building with a 15,000 square feet of outdoor display and a parking lot to accommodate 99 vehicles on 3 acres. - APNs: 274-040-022, 274-040-021. **BBID: 024-040-189**

DAC staff members and other listed Riverside County Agencies, Departments and Districts staff:
A Bluebeam invitation has been emailed to appropriate staff members so they can view and markup the map(s) and/or exhibit(s) for the above-described project. Please have your markups completed and draft conditions in the Public Land Use System (PLUS) on or before the indicated DAC date. If it is determined that the attached map(s) and/or exhibit(s) are not acceptable, please have corrections in the system and **DENY** the PLUS routing on or before the above date. This case is scheduled for a **DAC internal review on August 23, 2018**. Once the route is complete, and the approval screen is approved with or without corrections, the project can be scheduled for a public hearing.

DATE: _____ SIGNATURE: _____

PLEASE PRINT NAME AND TITLE: _____

TELEPHONE: _____

If you do not include this transmittal in your response, please include a reference to the case number and project planner's name. Thank you.



AIRPORT LAND USE COMMISSION RIVERSIDE COUNTY

August 6, 2018

CHAIR
Steve Manos
Lake Elsinore

VICE CHAIR
Russell Betts
Desert Hot Springs

COMMISSIONERS

Arthur Butler
Riverside

John Lyon
Riverside

Steven Stewart
Palm Springs

Richard Stewart
Moreno Valley

Gary Youmans
Temecula

STAFF

Director
Simon A. Housman

John Guerin
Paul Rull
Barbara Santos

County Administrative Center
4080 Lemon St., 14th Floor.
Riverside, CA 92501
(951) 955-5132

www.rcaluc.org

Mr. Kevin White, Urban Regional Planner IV
Riverside County Planning Department
4080 Lemon Street, 12th Floor
Riverside CA 92501
(VIA HAND DELIVERY)

**RE: AIRPORT LAND USE COMMISSION (ALUC) DEVELOPMENT REVIEW -
DIRECTOR'S DETERMINATION**

File No.: ZAP1323MA18 (letter 2 of 2)
Related File No.: CUP180016 (Conditional Use Permit)
APNs: 274-040-021 and -022

Dear Mr. White:

Under the delegation of the Riverside County Airport Land Use Commission (ALUC) pursuant to Policy 1.5.2(d) of the Countywide Policies of the 2004 Riverside County Airport Land Use Compatibility Plan, staff reviewed Riverside County Case No. CUP180016 (Conditional Use Permit), a proposal to construct a 18,800 square foot retail commercial building for Tractor Supply Company on 3.45 to 3.49 acres (the above-referenced Assessor's parcels) located on the southerly side of Van Buren Boulevard, easterly of its intersection with Washington Street and westerly of its intersection with Gardner Avenue. In addition to the building, the site will include 15,000 square feet of fenced-in outdoor display, 6,257 square feet of unenclosed outdoor display, a 2,000 square foot forage shed (future), and a 1,000 gallon propane tank for the sale of bulk propane.

The site is located within Airport Compatibility Zone E of the March Air Reserve Base/Inland Port Airport Influence Area (AIA). Within Compatibility Zone E of the March Air Reserve Base/Inland Port Airport Land Use Compatibility Plan, non-residential intensity is not restricted.

The elevation of Runway 14-32 at March Air Reserve Base/Inland Port Airport at its northerly terminus is approximately 1,535 feet above mean sea level (1535 AMSL). The site is located approximately 28,000 feet southwesterly of that runway end. At this distance, Federal Aviation Administration Obstruction Evaluation Service (FAA OES) review could be required for any structures exceeding a top point elevation of 1,815 feet AMSL. The project site finished floor elevation is 1,503.6 feet AMSL and the maximum proposed building height is 30 feet, resulting in a top point elevation of 1,533.6 feet AMSL. Therefore, FAA OES review for height/elevation reasons was not required.

As ALUC Director, I hereby find the above-referenced project **CONSISTENT** with the 2014 March Air Reserve Base/Inland Port Airport Land Use Compatibility Plan, provided that Riverside County applies the following recommended conditions:

AIRPORT LAND USE COMMISSION

CONDITIONS:

1. Any new outdoor lighting that is installed shall be hooded or shielded so as to prevent either the spillage of lumens or reflection into the sky. Outdoor lighting shall be downward facing.
2. The 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 Lake Mathews/Woodcrest Area Plan:
 - (a) Any use which would direct a steady light or flashing light of red, white, green, or amber colors associated with airport operations toward an aircraft engaged in an initial straight climb following takeoff or toward an aircraft engaged in a straight final approach toward a landing at an airport, other than an FAA-approved navigational signal light or visual approach slope indicator.
 - (b) Any use which would cause sunlight to be reflected towards an aircraft engaged in an initial straight climb following takeoff or towards an aircraft engaged in a straight final approach towards a landing at an airport.
 - (c) Any use which would generate smoke or water vapor or which would attract large concentrations of birds, or which may otherwise affect safe air navigation within the area.
 - (d) Any use which would generate electrical interference that may be detrimental to the operation of aircraft and/or aircraft instrumentation.
3. The attached notice shall be provided to all potential purchasers of the property and to lessees of the structure(s) thereon.
4. Any new aboveground detention or water quality basins on the site shall be designed so as to provide for a maximum 48-hour detention period following the conclusion of the storm event for the design storm (may be less, but not more), and to remain totally dry between rainfalls. Vegetation in and around the detention/water quality basin(s) that would provide food or cover for bird species that would be incompatible with airport operations shall not be utilized in project landscaping.
5. The following uses are specifically prohibited at this location: trash transfer stations that are open on one or more sides; commercial composting operations; recycling centers containing putrescible wastes; construction and demolition debris facilities; wastewater management facilities; aquaculture; incinerators.

If you have any questions, please contact Paul Rull, ALUC Urban Regional Planner IV, at (951) 955-6893.

AIRPORT LAND USE COMMISSION

Sincerely,
RIVERSIDE COUNTY AIRPORT LAND USE COMMISSION



Simon A. Housman, ALUC Director

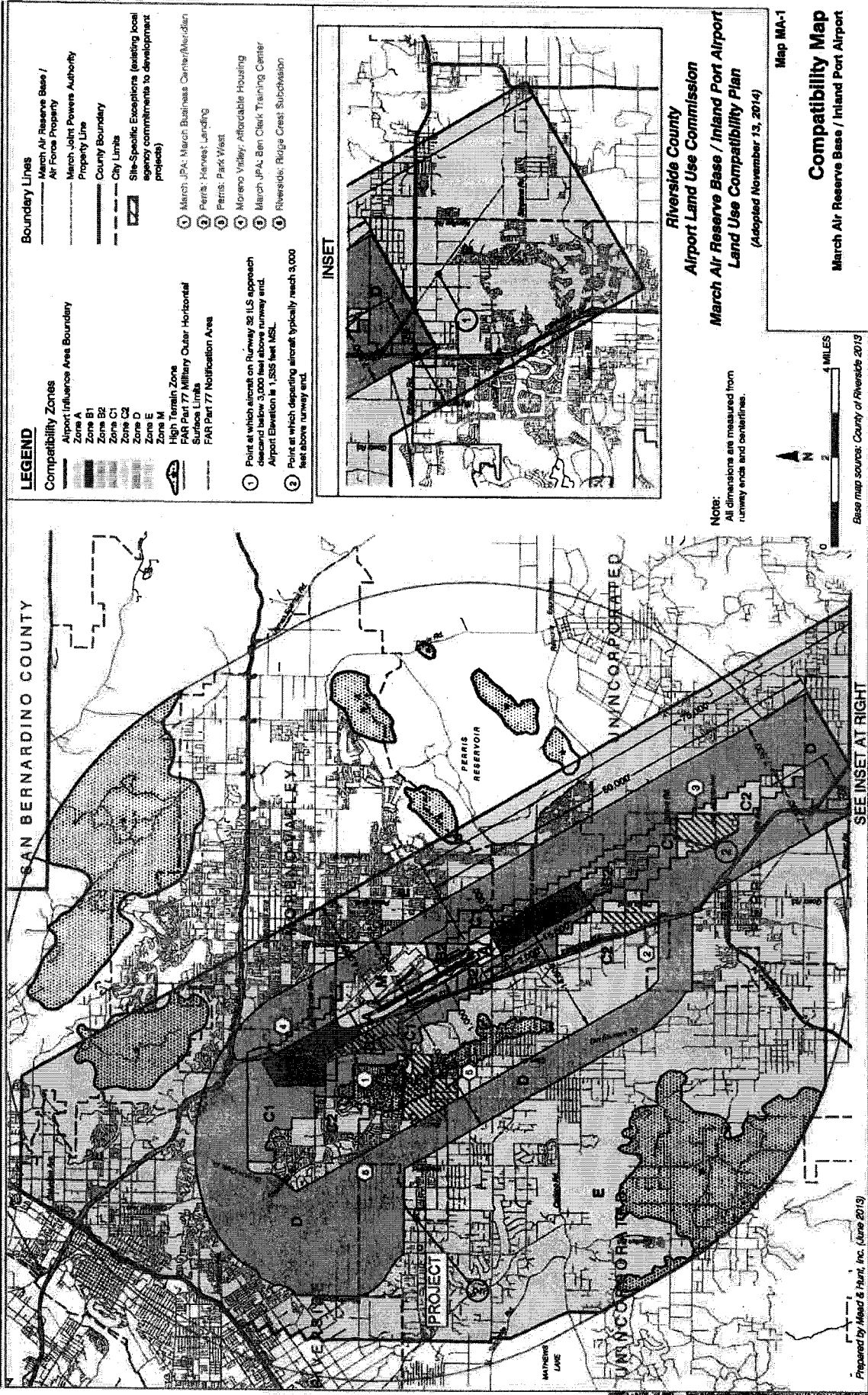
Attachments: Notice of Airport in Vicinity

cc: Woodcrest Real Estate Ventures, Steve Powell (applicant/representative)
Sharene L. Greene, Trustee (property owner)
Gary Gosliga, Airport Manager, March Inland Port Airport Authority
Daniel "Rock" Rockholt, March Air Reserve Base
ALUC Case File

Y:\AIRPORT CASE FILES\March\ZAP1323MA18\ZAP1323MA18.LTR CUP.doc

NOTICE OF AIRPORT IN VICINITY

This property is presently located in the vicinity of an airport, within what is known as an airport influent area. For that reason, the property may be subject to some of the annoyances or inconveniences associated with proximity to airport operations (for example: noise, vibration, or odors). Individual sensitivities to those annoyances [can vary from person to person. You may wish to consider what airport annoyances], if any, are associated with the property before you complete your purchase and determine whether they are acceptable to you. Business & Professions Code Section 11010 (b) (13)(A)



LEGEND

- Compatibility Zones**
- Airport Influence Area Boundary
 - Zone A
 - Zone B1
 - Zone B2
 - Zone C1
 - Zone C2
 - Zone D
 - Zone E
 - Zone F
 - Zone G
 - Zone H
 - Zone I
 - Zone J
 - Zone K
 - Zone L
 - Zone M
- High Terrain Zone
 FAR Part 77 Military Outer Horizontal Surface Limits
 FAR Part 77 Notification Area

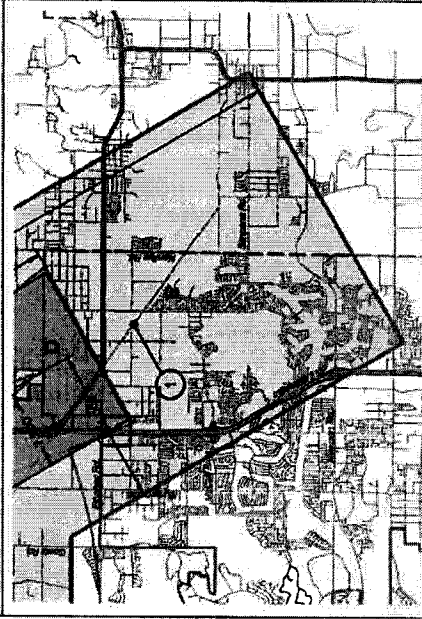
Boundary Lines

- March Air Reserve Base / Air Force Property
- March Joint Powers Authority Property Line
- County Boundary
- City Limits
- Site-Specific Exceptions (pending local agency commitments to development projects)

- ① March JPA: March Business Center/Meridian
- ② Perris: Harvest Landing
- ③ Perris: Park West
- ④ Moreno Valley: Affordable Housing
- ⑤ March JPA: Ben Clark Training Center
- ⑥ Riverside: Ridge Crest Subdivision

- ① Point at which aircraft on Runway 28 ILS approach descend below 3,000 feet above runway end. Airport Elevation is 1,835 feet MSL.
- ② Point at which departing aircraft typically reach 3,000 feet above runway end.

INSET



Note:
 All dimensions are measured from runway ends and centerlines.



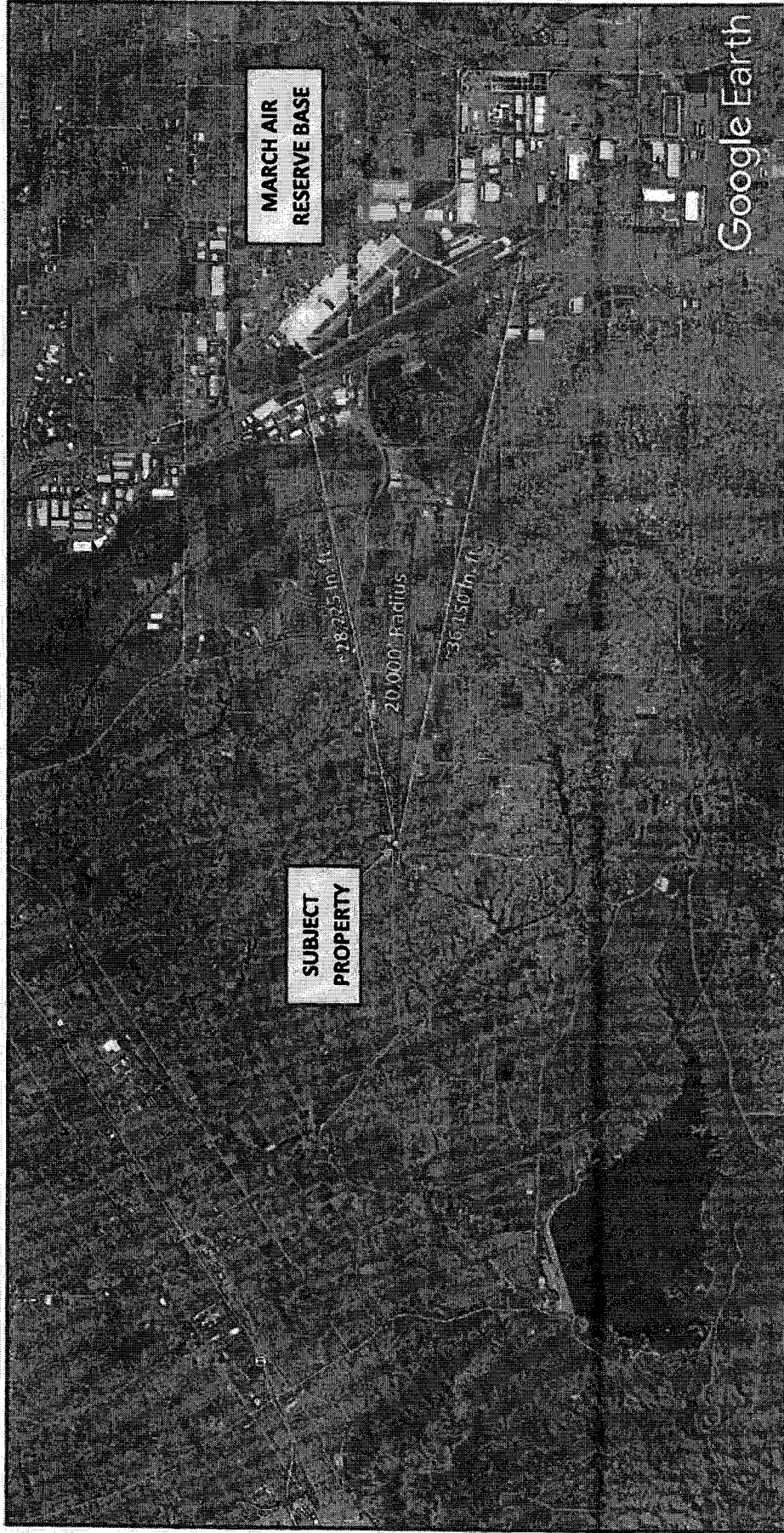
0 2 4 MILES

Base map source: County of Riverside 2013

Riverside County
 Airport Land Use Commission
 March Air Reserve Base / Inland Port Airport
 Land Use Compatibility Plan
 (Adopted November 13, 2014)

Map MA-1

Compatibility Map
 March Air Reserve Base / Inland Port Airport



AIRPORT LAND USE INFORMATION

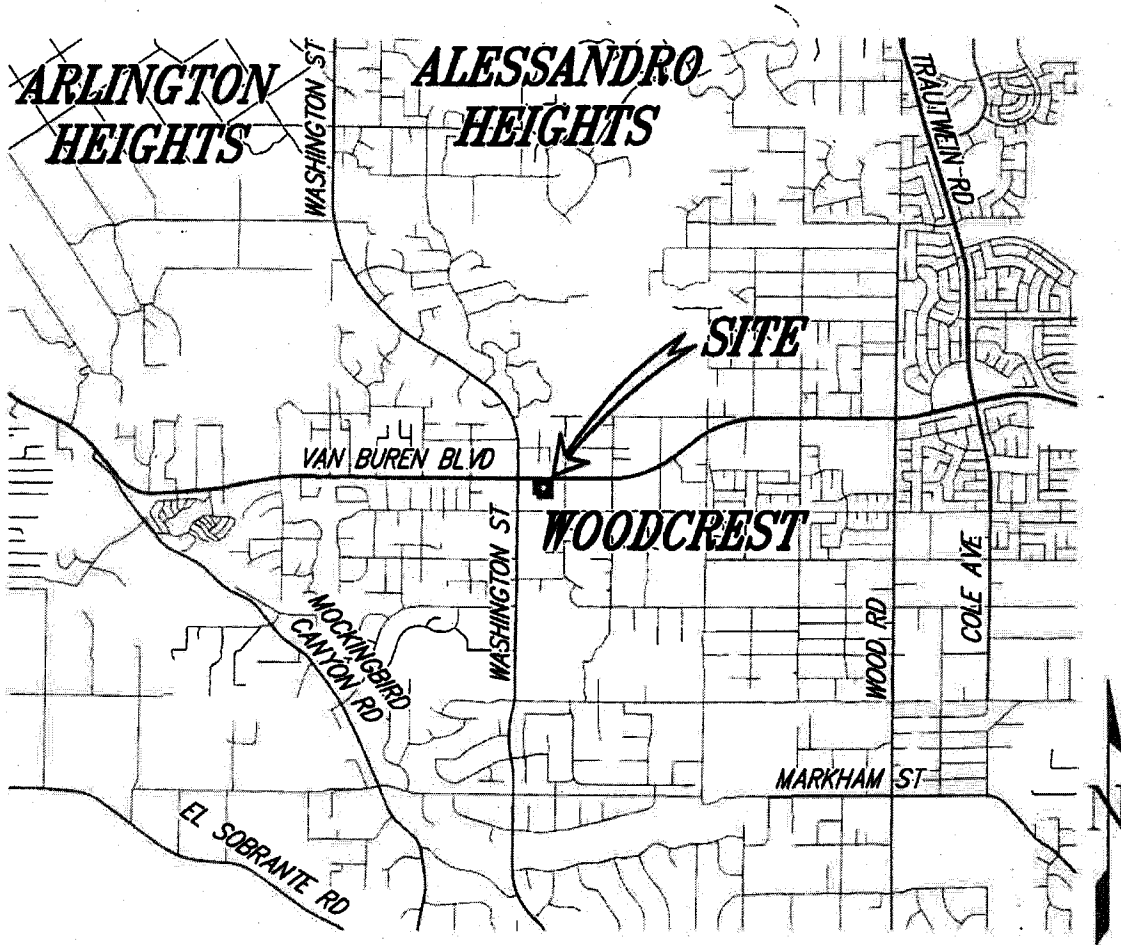
RADIUS MAP TO NEAREST RUNWAY

RE: PAR180021

Subject Property Address: 17155 Van Buren Blvd. Woodcrest, CA 92504

APN#s: 274-04-0021 & 22

NOTE: The subject project: WOODCREST COMMERCIAL is NOT subject to "FAA '7460' Review". The Subject Parcel is a greater distance than 20,000 in. ft. from the nearest point of the nearest runway of any airport within the local vicinity.

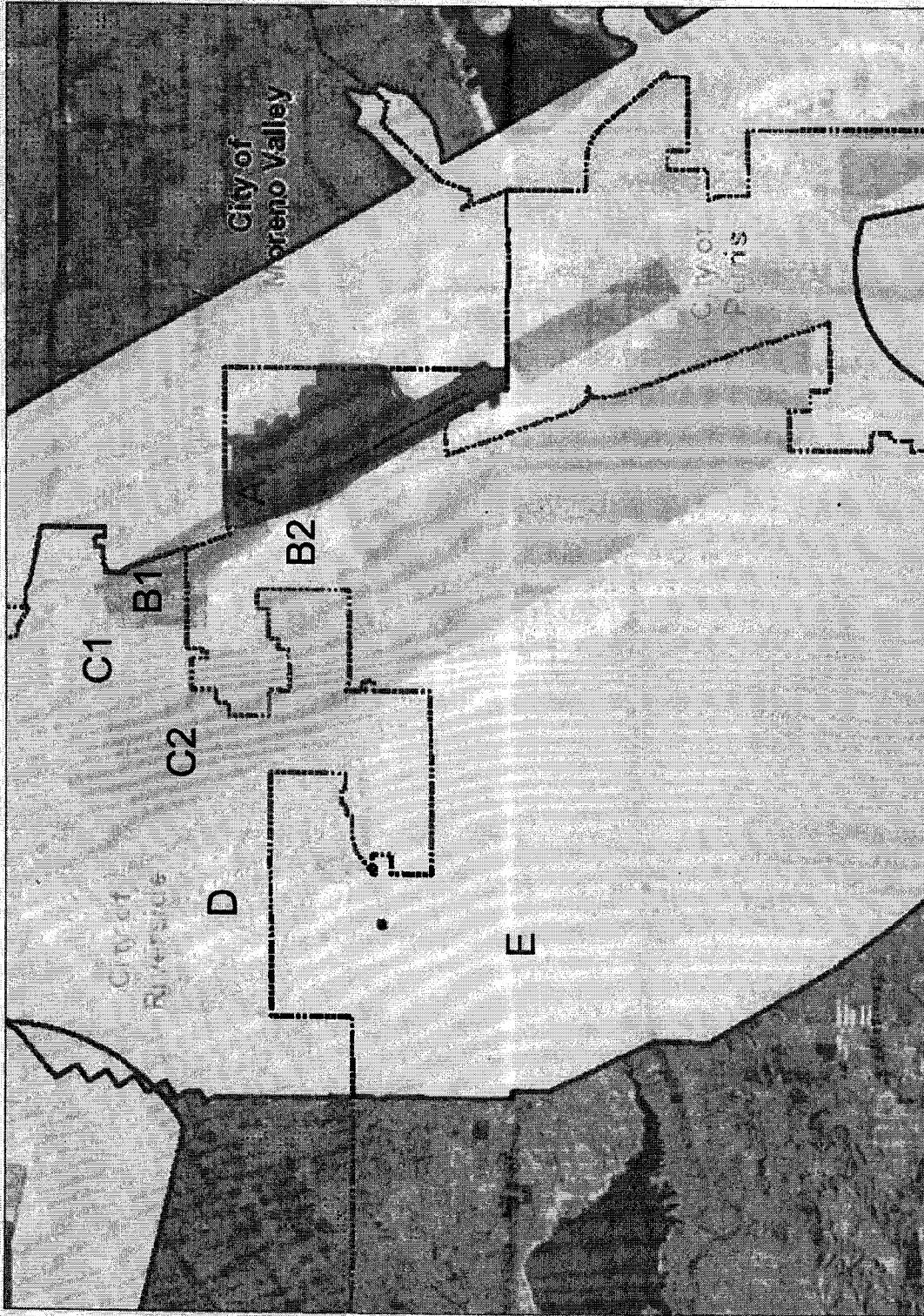


VICINITY MAP

SCALE: 1" = 5,000'

THOMAS BROTHER'S MAP 745/J4

Map My County Map



Los Angeles



San Diego Fresno Merced

Legend

Runways

Airports

Airport Influence Areas

Airport Compatibility Zones

OTHER COMPATIBILITY ZONE

- A
- A-EXC1
- B1
- B1-APZ I
- B1-APZ I-EXC1
- B1-APZ II
- B1-APZ II-EXC1
- B1-EXC1
- B2
- B2-EXC1
- C
- C1
- C1-EXC1
- C1-EXC3
- C1-EXC4
- C1-HIGHT
- C2
- C2-EXC1
- C2-EXC2
- C2-EXC3
- C2-EXC5
- C2-EXC6

Notes

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



24,629 Feet



© Riverside County GIS

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Map My County Map

Los Angeles

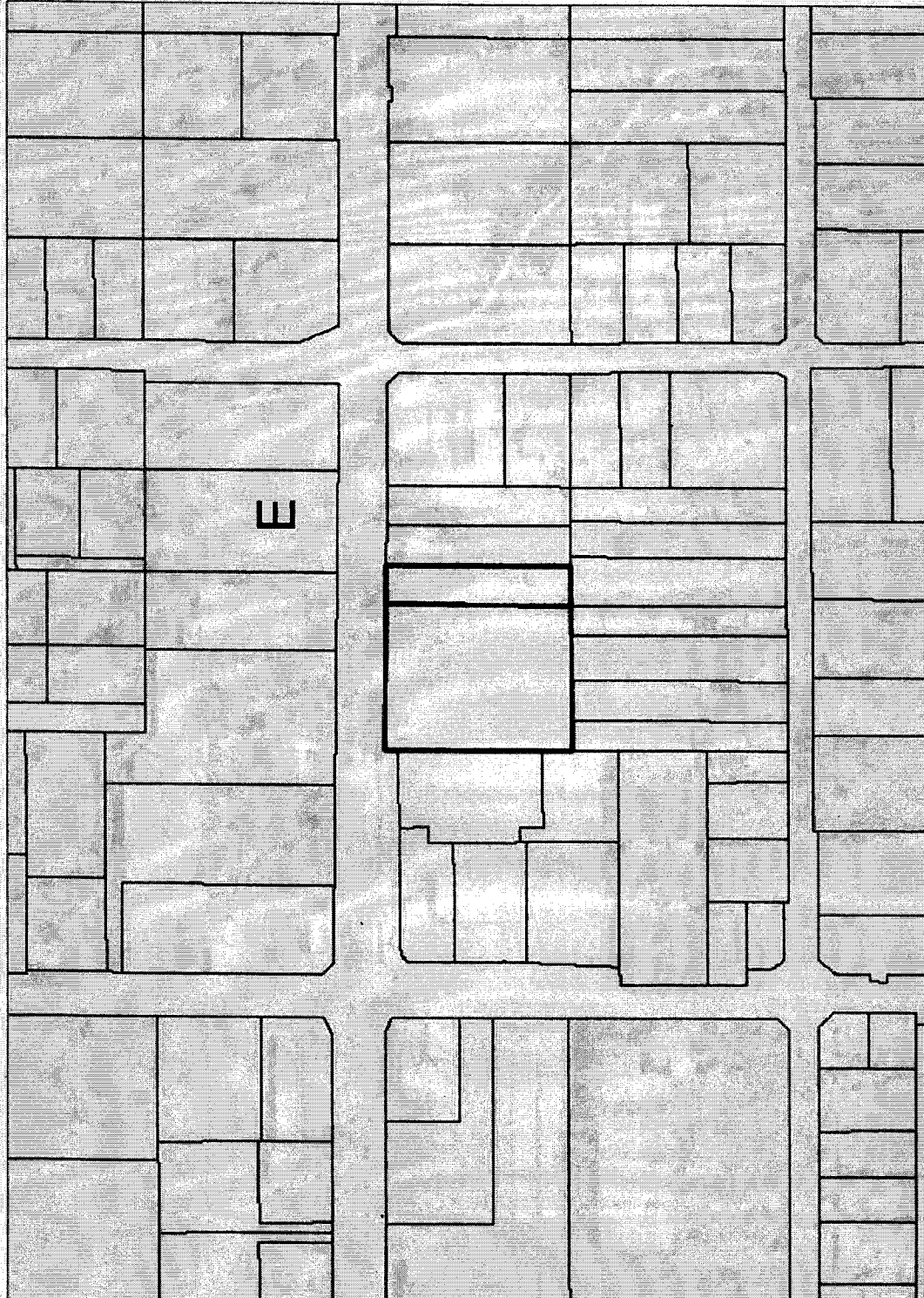


San Diego
California

Legend

- Parcels
- Runways
- Airports
- Airport Influence Areas
- Airport Compatibility Zones
- OTHER COMPATIBILITY ZONE

- A
- A-EXC1
- B1
- B1-APZ I
- B1-APZ I-EXC1
- B1-APZ II
- B1-APZ II-EXC1
- B1-EXC1
- B2
- B2-EXC1
- C
- C1
- C1-EXC1
- C1-EXC3
- C1-EXC4
- C1-HIGHT
- C2
- C2-EXC1
- C2-EXC2
- C2-EXC3
- C2-EXC5



Notes

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770 Feet

385

0

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Map My County Map



Los Angeles



San Diego
Tijuana
Mexico

Legend

- City Areas
- World Street Map



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Notes

Map My County Map

Los Angeles



San Diego



Legend

- Blue Line Streams
- City Areas
- World Street Map



Notes

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Map My County Map



Los Angeles

San Diego

San Francisco

Legend

Blue Line Streams

City Areas

World Street Map



0 770 1,539 Feet

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REPORT PRINTED ON... 8/12/2018 7:51:04 AM

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Notes

Map My County Map



Los Angeles

San Diego

San Bernardino

Legend

- Parcels
-  Blueline Streams
-  City Areas
-  World Street Map

Notes

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CAL FIRE - RIVERSIDE UNIT RIVERSIDE COUNTY FIRE DEPARTMENT

Shawn C. Newman - Fire Chief
210 West San Jacinto Avenue, Perris, CA 92570-1915
Bus: (951) 940-6900 Fax: (951) 940-6373 www.rvcfire.org

PROUDLY SERVING THE
UNINCORPORATED AREAS
OF RIVERSIDE COUNTY
AND THE CITIES OF:

- BANNING
- BEAUMONT
- CANYON LAKE
- COACHELLA
- DESERT HOT SPRINGS
- EASTVALE
- INDIAN WELLS
- INDIO
- JURUPA VALLEY
- LAKE ELSINORE
- LA QUINTA
- MENIFEE
- MORENO VALLEY
- NORCO
- PALM DESERT
- PERRIS
- RANCHO MIRAGE
- RUBIDOUX CSD
- SAN JACINTO
- TEMECULA
- WILDOMAR
- BOARD OF SUPERVISORS:**
- KEVIN JEFFRIES
DISTRICT 1
- JOHN TAVAGLIONE
DISTRICT 2
- CHARLES WASHINGTON
DISTRICT 3
- V. MANUEL PEREZ
DISTRICT 4
- MARION ASHLEY
DISTRICT 5

November 14, 2018

Mr. Wade Wylie
WoodCrest Companies
1410 Main Street, Suite C
Ramona, California 92065

RE: APN 274-040-021 Will Serve

Dear Mr. Wylie,

In response to your request of the existing fire protection for the above referenced parcel, fire protection is provided by the following Riverside County Fire Stations:

1. Station 8, 16533 Trisha Way in Riverside, CA will respond with one city Type 1 Fire Engine or Medic Squad providing paramedic service. The distance from the station to the proposed development is approximately 1 mile and an average drive time to the project location from the fire station of 1.5 minutes (not including turn out time). This station is staffed 24 hours a day, 7 days a week, with a 3 person crew on the Fire Engine and a 2 person crew on the Medic Squad.

Please be advised that prior to building permit issuance, plans are required to be submitted to the Riverside County Fire Marshal for review and approval. Please contact the County Fire Marshals Office at 951-955-4777 for more information regarding submittal requirements.

For the latest information regarding ISO ratings in your project area, please contact ISO directly at:

Phone: 1-800-444-4554, (option 2)
Email: PPC-Cust-Serv@iso.com

If we can be of further assistance, please contact us by email at RRUStrategicPlanningBureau@fire.ca.gov

Sincerely,

Dexter Galang
Facilities Planner
Strategic Planning



RIVERSIDE COUNTY

PLANNING DEPARTMENT

Charissa Leach, P.E.
Assistant TLMA Director

August 16, 2018

Cahuilla Band of Indians
Anthony Madrigal, Cultural Director
52701 Highway 371
Anza, CA 92539

SUBJECT: ASSEMBLY BILL 52 (AB 52) FORMAL NOTIFICATION (CUP180016, CZ1800017)

This serves to notify you of a proposed project located within Riverside County. A map depicting the location and a project description can be found below. Pursuant to Public Resources Code section 21080.3.1(d), if you wish to initiate consultation on this proposed project, please send a consultation request by September 15, 2018 to hthomson@rivco.org and email cc to fsierra@rivco.org. To ensure an effective and good faith consultation effort, Planning asks that the request for consultation also indicate the following:

- Whether there are TCR's in project area. If so, what specifically is the TCR? The Tribe must provide County with substantial evidence to support this and if the TCR consists of a "landscape", the Tribe must also geographically define the landscape in terms of size and scope of the project.
- Is the Project causing a substantial adverse impact to a TCR? If so, what is that impact?

Project Description:

CHANGE OF ZONE NO. 1800017 & CONDITIONAL USE PERMIT NO. 180016 – CEQ 180073 – Applicant: Woodcrest Real Estate Ventures – Engineer/Representative: Projection Engineering Inc. – First Supervisorial District – Woodcrest Zoning District – Lake Mathews / Woodcrest Area Plan: Community Development: Commercial Retail (CD: CR) – Location: North of Krameria Avenue, south of Van Buren Avenue, west of Washington Street, east of Gardner Avenue – 3 Gross Acres – Zoning: Scenic Highway Commercial (C-P-S) & Residential Agriculture (R-A)

REQUEST: Change of Zone No. 1800017 proposes to change the zoning classification on the southern portion of the project site from R-A to C-P-S. **Conditional Use Permit No 180016** proposes to establish an 18,800 square foot retail commercial building with a 15,000 square feet of outdoor display and a parking lot to accommodate 99 vehicles on 3 acres. - APNs: 274-040-022, 274-040-021

Sincerely,

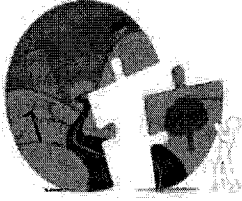
PLANNING DEPARTMENT

A handwritten signature in cursive script that reads "Heather Thomson".

Heather Thomson, Archaeologist

Email CC: Kevin White, kewwhite@rivco.org

Attachment: Project Vicinity Map and Project Aerial



RIVERSIDE COUNTY PLANNING DEPARTMENT

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

August 16, 2018

Colorado River Indian Tribes (CRIT)
Brian Etsitty, THPO
26600 Mohave Road
Parker, Arizona 85344

SUBJECT: ASSEMBLY BILL 52 (AB 52) FORMAL NOTIFICATION (CUP180016, CZ1800017)

This serves to notify you of a proposed project located within Riverside County. A map depicting the location and a project description can be found below. Pursuant to Public Resources Code section 21080.3.1(d), if you wish to initiate consultation on this proposed project, please send a consultation request by September 15, 2018 to hthomson@rivco.org and email cc to fsierra@rivco.org. To ensure an effective and good faith consultation effort, Planning asks that the request for consultation also indicate the following:

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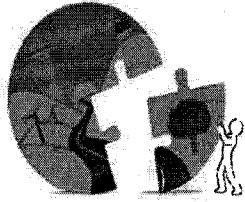
PLANNING DEPARTMENT

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Heather Thomson, Archaeologist

Email CC: Kevin White, kewwhite@rivco.org

Attachment: Project Vicinity Map and Project Aerial



RIVERSIDE COUNTY PLANNING DEPARTMENT

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

August 16, 2018

Morongo Cultural Heritage Program
Ray Huaute, THPO
12700 Pumarra Rd.
Banning, CA 92220

SUBJECT: ASSEMBLY BILL 52 (AB 52) FORMAL NOTIFICATION (CUP180016, CZ1800017)

This serves to notify you of a proposed project located within Riverside County. A map depicting the location and a project description can be found below. Pursuant to Public Resources Code section 21080.3.1(d), if you wish to initiate consultation on this proposed project, please send a consultation request within 30 days of receiving this notice to hthomson@rivco.org and email cc to fsierra@rivco.org. To ensure an effective and good faith consultation effort, Planning asks that the request for consultation also indicate the following:

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PLANNING DEPARTMENT

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Heather Thomson, Archaeologist

Email CC: Kevin White, kewwhite@rivco.org

Attachment: Project Vicinity Map and Project Aerial



RIVERSIDE COUNTY

PLANNING DEPARTMENT

Charissa Leach, P.E.
Assistant TLMA Director

August 16, 2018

Pala Band of Mission Indians
Shasta C. Gaughen, THPO
PMB 50, 35008 Pala Temecula Rd.
Pala, CA 92059

SUBJECT: ASSEMBLY BILL 52 (AB 52) FORMAL NOTIFICATION (CUP180016, CZ1800017)

This serves to notify you of a proposed project located within Riverside County. A map depicting the location and a project description can be found below. Pursuant to Public Resources Code section 21080.3.1(d), if you wish to initiate consultation on this proposed project, please send a consultation request by September 15, 2018 to hthomson@rivco.org and email cc to fsierra@rivco.org. To ensure an effective and good faith consultation effort, Planning asks that the request for consultation also indicate the following:

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PLANNING DEPARTMENT

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Heather Thomson, Archaeologist

Email CC: Kevin White, kewwhite@rivco.org

Attachment: Project Vicinity Map and Project Aerial



RIVERSIDE COUNTY PLANNING DEPARTMENT

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

August 16, 2018

Pechanga Cultural Resources Department
Ebru Ozdil, Planning Specialist
P.O. Box 2183
Temecula, CA 92593

SUBJECT: ASSEMBLY BILL 52 (AB 52) FORMAL NOTIFICATION (CUP180016, CZ1800017)

This serves to notify you of a proposed project located within Riverside County. A map depicting the location and a project description can be found below. Pursuant to Public Resources Code section 21080.3.1(d), if you wish to initiate consultation on this proposed project, please send a consultation request by September 15, 2018 to hthomson@rivco.org and email cc to fsierra@rivco.org. To ensure an effective and good faith consultation effort, Planning asks that the request for consultation also indicate the following:

- Whether there are TCR's in project area. If so, what specifically is the TCR? The Tribe must provide County with substantial evidence to support this and if the TCR consists of a "landscape", the Tribe must also geographically define the landscape in terms of size and scope of the project.
- Is the Project causing a substantial adverse impact to a TCR? If so, what is that impact?

Project Description:

CHANGE OF ZONE NO. 1800017 & CONDITIONAL USE PERMIT NO. 180016 – CEQ 180073 – Applicant: Woodcrest Real Estate Ventures – Engineer/Representative: Projection Engineering Inc. – First Supervisorial District – Woodcrest Zoning District – Lake Mathews / Woodcrest Area Plan: Community Development: Commercial Retail (CD: CR) – Location: North of Krameria Avenue, south of Van Buren Avenue, west of Washington Street, east of Gardner Avenue – 3 Gross Acres – Zoning: Scenic Highway Commercial (C-P-S) & Residential Agriculture (R-A)

REQUEST: Change of Zone No. 1800017 proposes to change the zoning classification on the southern portion of the project site from R-A to C-P-S. **Conditional Use Permit No 180016** proposes to establish an 18,800 square foot retail commercial building with a 15,000 square feet of outdoor display and a parking lot to accommodate 99 vehicles on 3 acres. - APNs: 274-040-022, 274-040-021

Sincerely,

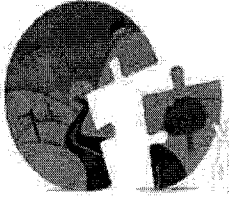
PLANNING DEPARTMENT

A handwritten signature in cursive script that reads "Heather Thomson".

Heather Thomson, Archaeologist

Email CC: Kevin White, kewwhite@rivco.org

Attachment: Project Vicinity Map and Project Aerial



RIVERSIDE COUNTY

PLANNING DEPARTMENT

Charissa Leach, P.E.
Assistant TLMA Director

August 16, 2018

Quechan Indian Tribe
H. Jill McCormick, Historic Preservation Officer
P.O. Box 1899
Yuma, AZ 85366

SUBJECT: ASSEMBLY BILL 52 (AB 52) FORMAL NOTIFICATION (CUP180016, CZ1800017)

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PLANNING DEPARTMENT

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RIVERSIDE COUNTY PLANNING DEPARTMENT

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

August 16, 2018

Ramona Band of Cahuilla
Joseph D. Hamilton, Chair
56310 Highway 371, Suite B
Anza, California 92539

SUBJECT: ASSEMBLY BILL 52 (AB 52) FORMAL NOTIFICATION (CUP180016, CZ1800017)

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PLANNING DEPARTMENT

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Email CC: Kevin White, kewwhite@rivco.org

Attachment: Project Vicinity Map and Project Aerial



RIVERSIDE COUNTY PLANNING DEPARTMENT

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

August 16, 2018

Rincon Band of Luiseño Indians
Destiny Colocho, Cultural Resource Manager
1 West Tribal Road
Valley Center, CA 92082

SUBJECT: ASSEMBLY BILL 52 (AB 52) FORMAL NOTIFICATION (CUP180016, CZ1800017)

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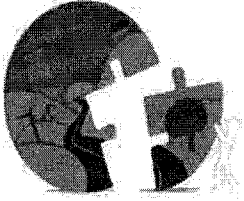
PLANNING DEPARTMENT

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Heather Thomson, Archaeologist

Email CC: Kevin White, kewwhite@rivco.org

Attachment: Project Vicinity Map and Project Aerial



RIVERSIDE COUNTY

PLANNING DEPARTMENT

Charissa Leach, P.E.
Assistant TLMA Director

August 16, 2018

Soboba Band of Luiseño Indians
Joseph Ontiveros, Cultural Resource Director
P.O. BOX 487
San Jacinto, CA 92581

SUBJECT: ASSEMBLY BILL 52 (AB 52) FORMAL NOTIFICATION (CUP180016, CZ1800017)

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PLANNING DEPARTMENT

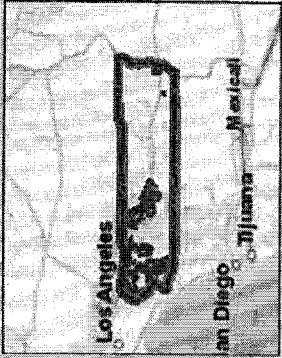
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CUP180016



Legend
Blueline Streams
City Areas

Notes

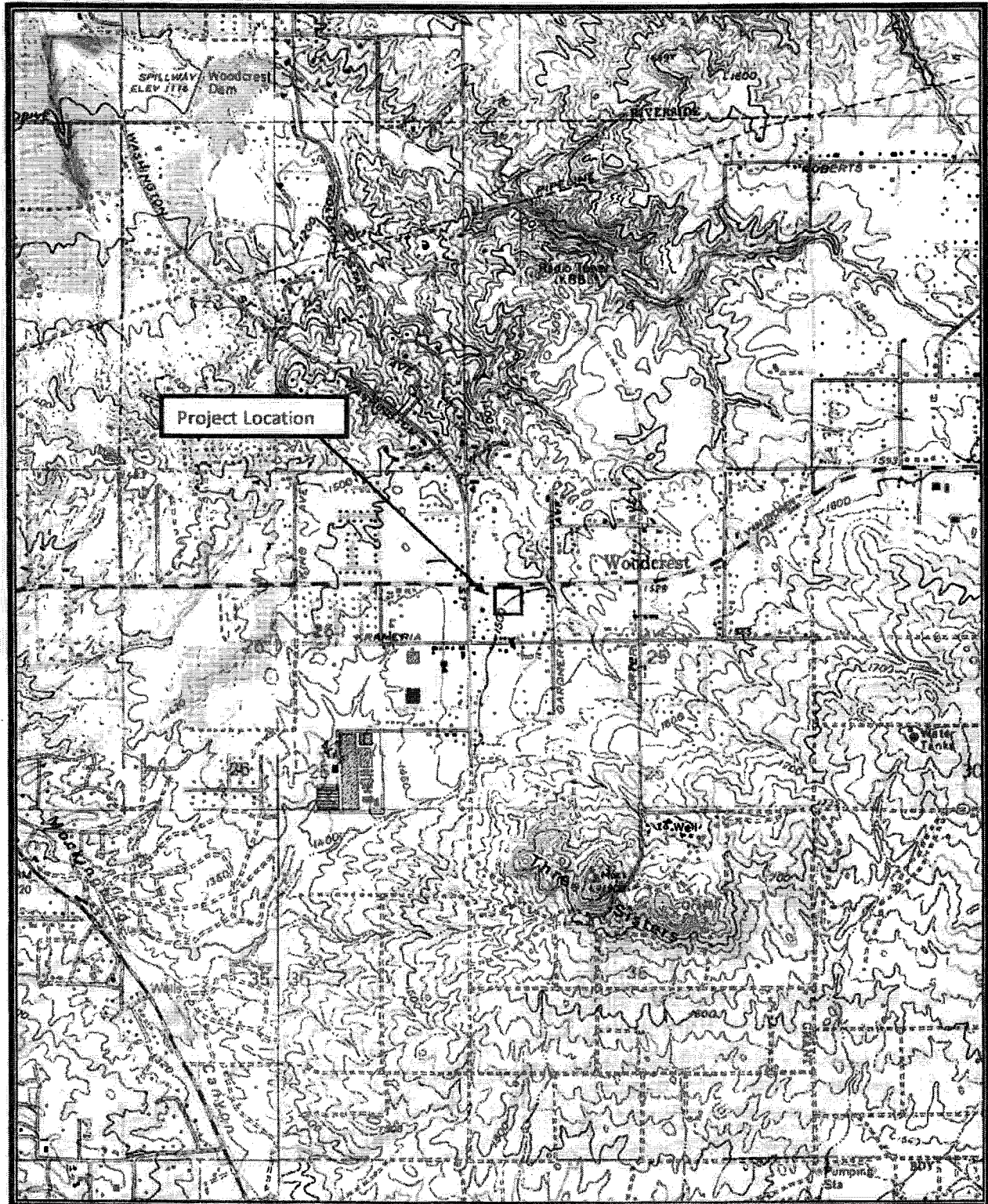
IMPORTANT Maps and data are to be used for reference purposes only. Map features are approximate, and are not necessarily accurate to surveying or engineering standards. The County of Riverside makes no warranty or guarantee as to the content (the source is often third party), accuracy, timeliness, or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



REPORT PRINTED ON... 8/16/2018 2:24:07 PM

0 188 376 Feet

© Riverside County GIS



**FIGURE 2: PROJECT LOCATION:
 RIVERSIDE WEST, RIVERSIDE EAST
 LAKE MATHEWS, AND STEELE PEAK
 U.S.G.S. 7.5-MINUTE MAPS**



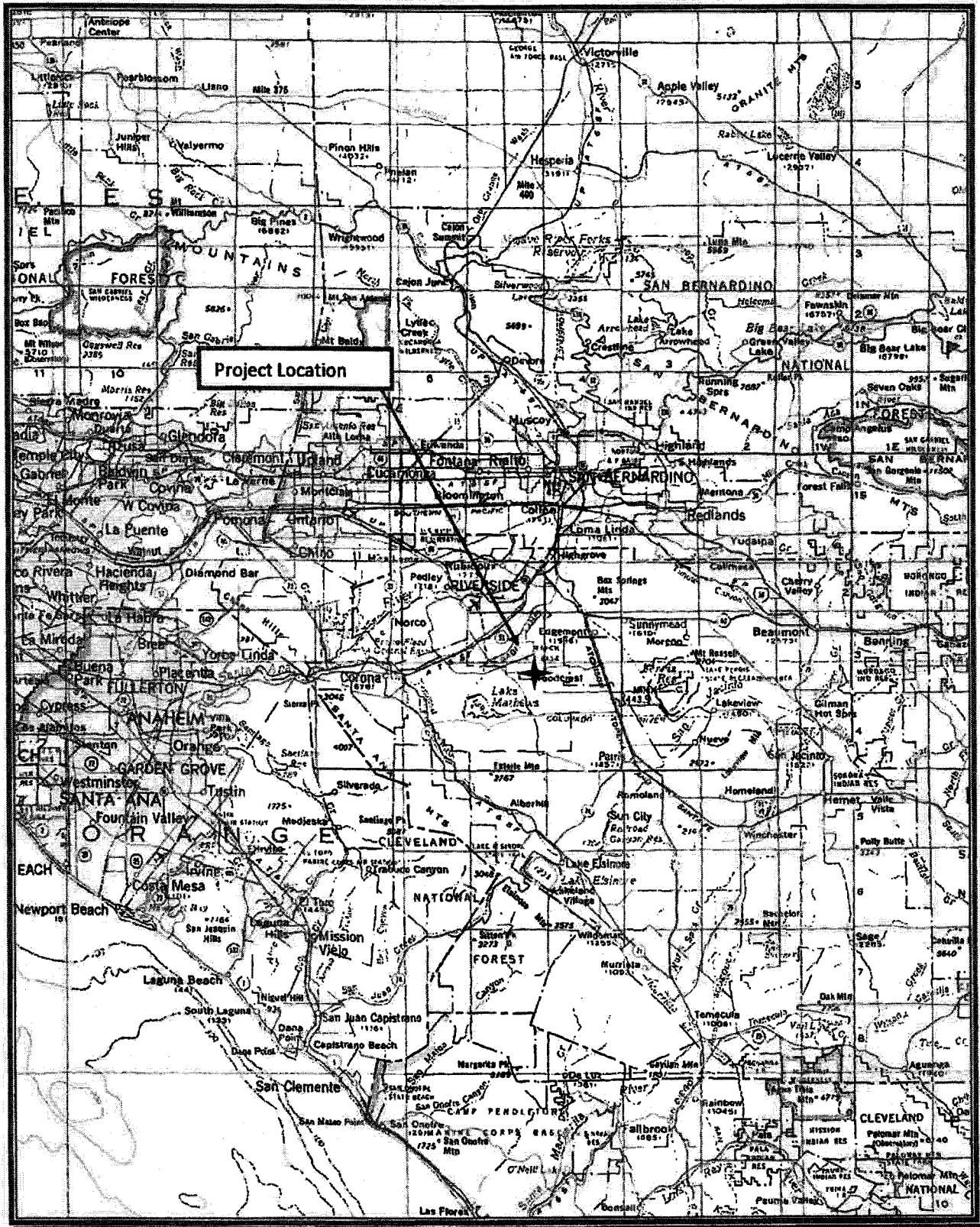


FIGURE 1: PROJECT LOCATION
SOUTHERN CALIFORNIA U.S.G.S. MAP

0 miles 8.5

MORONGO
BAND OF
MISSION
INDIANS



**MORONGO BAND OF MISSION INDIANS
TRIBAL HISTORIC PRESERVATION OFFICE
12700 PUMARRA RD BANNING, CA 92220
OFFICE 951-755-5059 FAX 951-572-6004**

Date: 9/7/2018

Re: AB 52 – CUP180016, CZ1800017

Dear,
Heather Thomson
Archaeologist
County of Riverside

Thank you for contacting the Morongo Band of Mission Indians (MBMI) Cultural Heritage Department regarding the above referenced project(s). After conducting a preliminary review of the project, the tribe would like to respectfully issue the following comments and/or requests:

- The project is located within the Tribe's aboriginal territory or in an area considered to be a traditional use area or one in which the Tribe has cultural ties. In order to further evaluate the project for potential impacts to tribal cultural resources, we would like to formally request the following:
 - A thorough records search be conducted by contacting one of the California Historical Resources Information System (CHRIS) Archaeological Information Centers and a copy of the search results be provided to the tribe.
 - Tribal monitor participation during the initial pedestrian field survey of the Phase I Study of the project and a copy of the results of that study. In the event the pedestrian survey has already been conducted, MBMI requests a copy of the Phase I study be provided to the tribe as soon as it can be made available.
 - MBMI Tribal Cultural Resource Monitor(s) be present during all required ground disturbing activities pertaining to the project.

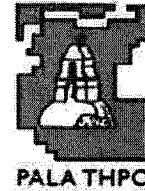
Please be aware that this letter is merely intended to notify your office that the tribe has received your letter requesting tribal consultation for the above mentioned project and is requesting to engage in consultation. Specific details regarding the tribe's involvement in the project must be discussed on a project by project basis during the tribal consultation process. This letter does not constitute "meaningful" tribal consultation nor does it conclude the consultation process. Under federal and state law, "meaningful" consultation is understood to be an ongoing government-to-government process and may involve requests for additional information, phone conferences and/or face-to-face meetings. If you have any further questions or concerns regarding this letter, please contact the Morongo Cultural Heritage office at (951) 755-5259.

Sincerely,

Travis Armstrong
Tribal Historic Preservation Officer
Morongo Band of Mission Indians
Email: thpo@morongo-nsn.gov
Phone: (951) 755-5259

**PALA TRIBAL HISTORIC
PRESERVATION OFFICE**

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



August 29, 2018

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

Re: AB-52 Consultation: CUP180016, CA1800017

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. Even though it is within the boundaries of the territory that the tribe considers its Traditional Use Area (TUA) or it is situated in close proximity to the Reservation and information generated would likely be useful in better understanding regional culture and history, we decline AB-52 consultation at this time. However, we do not waive our right to request consultation under other applicable laws in the future.

We appreciate involvement with your initiative and look forward to working with you. 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,

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



PECHANGA CULTURAL RESOURCES
Temecula Band of Luiseño Mission Indians

Post Office, Box 2183 • Temecula, CA 92593
Telephone (951) 770-6300 • Fax (951) 506-9491

September 5, 2018

Chairperson:
Neal Ibanez

Vice Chairperson:
Bridgett Barcello

Committee Members:
Andrew Masiel, Sr.
Darlene Miranda
Evie Gerber
Richard B. Scarce, III
Robert Villalobos

Director:
Gary DuBois

Coordinator:
Paul Macarro

Cultural Analyst:
Tuba Ebru Ozdil

Planning Specialist:
Molly E. Escobar

VIA E-MAIL and USPS

Heather Thomson, Archaeologist
Planning Department
County of Riverside
PO Box 1409
Riverside, CA 92502

**PECHANGA TRIBE REQUEST FOR CONSULTATION PURSUANT TO AB 52 FOR
CUP 180016, CZ 1800017 [APNs: 274-040-022, 274-040-021]**

Dear Ms. Thomson;

This letter is written on behalf of the Pechanga Band of Luiseño Indians (hereinafter, "the Tribe") a federally recognized Indian tribe and sovereign government in response to the AB 52 notice provided by the County of Riverside Planning Department.

This letter serves as the Tribe's formal request to begin consultation under AB 52 for this Project. Per AB 52, we intend to assist the County in determining the type of environmental document that should be prepared for this Project (i.e. EIR, MND, ND); with identifying potential tribal cultural resources (TCRs); determining whether potential substantial adverse effects will occur to them; and to develop appropriate preservation, avoidance and/or mitigation measures, as appropriate. Preferred TCR mitigation is always avoidance and the Tribe requests that all efforts to preserve sensitive TCRs be made as early in the development process as possible.

Please add the Tribe to your distribution list(s) for public notices and circulation of all documents, including environmental review documents, archaeological reports, development plans, conceptual grading plans (if available), and all other applicable documents pertaining to this Project. The Tribe further requests to be directly notified of all public hearings and scheduled approvals concerning this Project, and that these comments be incorporated into the record of approval for this Project.

The Pechanga Tribe asserts that the Project area is part of 'Atáaxum (Luiseño), and therefore the Tribe's, aboriginal territory as evidenced by the existence of cultural resources, named places, *tóota yxélval* (rock art, pictographs, petroglyphs), and an extensive 'Atáaxum artifact record in the vicinity of the Project. This culturally sensitive area is affiliated with the

Pechanga Comment Letter to the County of Riverside
Re: Pechanga Tribe Request: AB 52 Re CUP 180016
September 5, 2018
Page 2

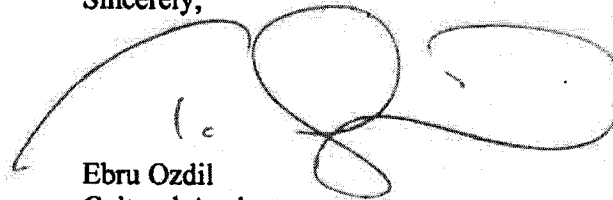
Pechanga Band of Luisefio Indians because of the Tribe's cultural ties to this area as well as our extensive history with the County and other projects within the area. During our consultation we will provide more specific, confidential information on potential TCRs that may be impacted by the proposed Project.

As you know, the AB 52 consultation process is ongoing and continues until appropriate mitigation has been agreed upon for the TCRs that may be impacted by the Project. As such, under both AB 52 and CEQA, we look forward to working closely with the County on ensuring that a full, comprehensive environmental review of the Project's impacts is completed, including addressing the culturally appropriate and respectful treatment of human remains and inadvertent discoveries. At this time, we are requesting archaeological, geotechnical, and conceptual grading plans.

In addition to those rights granted to the Tribe under AB 52, the Tribe reserves the right to fully participate in the environmental review process, as well as to provide further comment on the Project's impacts to cultural resources and potential mitigation for such impacts.

The Pechanga Tribe looks forward to working together with the County of Riverside in protecting the invaluable Pechanga cultural resources found in the Project area. The formal contact person for this Project will be Ebru Ozdil. Please contact her at 951-770-6313 or at ezozdil@pechanga-nsn.gov within 30 days of receiving these comments so that we can begin the consultation process. Thank you.

Sincerely,

A handwritten signature in black ink, appearing to read 'Ebru Ozdil', with a large, stylized flourish extending to the left.

Ebru Ozdil
Cultural Analyst

Cc Pechanga Office of the General Counsel

WOODCREST REAL ESTATE VENTURES

A Division of Woodcrest Homes, Inc.

Parking Modification Request Letter

November 15, 2018

Ms. Charissa Leach, PE
TLMA Assistant Director
Community Development
Riverside County Planning Department
4080 Lemon Street, 12th Floor
Riverside, California 92501
cleach@rivco.org

PROJECT NAME: Woodcrest Tractor Supply Company
PROJECT OWNER: Hix Snedeker Riverside, LLC
APPLICANT: Woodcrest Real Estate Ventures, Steve Powell
PROJECT ADDRESS: 17155 Van Buren Boulevard, Riverside, California 92504
APN: 274-040-021, and -022
RECORD ID: PAR180021 / CUP180016
PROJECT CONTACT: Steve Powell, 760-271-9400 (cell) and 760-789-5493 (office)

Ms. Leach,

This letter is to formally request a modification to the parking requirements for the proposed Tractor Supply Company to be located at 17155 Van Buren Boulevard, in the community of Woodcrest.

At the Pre-Application Review (PAR180021) on May 24, 2018, we were requested to provide a reason for the supplied parking amount with our submittal. Below is the response that was submitted as part of our submittal letter dated July 25, 2018. In subsequent conversations with Kevin White, our original planner, it was expressed to us that the below explanation satisfied the condition.

1. **PARKING:**

Ordinance 348 requires parking for the uncovered sales area at a ratio of 1 space per 1,000 sq. ft. of area. **Response:** The typical Tractor Supply Company (TSC) store has a low volume of customers which results in each store being overparked by a ratio of ~4:1. The typical TSC store utilizes on average 20-25 parking stalls during normal business hours. Based on the square footage of the building, this project is required to provide 94 spaces, of which, 99 have been proposed. Between the 6,257 sq. feet of unenclosed outdoor display and the 15,000 sq. ft. of fenced in outdoor display, Ordinance 348 would require the project to add an additional ~21 spaces. We are requesting a parking reduction that would waive any additional spaces. Based on the limited parcel size and the existing overparked proposal, the addition of these spaces is not necessary. As noted, the project will have more than 60 additional unused spaces at any given time during normal business operations.

Should you have any questions or concerns, please do not hesitate to contact us.

Thank you,



Steve Powell
President
Woodcrest Real Estate Ventures





RIVERSIDE COUNTY PLANNING DEPARTMENT

Steve Weiss, AICP
Planning Director

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. PAR180021 /BBID: 755-220-197

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED.

APPLICATION INFORMATION

Applicant Name: Woodcrest Real Estate Ventures

Contact Person: Steve Powell E-Mail: steve@woodcrestrev.com

Mailing Address: 1410 Main Street, Suite C

Ramona Street California 92065
City State ZIP

Daytime Phone No: (760) 271-9400 or 789-5493 Fax No: ()

Engineer/Representative Name: Projection Engineering, Inc.

Contact Person: Paul Fisher E-Mail: paulfisher@projectionengineerir

Mailing Address: 1230 Cedar Street

Ramona Street California 92065
City State ZIP

Daytime Phone No: (760) 443-6504 Fax No: ()

Property Owner Name: Sharene L. Greene, Trustee*

Contact Person: c/o IPA, Carmen Law E-Mail: cylaw@IPAcommercial.com

Mailing Address: 3538 Central Avenue, Suite 200

Riverside Street California 92506
City State ZIP

Daytime Phone No: (951) 686-1462 x324 Fax No: ()

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

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

"Planning Our Future... Preserving Our Past"

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.

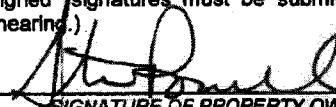
AUTHORITY FOR THIS APPLICATION IS HEREBY GIVEN:

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.)

Steve Powell (authorized agent)

PRINTED NAME OF PROPERTY OWNER(S)



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): 271-040-021, and -022

Approximate Gross Acreage: 3.45

General location (nearby or cross streets): North of Krameria Avenue, South of Van Buren Boulevard, East of Gardner Avenue, West of Washington Street

APPLICATION FOR LAND USE AND DEVELOPMENT

PROJECT PROPOSAL:

Describe the proposed project.

See ATTACHMENT "A": Project Description

Identify the applicable Ordinance No. 348 Section and Subsection reference(s) describing the proposed land use(s): Ordinance No. 348.4835, Section 9.50., Section 18.28, #6

Number of existing lots: 2

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

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

PROPOSED Buildings/Structures: Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>					
No.*	Square Feet	Height	Stories	Use/Function	
1	18,800	30'	1	Commercial Retail Building	
2					
3					
4					
5					
6					
7					
8					
9					
10					

PROPOSED Outdoor Uses/Areas: Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>		
No.*	Square Feet	Use/Function
1	6257	Unenclosed Outdoor Display
2	15000	Enclosed Outdoor Display (EOD)
3	144	Trash Enclosure
4	1000gal.	Propane Tank for the sale of bulk propane(located within the "EOD" area)
5	2000	"FUTURE" Forgae Shed (to be located within the "EOD" area)

APPLICATION FOR LAND USE AND DEVELOPMENT

6		
7		
8		
9		
10		

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

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

Related cases filed in conjunction with this application:

Application for Change of Zone - form 295-1071

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

If yes, provide Application No(s). PAR180021 /BBID: 755-220-197
 (e.g. Tentative Parcel Map, Zone Change, etc.)

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

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

If yes, indicate the type of report(s) and provide a signed copy(ies): See ATTACHMENT "B"

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

Is this an application for a development permit? Yes No

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

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

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

- Santa Ana River/San Jacinto Valley
- Santa Margarita River
- Whitewater River

APPLICATION FOR LAND USE AND DEVELOPMENT

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

HAZARDOUS WASTE AND SUBSTANCES STATEMENT

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

Name of Applicant: Woodcrest Real Estate Ventures

Address: 1410 Main Street, Suite C, Ramona, CA 92065

Phone number: 760-271-9400 or 760-789-5493

Address of site (street name and number if available, and ZIP Code): 17155 Van Buren Blvd, 92504

Local Agency: County of Riverside

Assessor's Book Page, and Parcel Number: 2008 Edition, page 715, quadrant J4

Specify any list pursuant to Section 65962.5 of the Government Code: NOT LISTED

Regulatory Identification number: NOT LISTED

Date of list: 6/25/2018

Applicant: _____ Date 7/23/2018

HAZARDOUS MATERIALS DISCLOSURE STATEMENT

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

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

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

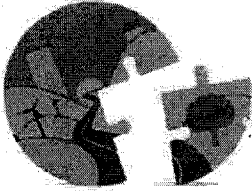
Owner/Authorized Agent (1) _____ Date 7/23/2018

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



RIVERSIDE COUNTY PLANNING DEPARTMENT

Steve Weiss, AICP
Planning Director

APPLICATION FOR CHANGE OF ZONE

CHECK ONE AS APPROPRIATE:

Standard Change of Zone

There are three different situations where a Planning Review Only Change of Zone will be accepted:

- Type 1: Used to legally define the boundaries of one or more Planning Areas within a Specific Plan.
- Type 2: Used to establish or change a SP zoning ordinance text within a Specific Plan.
- Type 3: Used when a Change of Zone application was conditioned for in a prior application.

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED.

APPLICATION INFORMATION

Applicant Name: Woodcrest Real Estate Ventures

Contact Person: Steve Powell E-Mail: steve@woodcrestrev.com

Mailing Address: 1410 Main Street, Suite C

Ramona California 92065
City State ZIP

Daytime Phone No: (760) 271-9400 or 789-5493 Fax No: () _____

Engineer/Representative Name: Projection Engineering, Inc.

Contact Person: Paul Fisher E-Mail: paulfisher@projectionengineerir

Mailing Address: 1230 Cedar Street

Ramona California 92065
City State ZIP

Daytime Phone No: (760) 443-6504 Fax No: () _____

Property Owner Name: Sharene L. Greene, Trustee* (See attached)

Contact Person: c/o IPA, Carmen Law E-Mail: cylaw@IPACommercial.com

Mailing Address: 3538 Central Avenue, Suite 200

Street

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

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APPLICATION FOR CHANGE OF ZONE

Riverside

City

California

State

92506

ZIP

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 property address and/or assessor's parcel 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.

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.

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 subdivision is ready for public hearing.)

Steve Powell (authorized agent)

PRINTED NAME OF PROPERTY OWNER(S)



SIGNATURE OF PROPERTY OWNER(S)

PRINTED NAME OF PROPERTY OWNER(S)

SIGNATURE OF PROPERTY OWNER(S)

PROPERTY INFORMATION:

Assessor's Parcel Number(s): 274-040-021, and -022

Approximate Gross Acreage: 3.45

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

APPLICATION FOR CHANGE OF ZONE

Van Buren Boulevard _____, East of Gardner Avenue _____, West of Washington Street _____.

Proposal (describe the zone change, indicate the existing and proposed zoning classifications. If within a Specific Plan, indicate the affected Planning Areas):

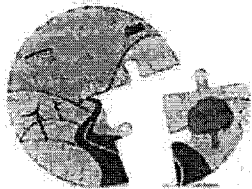
The proposed use is consistent with the General Plan, however the property is split zoned, most of the site is Scenic Hwy Commercial with the southern portion being Residential Agricultural. The development is processing a COZ application to bring the southern portion consistent with the Scenic Hwy Commercial zone.

Related cases filed in conjunction with this request:

Conditional Use Permit (CUP) for a retail commercial building.

This completed application form, together with all of the listed requirements provided on the Change of Zone 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\295-1071 CZ Condensed Application.docx
Created: 07/06/2015 Revised: 05/17/2016



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.

Sharene L. Greene JTE 4-19-18

Property Owner(s) Signature(s) and Date

SHARENE L. GREENE, TRUSTEE OF THE RICHARD D. SUMMER TRUST and SHARENE L. GREENE,
AS TRUSTEE OF THE GREENE FAMILY 1998 LIVING TRUST, DATED NOVEMBER 17, 1998

PRINTED NAME of Property Owner(s)

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

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INDEMNIFICATION AGREEMENT PROPERTY OWNER INFORMATION

- *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.

ONLY FOR WIRELESS PROJECTS (SEE BELOW)

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.

APN: 274-04-0021, 274-04-0022

Address: 17155 Van Buren Boulevard, Riverside, California 92504

Property Ownership –

SHARENE L. GREENE, AS TRUSTEE OF THE RICHARD D. SUMMER TRUST
and SHARENE L. GREENE, AS TRUSTEE OF THE GREENE FAMILY 1998
LIVING TRUST, DATED NOVEMBER 17, 1998

NOTICE OF PUBLIC HEARING
and
INTENT TO ADOPT A MITIGATED NEGATIVE DECLARATION

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:

CHANGE OF ZONE NO. 1800017 and CONDITIONAL USE PERMIT NO. 180016 – CEQ180073 – Intent to Adopt a Mitigated Negative Declaration – Applicant: Woodcrest Real Estate Ventures – Engineer/Representative: Projection Engineering Inc. – First Supervisorial District – Woodcrest Zoning District – Lake Mathews/Woodcrest Area Plan: Community Development: Commercial Retail (CD-CR) – Location: Northerly of Krameria Avenue, southerly of Van Buren Avenue, westerly of Washington Street, and easterly of Gardner Avenue – 3.45 Gross Acres – Zoning: Scenic Highway Commercial (C-P-S) – Residential Agriculture (R-A) – **REQUEST:** The **Change of Zone No. 1800017** proposes to change the southern portion of the Project site currently zoned R-A to the C-P-S zoning classification. The **Conditional Use Permit No. 180016** proposes to establish an 18,800 sq. ft. retail commercial building, and 15,000 sq. ft. of attached outdoor display area and 6,257 sq. ft. of unenclosed display area. A Special Review of Parking has been approved by the Planning Director to allow the project to provide 99 parking spaces.

TIME OF HEARING: 9:00 a.m. or as soon as possible thereafter.
DATE OF HEARING: **APRIL 17, 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 Project Planner Deborah Bradford at (951) 955-6646 or email at dbradfor@rivco.org, or go to the County Planning Department's Planning Commission agenda web page at <http://planning.rctima.org/PublicHearings.aspx>.

The Riverside County Planning Department has determined that the above project will not have a significant effect on the environment and has recommended adoption of a mitigated negative declaration. The Planning Commission will consider the proposed project and the proposed mitigated negative declaration, at the public hearing. The case file for the proposed project and the proposed mitigated negative declaration may be viewed Monday through Friday, 8:30 a.m. to 5:00 p.m., at the County of Riverside Planning Department, 4080 Lemon Street 12th Floor, Riverside, CA 92501. For further information or an appointment, contact the project planner.

Any person wishing to comment on a proposed project may do so, in writing, between the date of this notice and the public hearing or 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 you challenge this project in court, you may be limited to raising only those issues you or someone else 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: Deborah Bradford
P.O. Box 1409, Riverside, CA 92502-1409

PROPERTY OWNERS CERTIFICATION FORM

I, VINNIE NGUYEN certify that on December 18, 2018,

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

APN (s) or case numbers CZ1800017 / CUP1800016 for

Company or Individual's Name RCIT - GIS,

Distance buffered 600'

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

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

TITLE: GIS Analyst

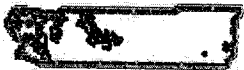
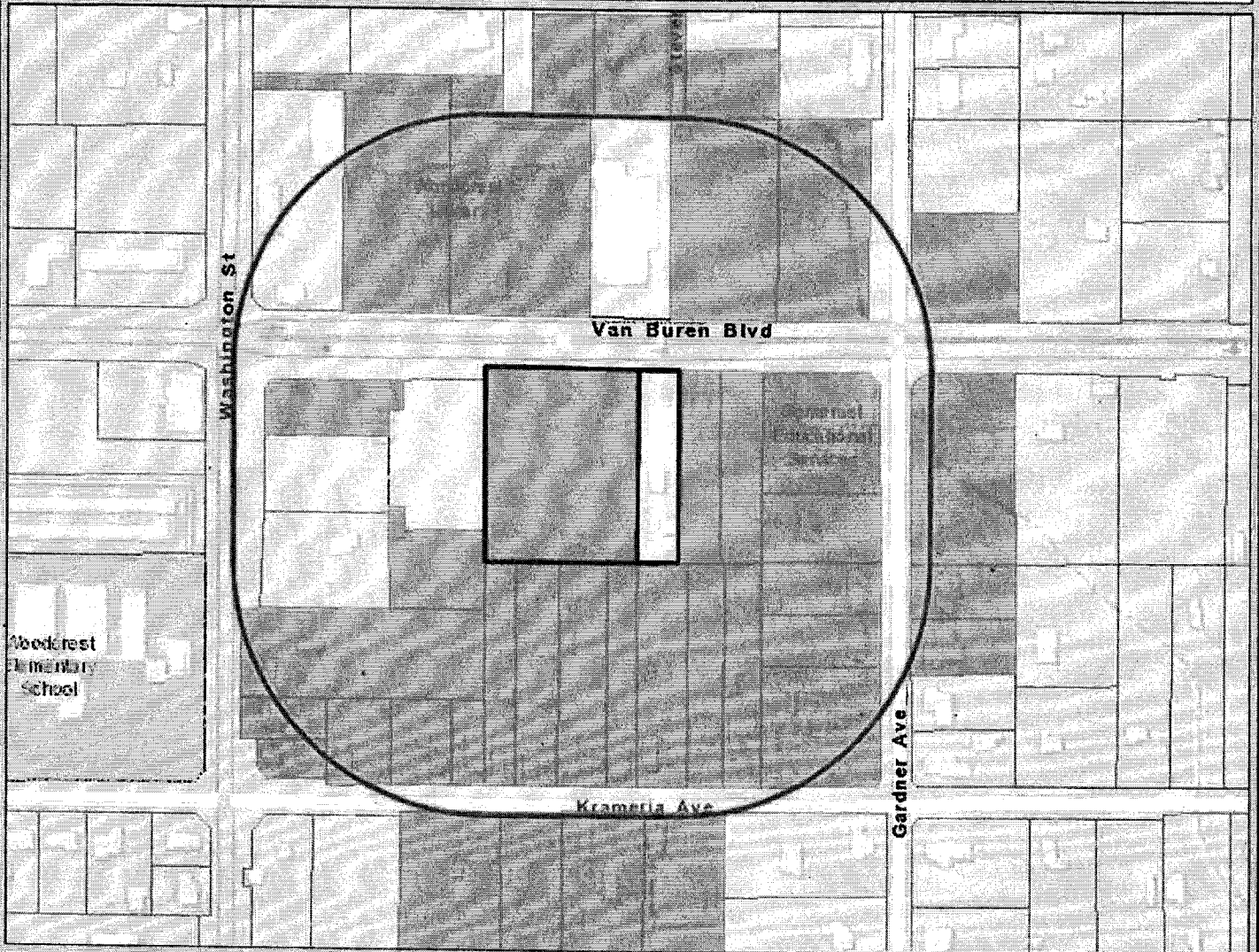
ADDRESS: 4080 Lemon Street 9TH Floor

Riverside, Ca. 92502





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

Riverside County GIS Mailing Labels

CZ1800017 / CUP1800016 (600 feet buffer)



Legend

-  County Boundary
-  Cities
-  Parcels
-  World Street Map

Notes



0

376

752 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... 12/18/2018 12:10:44 PM

© Riverside County RCIT

274030007
JÓSE M ROCHA
DIANE MARIE ROCHA
16232 OLIVE AVE
RIVERSIDE CA. 92504

274030008
JOHN H SEARLE
LAURIE A SEARLE
16215 STEVENS LN
RIVERSIDE CA. 92504

274030011
PRINCE P MACON
85 MEADOWVIEW DR
POMONA CA 91766

274030012
TERRENCE A MAGUIRE
JOAN M MAGUIRE
16220 STEVENS LN
RIVERSIDE CA. 92504

274030016
DIAJEFF
PETROLANE INC
C/O C/O KIN PROP
185 NW SPANISH RIVER 100
BOCA RATON FL 33431

274030017
SANDS PARAGON MANAGEMENT
C/O C/O SAMA HASSO
P O BOX 17358
ANAHEIM CA 92817

274030019
KWANG S PARK
YONG Y PARK
4568 W 1ST ST NO 307
LOS ANGELES CA 90004

274030020
YON SHIN PARK
2535 CYPRESS POINT DR
FULLERTON CA 92833

274040004
MARGARITO RODRIGUEZ
16450 WASHINGTON ST
RIVERSIDE CA. 92504

274040005
WILLARD H WASHBURN
CHERI L WASHBURN
16472 WASHINGTON ST
RIVERSIDE CA. 92504

274040008
STEVEN THOMAS PEREZ
17110 KRAMERIA AVE
RIVERSIDE CA. 92504

274040009
STEVEN PHILLIP MCCANN
DEBRA LYNN MCCANN
15505 SILVER SPUR RD
RIVERSIDE CA 92504

274040010
ARLENE JOYCE WATTS
17126 KRAMERIA AVE
RIVERSIDE CA. 92504

274040011
AARON COOK
STACEY COOK
16740 TARANO LN
MORENO VALLEY CA 92551

274040012
ANDREA ALVAREZ
17146 KRAMERIA AVE
RIVERSIDE CA. 92504

274040013
WOODCREST COMMUNITY CLUB
17156 KRAMERIA AVE
RIVERSIDE CA. 92504

274040014
ARNOLD L E LLOYD
SANDRA R LLOYD
17160 KRAMERIA AVE
RIVERSIDE CA. 92504

274040015
THOMAS A MCCOY
31971 CALLE CABALLOS
TEMECULA CA 92592

274040016
JOYCE A WESCHE
JILL MARIE OTTO
498 HUDSON LN
VICTOR MT 59875

274040017
ANN PATTINSON
PATRICIA ANN BAYLESS
16365 GARDNER AVE
RIVERSIDE CA. 92504

274040018
SOMERSET INC
14400 METCALF AVE
OVERLAND PARK KS 66223

274040019
TIMOTHY J OLSON
PATSY A OLSON
17157 VAN BUREN BLVD
RIVERSIDE CA 92504

274040020
TIMOTHY J OLSON
PATSY A OLSON
17157 VAN BUREN BLV
RIVERSIDE CA. 92504

274040022
SHARENE L GREENE
S L GREENE
4434 3RD ST
RIVERSIDE CA 92501

274040023
JULIO R SALAS
MONICA L SALAS
16455 GARDNER AVE
RIVERSIDE CA. 92504

274040024
V MAR INC
12025 FLORENCE AVE NO 105
SANTA FE SPRINGS CA 90670

274040026
JUDY CHOV
17072 KRAMERIA AVE
RIVERSIDE CA. 92504

274040027
JOHN ELTON
NICHOLE ELTON
17100 KRAMERIA AVE
RIVERSIDE CA. 92504

274040031
THRIFTY PAYLESS INC
DON FRUCIANO
C/O C/O LEGAL DEPT
P O BOX 3165
HARRISBURG PA 17105

274040050
DON FRUCIANO
9390 CONATY PL
RIVERSIDE CA 92503

274040051
WMWD
14205 MERIDIAN PKWY
RIVERSIDE CA 92518

274060022
ZIPLINEEXPRESS
2872 TIGER TAIL
ROSSMOOR CA 90720

274070001
KEVIN THANH DOAN
PAULINE LAN DOAN
PO BOX 8338
HUNTINGTON BEACH CA 92615

274070017
TSUNG HUANG LIANG
YUEH CHIN TSAI
16428 GARDNER AVE
RIVERSIDE CA. 92504

274070018
MURIEL L JOHNSON
16450 GARDNER AVE
RIVERSIDE CA. 92504

274160002
DELYNN C HUMPHREY
17095 KRAMERIA AVE
RIVERSIDE CA. 92504

274160003
LORENZO RAMERIZ
JOSEPHINE A RAMERIZ
17115 KRAMERIA AVE
RIVERSIDE CA. 92504

274160004
VIRGINIA L DANNELLY
DANNELLY MAUDE E ESTATE OF
17151 KRAMERIA AVE
RIVERSIDE CA. 92504

274160005
JOSE LUIS CABRERA
17159 KRAMERIA AVE
RIVERSIDE CA. 92504

Woodcrest Real Estate Ventures
Atten: Steve Powell
1410 Main Street, Suite C.
Ramona, CA 92065

Woodcrest Real Estate Ventures
Atten: Steve Powell
1410 Main Street, Suite C.
Ramona, CA 92065

Projection Engineering, Inc.
Atten: Paul Fisher
1230 Cedar Street
Ramona, CA 92065

Projection Engineering, Inc.
Atten: Paul Fisher
1230 Cedar Street
Ramona, CA 92065

Sharene L. Greene
C/o IPA, Carmen Law
3538 Central Avenue, Suite 200
Riverside, CA 92506

Sharene L. Greene
C/o IPA, Carmen Law
3538 Central Avenue, Suite 200
Riverside, CA 92506

Empire Design Group, Inc.
Atten: Alex Hann
24861 Washington Ave.
Murrieta, CA 92562

Empire Design Group, Inc.
Atten: Alex Hann
24861 Washington Ave.
Murrieta, CA 92562

Western Municipal Water District
14205 Meridian Pkwy.
Riverside, CA 92518

Western Municipal Water District
14205 Meridian Pkwy.
Riverside, CA 92518

Riverside Transit Agency
1825 Third Street
P.O. Box 59968
Riverside, CA 92517-1968

Riverside Transit Agency
1825 Third Street
P.O. Box 59968
Riverside, CA 92517-1968

Thomas C. Ketcham, Woodcrest
Community Representative
4080 Lemon Street, 5th Floor
PO Box 1527
Riverside, CA 92501

Thomas C. Ketcham, Woodcrest
Community Representative
4080 Lemon Street, 5th Floor
PO Box 1527
Riverside, CA 92501

Southern California Edison
P.O. Box 800
Rosemead, CA 91770

Southern California Edison
P.O. Box 800
Rosemead, CA 91770

Southern California Gas Co.
4495 Howard Ave.
Riverside, CA 92507

Southern California Gas Co.
4495 Howard Ave.
Riverside, CA 92507.

Riverside County ALUC
Attention: John Guerin
4080 Lemon Street, 14th Floor
Riverside, Ca 92501

Riverside County ALUC
Attention: John Guerin
4080 Lemon Street, 14th Floor
Riverside, Ca 92501

City of Riverside
c/o Community and Economic
Development Department
3900 Main Street, 3rd Floor
Riverside, CA 92522

City of Riverside
c/o Community and Economic
Development Department
3900 Main Street, 3rd Floor
Riverside, CA 92522

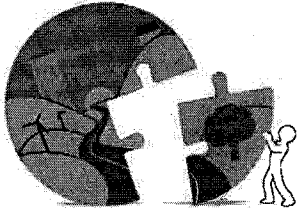
Pechanga Band of Luiseno Indians
Attention: Ebru Ozdil
P.O. Box 2183
Temecula, California 92593

Pechanga Band of Luiseno Indians
Attention: Ebru Ozdil
P.O. Box 2183
Temecula, California 92593

Morongo Band of Mission Indians
Tribal Historic Preservation Office
Atten: Travis Armstrong
12700 Pumarra Road
Banning, CA 92220

Morongo Band of Mission Indians
Tribal Historic Preservation Office
Atten: Travis Armstrong
12700 Pumarra Road
Banning, CA 92220

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



RIVERSIDE COUNTY PLANNING DEPARTMENT

Charissa Leach, P.E.
Assistant TLMA Director

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, California 92211

SUBJECT: Filing of Notice of Determination in compliance with Section 21152 of the California Public Resources Code.

CZ1800017 and CUP180016
Project Title/Case Numbers

Deborah Bradford
County Contact Person

951-955-6646
Phone Number

State Clearinghouse Number (if submitted to the State Clearinghouse)

Woodcrest Real Estate Ventures, Steve Powell
Project Applicant

1410 Main Street, Suite C., Ramona, CA 92065
Address

North of Krameria Avenue, south of Van Buren Avenue, west of Washington Street, and east of Gardner Avenue.
Project Location

The Project site has a split zoning classification of Scenic Highway Commercial (C-P-S) and Residential Agricultural (R-A). The applicant is proposing to modify the parcel zoned R-A to the C-P-S zoning classification. The Conditional Use Permit will allow the outdoor storage area to exceed 200 square feet. Total outdoor storage area is comprised of 21,257 square feet (15,000 square feet attached to the building and 6,257 square feet of detached outdoor display area located to the east of the entrance).
Project Description

This is to advise that the Riverside County Board of Supervisors, as the lead agency, has approved the above-referenced project on _____, and has made the following determinations regarding that project:

1. The project WILL NOT have a significant effect on the environment.
2. An Mitigated Negative Declaration was prepared for the project pursuant to the provisions of the California Environmental Quality Act (\$2,354.75+\$50.00) and reflect the independent judgment of the Lead Agency.
3. Mitigation measures WERE made a condition of the approval of the project.
4. A Mitigation Monitoring and Reporting Plan/Program WAS adopted.
5. A statement of Overriding Considerations WAS NOT adopted
6. Findings were made pursuant to the provisions of CEQA.

This is to certify that the earlier EA, with comments, responses, and record of project approval is available to the general public at: Riverside County Planning Department, 4080 Lemon Street, 12th Floor, Riverside, CA 92501.

Signature Project Planner _____
Date

Date Received for Filing and Posting at OPR: _____

FOR COUNTY CLERK'S USE ONLY

Please change deposit fee case# CEQ 180073

**INVOICE (INV-00068338)
FOR RIVERSIDE COUNTY**

BILLING CONTACT

Woodcrest Real Estate Ventures
1410 Main St, C
Ramona, Ca 92065

**County of Riverside
Trans. & Land Management Agency**



INVOICE NUMBER	INVOICE DATE	INVOICE DUE DATE	INVOICE STATUS
INV-00068338	02/26/2019	02/26/2019	Paid In Full

REFERENCE NUMBER	FEE NAME	TOTAL
CFW190001	0451 - CF&W Trust ND/MND	\$2,354.75
	0452 - CF&W Trust Record Fees	\$50.00
17155 Van Buren Blvd Riverside, CA 92504		SUB TOTAL \$2,404.75

TOTAL \$2,404.75

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



**PLANNING COMMISSION
MINUTE ORDER
APRIL 17, 2019**

I. AGENDA ITEM 4.1

CHANGE OF ZONE NO. 1800017 and CONDITIONAL USE PERMIT NO. 180016 – CEQ180073 – Intent to Adopt a Mitigated Negative Declaration – Applicant: Woodcrest Real. Estate Ventures – Engineer/Representative: Projection Engineering, Inc. – First Supervisorial District – Woodcrest Zoning District – Lake Mathews/Woodcrest Area Plan: Community Development: Commercial Retail (CD-CR) – Location: Northerly of Krameria Avenue, southerly of Van Buren Boulevard, westerly of Washington Street, and easterly of Gardner Avenue – 3.45 Gross Acres – Zoning: Scenic Highway Commercial (C-P-S) – Residential Agriculture (R-A).

II. PROJECT DESCRIPTION:

The **Change of Zone No. 1800017** proposes to change the southern portion of the Project site currently zoned R-A to the C-P-S zoning classification. The **Conditional Use Permit No. 180016** proposes to establish an 18,800 sq. ft. retail commercial building, and 15,000 sq. ft. of outdoor display area. A Special Review of Parking has been approved by the Assistant TLMA Director to allow the project to provide 99 parking spaces.

III. MEETING SUMMARY:

The following staff presented the subject proposal:

Project Planner: Project Planner: Deborah Bradford at (951) 955-6646 or email at dbradfor@rivco.org.

Spoke in favor:

Steve Powell, Applicant, 1410 Main Street Suite C, Ramona, 92065, (760) 271-9400

Sonya Alemdar, Interested Party, Woodcrest, (951) 892-8892

Nancy Embry, Interested Party, Woodcrest- did not speak, donated time

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 Kroencke

A vote of 4-0 (Commissioner Hake Absent)

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

ADOPT a Mitigated Negative Declaration for Environmental Assessment No. CEQ180073; and,

TENTATIVELY Approve Change of Zone No. 180017; and,

APPROVE Conditional Use Permit No. 180016, subject to the conditions of approval.



OFFICE OF THE
CLERK OF THE BOARD OF SUPERVISORS
1st FLOOR, COUNTY ADMINISTRATIVE CENTER
P.O. BOX 1147, 4080 LEMON STREET
RIVERSIDE, CA 92502-1147
PHONE: (951) 955-1060 FAX: (951) 955-1071

KECIA R. HARPER
Clerk of the Board of Supervisors

KIMBERLY A. RECTOR
Assistant Clerk of the Board

May 16, 2019

THE PRESS ENTERPRISE
ATTN: LEGALS
P.O. BOX 792
RIVERSIDE, CA 92501
legals@pe.com

PH : (951) 368-9229
E-MAIL:

RE: NOTICE OF PUBLIC HEARING: CZ 1800017, CUP 180016

To Whom It May Concern:

Attached is a copy for publication in your newspaper for **One (1) time on Thursday, May 23, 2019.**

We require your affidavit of publication immediately upon completion of the last publication.

Your invoice must be submitted to this office, WITH TWO CLIPPINGS OF THE PUBLICATION.

NOTE: PLEASE COMPOSE THIS PUBLICATION INTO A SINGLE COLUMN FORMAT.

Thank you in advance for your assistance and expertise.

Sincerely,

Karen Barton

Board Assistant to:
KECIA R. HARPER, CLERK OF THE BOARD

21.1

NOTICE OF PUBLIC HEARING BEFORE THE BOARD OF SUPERVISORS OF RIVERSIDE COUNTY ON A CHANGE OF ZONE, A CONDITIONAL USE PERMIT, AND TO ADOPT AN ORDINANCE IN THE WOODCREST ZONING AREA, FIRST SUPERVISORIAL DISTRICT

NOTICE IS HEREBY GIVEN that a public hearing at which all interested persons will be heard, will be held before the Board of Supervisors of Riverside County, California, on the 1st Floor Board Chambers, County Administrative Center, 4080 Lemon Street, Riverside, on **Tuesday, June 4, 2019 at 10:00 A.M.** or as soon as possible thereafter, to consider the Planning Commission's recommended approval on **Change of Zone No. 1800017** which proposes to change the zoning classification on the southern portion of the project site from Residential Agriculture to Scenic Highway Commercial. **Conditional Use Permit No. 180016**, proposes to establish an 18,800 square foot retail commercial building with 15,000 square feet of attached outdoor display, 6,257 square feet of unenclosed outdoor display, and a parking lot to accommodate 99 vehicles on 3 acres. This project is located North of Krameria Avenue, South of Van Buren Blvd., West of Washington Street and East of Gardner Avenue in the Woodcrest Zoning Area of the First Supervisorial District.

The Planning Commission recommends that the Board of Supervisors approve the project and adopt a Mitigated Negative Declaration for **Environmental Assessment No. CEQ180073**.

The project case file may be viewed from the date of this notice until the public hearing, Monday through Friday, from 8:00 a.m. to 5:00 p.m. at the Riverside County Planning Department at 4080 Lemon Street, 12th Floor, Riverside, California 92501.

FOR FURTHER INFORMATION REGARDING THIS PROJECT, PLEASE CONTACT DEBORAH BRADFORD, PROJECT PLANNER, AT (951) 955-6646 OR EMAIL dbradfor@rivco.org

Any person wishing to testify in support of or in opposition to the 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 written comments received prior to the public hearing will be submitted to the Board of Supervisors and the Board of Supervisors will consider such comments, in addition to any oral testimony, before making a decision on the project.

If you challenge the above item in court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence to the Planning Commission or Board of Supervisors at, or prior to, the public hearing. Be advised that as a result of the public hearing and the consideration of all public comment, written and oral, the Board of Supervisors may amend, in whole or in part, the project and/or the related environmental document. Accordingly, the designations, development standards, design or improvements, or any properties or lands within the boundaries of the project, may be changed in a way other than specifically proposed.

Alternative formats available upon request to individuals with disabilities. If you require reasonable accommodation, please contact Clerk of the Board at (951) 955-1063, at least 72 hours prior to hearing.

Please send all written correspondence to: Clerk of the Board, 4080 Lemon Street, 1st Floor, Post Office Box 1147, Riverside, CA 92502-1147 or email cob@rivco.org

Dated: May 16, 2019

Kecia R. Harper, Clerk of the Board
By: Karen Barton, Board Assistant

CERTIFICATE OF POSTING

(Original copy, duly executed, must be attached to
the original document at the time of filing)

I, Karen Barton, Board Assistant to Kecia R. Harper, Clerk of the Board of Supervisors, for the County of Riverside, do hereby certify that I am not a party to the within action or proceeding; that on May 16, 2019, I forwarded to Riverside County Clerk & Recorder's Office a copy of the following document:

NOTICE OF PUBLIC HEARING

CZ 1800017, CUP 180016

to be posted in the office of the County Clerk at 2724 Gateway Drive, Riverside, California 92507. Upon completion of posting, the County Clerk will provide the required certification of posting.

Board Agenda Date: June 4, 2019 @ 10:00 a.m.

SIGNATURE: Karen Barton DATE: May 16, 2019
Karen Barton

CERTIFICATE OF MAILING

(Original copy, duly executed, must be attached to
the original document at the time of filing)

I, Karen Barton, Board Assistant, for the County of Riverside, do hereby certify that I am not a party to the within action or proceeding; that on May 16, 2019, I mailed a copy of the following document:

NOTICE OF PUBLIC HEARING

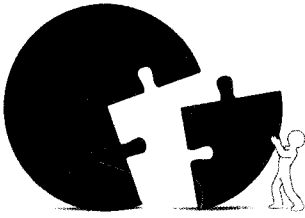
CZ 1800017, CUP 180016

to the parties listed in the attached labels, by depositing said copy with postage thereon fully prepaid, in the United States Post Office, 3890 Orange St., Riverside, California, 92501.

Board Agenda Date: June 4, 2019 @ 10:00 a.m.

SIGNATURE: *Karen Barton*
Karen Barton

DATE: May 16, 2019



RIVERSIDE COUNTY PLANNING DEPARTMENT

Charissa Leach, P.E.
Assistant TLMA Director

DATE: May 9, 2019

TO: Clerk of the Board of Supervisors – June 4, 2019 BOS meeting

FROM: Planning Department – Riverside – Deborah Bradford, Project Planner – ext - 56646

SUBJECT: CZ1800017 and CUP180016

(Charge your time to these case numbers)

The attached item(s) require the following action(s) by the Board of Supervisors:

- | | |
|---|---|
| <input type="checkbox"/> Place on Administrative Action | <input checked="" type="checkbox"/> Set for Hearing <small>(Legislative Action Required; CZ, GPA, SP, SPA)</small> |
| <input type="checkbox"/> Receive & File | |
| <input type="checkbox"/> EOT | |
| <input type="checkbox"/> Labels provided If Set For Hearing | <input checked="" type="checkbox"/> Publish in Newspaper: |
| <input type="checkbox"/> 10 Day <input type="checkbox"/> 20 Day <input type="checkbox"/> 30 day | **SELECT Advertisement** |
| <input type="checkbox"/> Place on Consent Calendar | <input checked="" type="checkbox"/> **SELECT CEQA Determination** |
| <input type="checkbox"/> Place on Policy Calendar <small>(Resolutions; Ordinances; PNC)</small> | <input checked="" type="checkbox"/> 10 Day <input type="checkbox"/> 20 Day <input type="checkbox"/> 30 day |
| <input type="checkbox"/> Place on Section Initiation Proceeding <small>(GPIP)</small> | <input checked="" type="checkbox"/> Notify Property Owners <small>(app/agencies/property owner labels provided)</small> |

Designate Newspaper used by Planning Department for Notice of Hearing:
(3rd Dist) Press Enterprise

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 Duna Court, Suite H
Palm Desert, California 92211
(760) 863-8277 · Fax (760) 863-7040

"Planning Our Future... Preserving Our Past"