

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



ITEM: 1.3
(ID # 12681)

MEETING DATE:

Tuesday, June 09, 2020

FROM: TLMA-PLANNING:

SUBJECT: TRANSPORTATION & LAND MANAGEMENT AGENCY/PLANNING: RECEIVE AND FILE THE PLANNING COMMISSION'S DECISION TO APPROVE CONDITIONAL USE PERMIT NO. 190024 – CEQA Exempt, Section 15303 (New Construction or Conversion of Small Structures) – CEQ190100 - Applicant: Christopher Carey – Engineer Representative: Empire Design Group Inc. – Third Supervisorial District – Winchester Zoning Area – Harvest Valley / Winchester Area Plan – Community Development: Commercial Retail (CD:CR) (0.25-0.35 FAR) – Location: northerly of Gough Street, Easterly of SH-79/Winchester Road, and southerly of Willard Street – 0.52 Gross Acres – Zoning: Rural Residential (R-R) - REQUEST: Conditional Use Permit No. 190024 is a proposal to construct an R.V., trailer, and boat storage yard on a 0.52 acre site. The project will include twenty-five (25) R.V., trailer, and boat storage yard parking spaces. The site will be available for the public 24 hours a day and 7 days a week by key code access. APN: 462-176-004. District 3. [Applicant Fees 100%]

RECOMMENDED MOTION: That the Board of Supervisors:

1. **RECEIVE AND FILE** the Planning Commission Notice of Decision for the above referenced case acted on by the Planning Commission on May 20, 2020.

ACTION: Consent

Charissa Leach, Assistant TLMA Director

5/28/2020

MINUTES OF THE BOARD OF SUPERVISORS

On motion of Supervisor Spiegel, seconded by Supervisor Jeffries and duly carried by unanimous vote, IT WAS ORDERED that the above matter is approved as recommended.

Ayes: Jeffries, Spiegel, Washington, Perez and Hewitt
Nays: None
Absent: None
Date: June 9, 2020
xc: Planning

Kecia R. Harper
Clerk of the Board

By:
Deputy

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

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

C.E.O. RECOMMENDATION: Approve

BACKGROUND:

Summary

The project will have twenty-five (25) RV and Boat parking spaces. The site will be surrounded by a 6-foot high CMU block wall and an automatic gate with key code access. The project's access will be via a driveway on Willard Street. There will be no employees or structures on-site. The facility is planned to be accessible 24 hours a day. There will be no activity on the site other than the arrival and departure of the stored recreational vehicles and boats.

The proposed project is within a Community Center Overlay, which also allows commercial retail uses. The Community Center Overlay is within the Harvest Valley/ Winchester Area Plan. The Community Center Overlay land use designations are located in the community of Winchester. Winchester Town Center, land use designation allows the flexibility for this community to create a special place in western Riverside County. The Community Center Overlay includes the portions of Winchester located between Longfellow and Whittier Avenues. Within the Winchester Community Plan, the proposed land use designation is Mixed Use, which also supports commercial uses mixed in with residential development.

Application Submittal

Conditional Use Permit No. 190024 was submitted to the County of Riverside on September 16, 2019.

Planning Commission Decision

The Planning Commission approved the Conditional Use Permit on May 20, 2020 on a 5-0 vote.

Impact on Citizens and Businesses

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

SUPPLEMENTAL:

Additional Fiscal Information

All fees are paid by the applicant, there is not a General Fund obligation.

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

Contract History and Price Reasonableness

N/A

ATTACHMENTS:

- A. Planning Commission Minutes
- B. Planning Commission Memo
- C. Planning Commission Staff Report Package



Jason Farin, Principal Management Analyst 5/28/2020



**PLANNING COMMISSION
MINUTE ORDER
MAY 20, 2020**

I. AGENDA ITEM 4.1

CONDITIONAL USE PERMIT NO. 190024 – Exempt from the California Environmental Quality Act (CEQA), pursuant to State CEQA Guidelines Section 15303 (New Construction or Conversion of Small Structures) – CEQ190100 – Applicant: Christopher Carey – Engineer Representative: Empire Design Group Inc. – Third Supervisorial District – Winchester Zoning Area – Harvest Valley/Winchester Area Plan – Community Development: Commercial Retail (CD-CR) (0.25-0.35 FAR) – Location: Northerly of Gough Street, easterly of State Highway 79/Winchester Road, and southerly of Willard Street – 0.52 Gross Acres – Zoning: Rural Residential (R-R).

II. PROJECT DESCRIPTION:

Conditional Use Permit No. 190024 is a proposal to construct an R.V., trailer, and boat storage yard on a 0.52 acre site. The project will include 25 R.V., trailer, and boat storage yard parking spaces. The site will be available for the public 24 hours a day and 7 days a week by key code access.

III. MEETING SUMMARY:

The following staff presented the subject proposal:

Project Planner: Russell Brady at (951) 955-3025 or email at rbrady@rivco.org.

Spoke in favor:

Christopher Carey, Applicant, 29809 Painted Desert Drive, Menifee, 92584

No one spoke in opposition or in a neutral position.

IV. CONTROVERSIAL ISSUES:

None.

V. PLANNING COMMISSION ACTION:

Public Comments: Closed

Motion by Commissioner Thornhill, 2nd by Commissioner Leonard

A vote of 5-0

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

APPROVED Conditional Use Permit No. 190024, subject to the conditions of approval as modified at hearing.



Charissa Leach, P.E.
Assistant TLMA Director

RIVERSIDE COUNTY

PLANNING DEPARTMENT

Memorandum

DATE: May 20, 2020

TO: Planning Commission

FROM: Russell Brady, Project Planner

RE: Item 4.1 – Conditions and Staff Report Updates

Since completion of the staff report package, certain Transportation Department conditions were identified as missing from the project. The updated recommended conditions of approval from the Transportation Department are attached to this memo for consideration by the Planning Commission.

Also following completion of the staff report package, it was recognized that the appeal information noted in the staff report is not fully accurate. The appeal information should clarify that appeal should be filed within ten days after the notice of decision appears on the Board's agenda rather than within 10 days of the mailing of the Planning Commission's decision.



COUNTY OF RIVERSIDE PLANNING DEPARTMENT STAFF REPORT

Agenda Item No.

4.1

Planning Commission Hearing: May 20, 2020

PROPOSED PROJECT

Case Number: CUP190024

CEQA Exempt Section 15303

Area Plan: Harvest Valley/Winchester

Zoning Area/District: Winchester Area

Supervisory District: Third District

Project Planner: Russell Brady

Project APN: 462-176-004

Applicant: Christopher Carey

Representative: Empire Design Group Inc

Charissa Leach, P.E.
Assistant TLMA Director

PROJECT DESCRIPTION AND LOCATION

Conditional Use Permit No. 190024 is a proposal to construct an R.V., trailer, and boat storage yard on a 0.52 acre site. The project will include twenty-five (25) R.V., trailer, and boat storage yard parking spaces. The site will be available for the public 24 hours a day and 7 days a week by key code access.

The project site location is westerly of SH-79/Winchester Road, southerly of Gough Street, westerly of Garfield Avenue, northerly of Willard Street within the unincorporated community of Winchester.

PROJECT RECOMMENDATION

STAFF RECOMMENDATIONS:

THAT THE PLANNING COMMISSION TAKE THE FOLLOWING ACTIONS:

FIND that the project is **EXEMPT** from the California Environmental Quality Act (CEQA), pursuant to State CEQA Guidelines Section 15303 (New Construction or Conversion of Small Structures) based on the findings and conclusions in the staff report; and,

APPROVE CONDITIONAL USE PERMIT NO. 190024, subject to the attached Advisory Notification Document, Conditions of Approval, and based upon the findings and conclusions provided in this staff report.

PROJECT DATA

Land Use and Zoning:

Specific Plan:	N/A
Specific Plan Land Use:	N/A
Existing General Plan Foundation Component:	Community Development
Proposed General Plan Foundation Component:	N/A

storage yard will provide a decorative CMU block wall with landscaping along the walls to create a buffer. In addition, the proposed project is consistent with the General Plan Land Use Policy 30.2, which states, to "control heavy truck and vehicular access to minimize potential impacts on adjacent properties". The proposed project will be accessed from Willard Street, and not directly off the (State Highway- 79)/Winchester Road which will minimize potential impacts to (State Highway-79)/Winchester Road traffic flow. Additionally, the amount of typical traffic to the proposed facility is anticipated to be minimal since it is not likely based on the 25 storage spaces that users would not be frequently dropping off or pulling out their trailer, R.V., or boat to result in any notable daily activities on the site.

2. The project site currently has a Zoning Classification of Rural Residential (R-R), which although it is not clearly consistent with the General Plan land use designation of Commercial Retail (CR) since it is generally defined as a residential zone, the Rural Residential (R-R) zone does allow for a wide variety of commercial uses and those such uses are generally compatible with the land use designation of Commercial Retail (CR). Since the proposed Project is proposing one of those commercial uses as permitted in the Rural Residential (R-R) zone and that use is generally consistent with the land use designation of Commercial Retail as detailed above, there is no necessity to change the zoning to make it more consistent with the General Plan at this time.
3. The project site is located within the Highway 79 Policy Area. This policy is related to residential development and therefore is not applicable to the current proposed commercial Project.
4. The proposed project is located within the Winchester Policy Area and a Community Center Overlay as identified by the Harvest Valley/ Winchester Area Plan. The intent of the policy area is to create "a sense of place as well as an entrance to the Diamond Valley Recreation Area." The policy area and overlay encourage certain commercial uses to promote the intent of the policy area. While the policy area may encourage specific types of uses, it does note in HWVAP 3.4 that development may also be permitted pursuant to the underlying land use designations applied to each property. As noted previously, the underlying land use designation of Commercial Retail would allow for the proposed use.

Conditional Use Permit Findings:

The following findings shall be made prior to making a recommendation to grant a Conditional Use Permit, pursuant to the provisions of the Riverside County Zoning Ordinance 348 (Land Use):

1. The proposed use conforms to all the requirements of the General Plan and with all applicable requirements of State law and the ordinances of Riverside County. The General Plan is Community Development: Commercial Retail (CD: CR), which allows local and regional serving retail and service uses. The proposed Project, a R.V., trailer, and boat storage yard is considered a commercial use pursuant to Ordinance No. 348 and therefore is consistent with the Community Development: Commercial Retail (CD: CR) that allows for commercial uses. Pursuant to the Zoning Classification of Rural Residential (R-R) that is applied to the property, the proposed use of a R.V., trailer, and boat storage yard is allowable with the approval of a Conditional Use Permit. This use falls in the category of Trailer and Boat Storage under the R-R zone. The R.V., trailer, and boat storage yard use conforms to all other requirements of the General Plan, Ordinance No. 348, and with all applicable requirements of State law and the ordinances of Riverside County.
2. The overall development of the land shall be designed for the protection of the public health, safety and general welfare. Implementation of the proposed Project will not impact the surrounding area in terms

of a substantial increase in traffic or noise since the project would not generate a notable amount of daily traffic. The Project site is adequately served by Willard Road and is capable of providing access for emergency vehicles. Incorporation of conditions of approval in regards location of fire hydrants, and portable fire extinguishers will provide necessary improvements to provide emergency fire services. Furthermore, through compliance with the California Building Code and Riverside County Ordinance No. 348 the project will not negatively affect the public health, safety, or welfare.

3. The proposed use conforms to the logical development of the land and to be compatible with the present and future logical development of the surrounding property. The project site is located within the Harvest Valley/Winchester Area Plan. The Harvest Valley/Winchester Area Plan describes as small homes on large parcels and agricultural community along Winchester Road (State Route 79) with commercial services along the highway serving area residents and the traveling public. Additionally, the Project site's land use designation is Commercial Retail (CR) which encourages commercial and related services uses. The proposed commercial use, which is along on Winchester Road (State Route 79) conforms to the present and future logical development of the land and is compatible with the surrounding areas since the project is a low intensity commercial use that would not generate any notable nuisance or inherent incompatibility with the neighboring existing residential uses.
4. That plan for the proposed use shall consider the location and need for dedication and improvement of necessary streets and sidewalks, including the avoidance of traffic congestion; and shall take into account topographical and drainage conditions, including the need for dedication and improvements of necessary structures as a part thereof. The project will not be required to provide any major improvements along State Route 79/Winchester Road and Willard Street. The project is already improved along State Route 79/Winchester Road and Willard Street and therefore does not require any further improvements to adequately serve the needs of the project and the incremental increase in traffic generated by the project. The applicant will provide a new driveway, parkways, sidewalks, and landscaping along Willard Street.
5. All use permits which permit the construction of more than one structure on a single legally divided parcel shall, in addition to all other requirements, be subject to a condition which prohibits the sale of any existing or subsequently constructed structures on the parcel until the parcel is divided and a final map recorded in accordance with Ordinance No. 460 in such a manner that each building is located on a separate legally divided parcel. The proposed Project will not result in the construction of any structure on the existing lot.

Development Standards Findings:

- a. Height Requirements – One family residences shall not exceed forty (40') feet in height. No other building or structure shall exceed fifty (50') feet in height, unless a greater height is approved pursuant to Section 18.34. of this ordinance. In no event, however, shall a building exceed seventy-five (75') feet in height or any other structure exceed one hundred five (105') feet in height, unless a variance is approved pursuant to Section 18.27. of this ordinance. The project does not propose any structures. Therefore, the project is consistent with the standard.
- b. Lot Area. One-half acre, with a minimum average width of 80 feet, including the area to the center of adjacent streets. The proposed project is located on a 0.52 acre site and the width of the frontage along Willard Road is 149.61 feet. Therefore, the project is consistent with the standard.

- c. Automobile storage space shall be provided as required by Section 18.12. of this ordinance. The proposed project is a R.V., trailer, and boat storage yard providing twenty-five (25) storage spaces. The use is closely related to the mini-warehouses, self-storage within the General Commercial/Retail Uses under the Ordinance No. 348, Section 18.12, since the use would similarly be a use providing for storage that would not generate a typical need for regular vehicle parking. The applicable parking rate for mini-warehouse and self-storage that would be applicable to the project would require two (2) parking spaces per every three (3) employees. This project will not have employee onsite, therefore the parking requirement is not necessary to serve this type of use. Therefore, the project is consistent with the standard.

Other Findings:

1. The project site is not located within a Criteria Cell of the Western Riverside Valley Multiple Species Habitat Conservation Plan (MSHCP).
2. The project site is not located within a City Sphere of Influence.
3. The project site is not located within an Airport Influence Area ("AIA") boundary and is therefore not subject to the Airport Land Use Commission ("ALUC") review.
4. The project site is located within Zone B of the Mount Palomar Observatory Lighting Zone boundary, as identified by Ordinance No. 655 (Mt. Palomar). The project is required to comply with all lighting standards specified within Ordinance No. 655, pursuant to Zone B.
5. The project site is located within the Fee Assessment Area of the Stephen's Kangaroo Rat Habitat Conservation Plan ("SKRHCP"). Per County Ordinance No. 663 and the SKRHCP, all applicants who submit for development permits, including maps, within the boundaries of the Fee Assessment Area who cannot satisfy mitigation requirements through on-site mitigation, as determined through the environmental review process, shall pay a Mitigation Fee of \$500.00 per gross acre of the parcels proposed for development. Payment of the SKRHCP Mitigation Fee for this Project, instead of onsite mitigation, will not jeopardize the implementation of the SKRHCP as all core reserves required for permanent Stephen's Kangaroo Rat habitat have been acquired and no new land or habitat is required to be conserved under the SKRHCP.
6. This project is not located within a CAL FIRE state responsibility area and not located within a high fire hazard severity zone.

Conclusion:

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

PUBLIC HEARING NOTIFICATION AND COMMUNITY OUTREACH

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

APPEAL INFORMATION

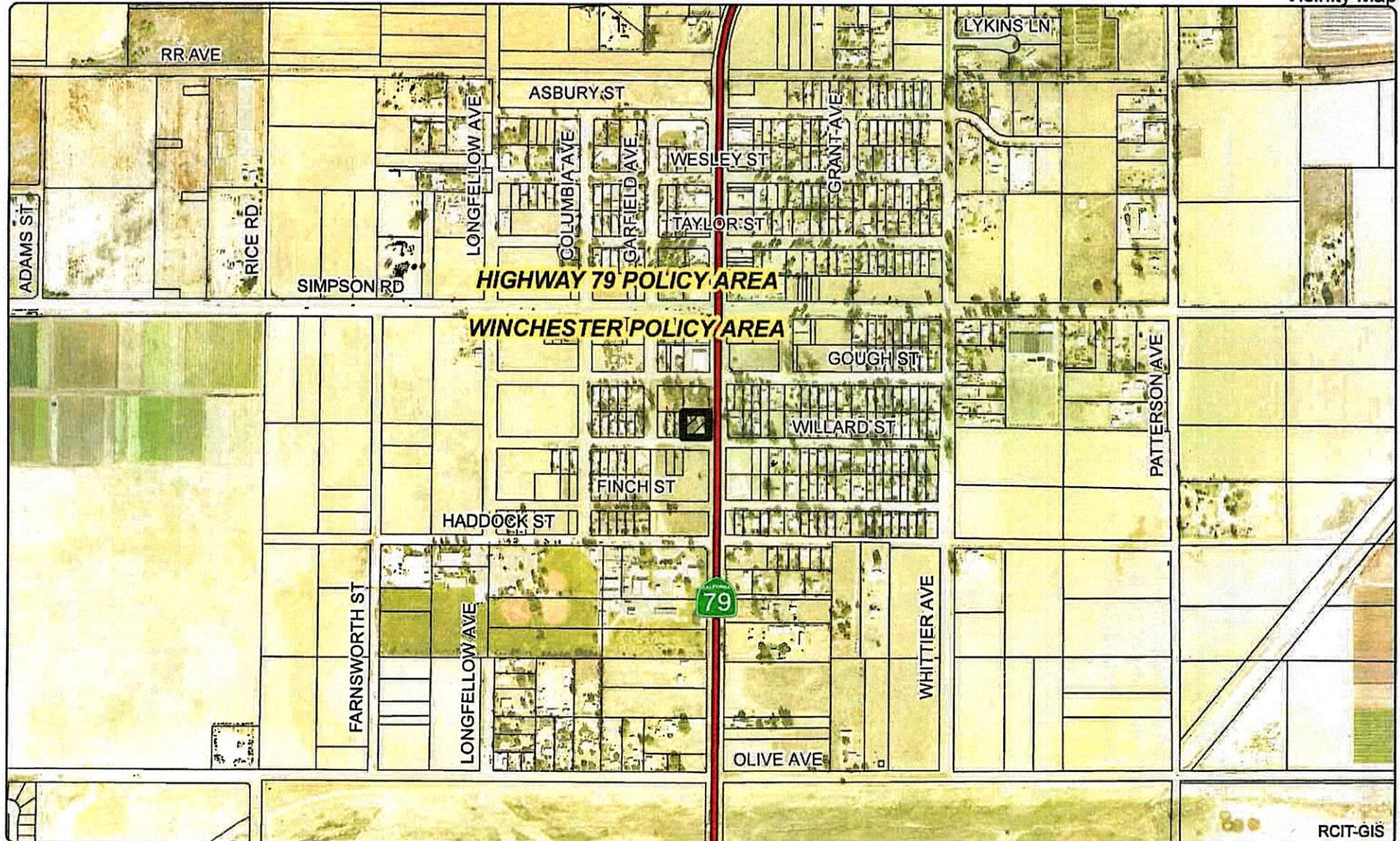
The Planning Commission's decision may be appealed to the Board of Supervisors. Such appeals shall be submitted in writing to the Clerk of the Board, with the required fee as set forth in Ordinance No. 671 (Consolidated Fees for Land Use and Related Functions), within 10 days after the mailing of the Planning Commission's decision.

RIVERSIDE COUNTY PLANNING DEPARTMENT
CUP190024

Supervisor: Washington
District 3

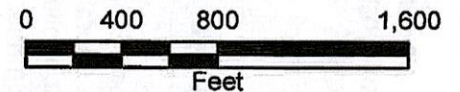
VICINITY/POLICY AREAS

Date Drawn: 12/05/2019
Vicinity Map



Zoning Area: Winchester

Author: Vinnie Nguyen



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

RIVERSIDE COUNTY PLANNING DEPARTMENT

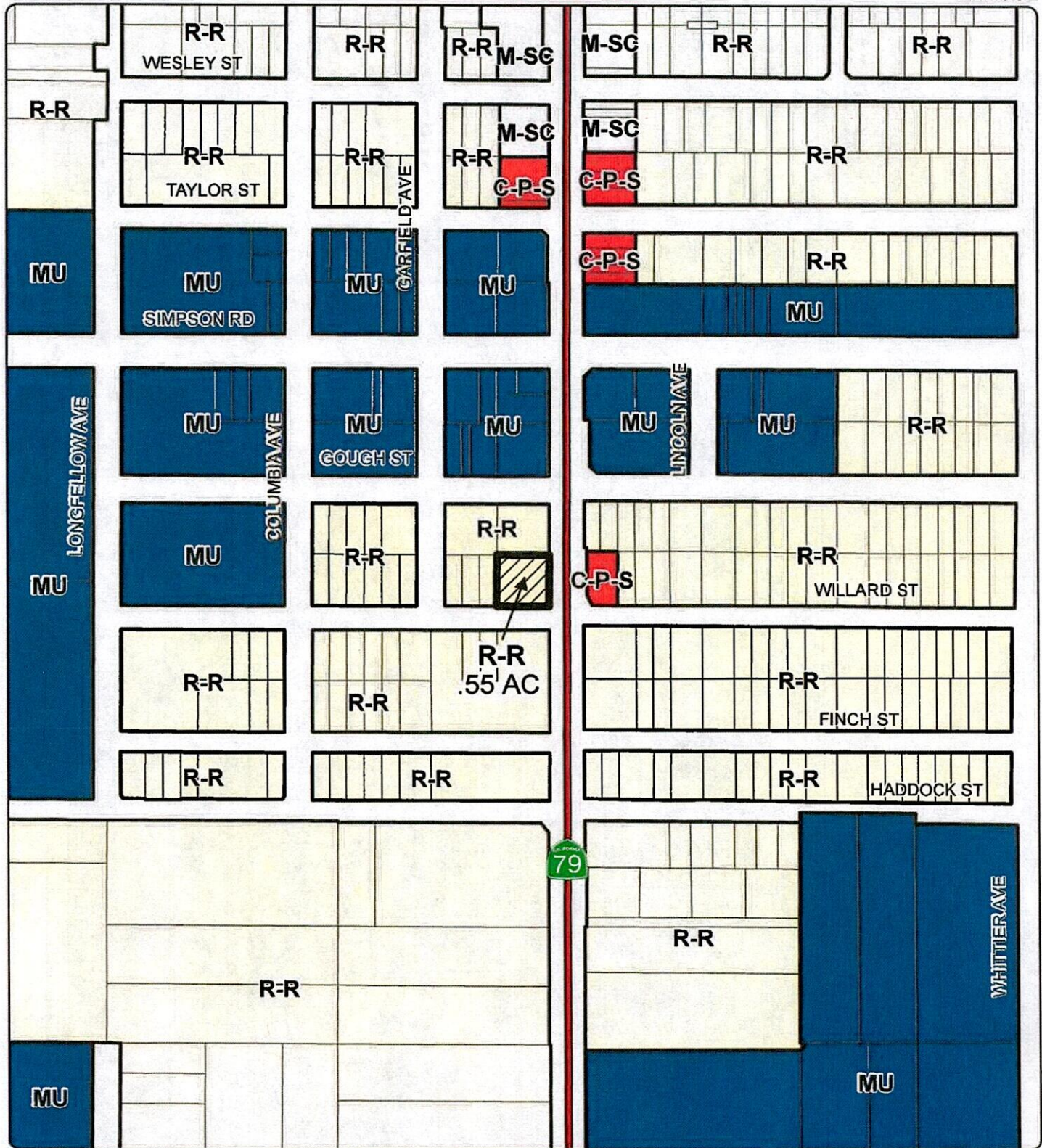
CUP190024

EXISTING ZONING

Supervisor: Washington
District 3

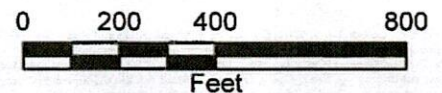
Date Drawn: 12/05/2019

Exhibit 2



Zoning Area: Winchester

Author: Vinnie Nguyen



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RIVERSIDE COUNTY PLANNING DEPARTMENT

CUP190024

LAND USE

Supervisor: Washington
District 3

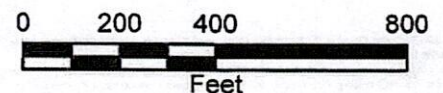
Date Drawn: 12/05/2019

Exhibit 1



Zoning Area: Winchester

Author: Vinnie Nguyen



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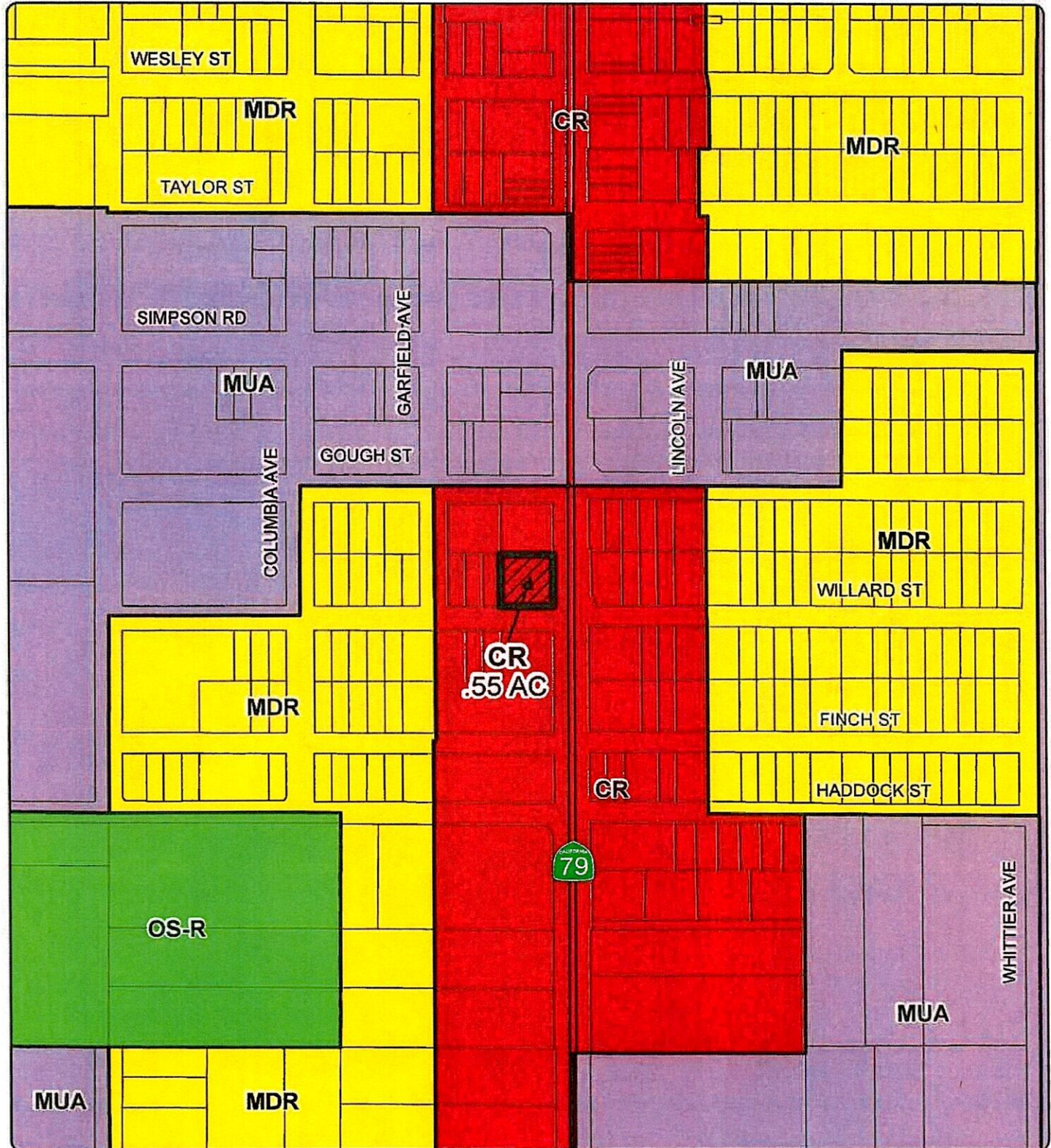
RIVERSIDE COUNTY PLANNING DEPARTMENT

CUP190024

EXISTING GENERAL PLAN

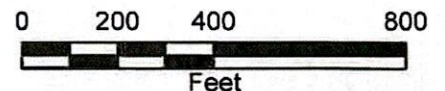
Supervisor: Washington
District 3

Date Drawn: 12/05/2019
Exhibit 5



Zoning Area: Winchester

Author: Vinnie Nguyen



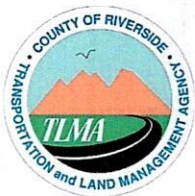
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PRELIMINARY PLANTING PLAN



SPECIES	BOTANICAL NAME	COMMON NAME	SIZE	NUMBER	REMARKS	MOODLE #
(A)	WILD LAMBA THREE	AFRICAN SLANG	3' x 6"	0	DOUBLE STAKE / HEIGHT 8-10', SPACING 3'-4'	L
(B)	SHRUBBY TAMARIS "LITTLE JOINT" SPREADER	GRASSY BRUSH	3 CAL.	11	FULL & BUSHY @ 3' C.C.	L
(C)	LOOSELY BRANCHED MULCH AND BRUSHCOVERS	TIGER WATTLE SAL	3 CAL. 5 CAL.	24	FALL & BUSHY @ 3' C.C.	L
(D)	NOT A SHrub FOREST BLIND WOOD MULCH	MEDIUM GRASS WOOD MULCH	3' MAX.	AS REQ'D.	3' DIRT - METALLED IN ALL SHrub PLANTING AREAS TYP.	L
(E)	BACCHARIS PILLARS "TWIN PEAKS"	PRAIRIE-LIKE LOTUS-LIKE BRUSH	1 CAL.	17	TRANSPLANT SPACING @ 3' C.C.	L

ALL DEAL DESIGNS & ARRANGEMENTS ARE PREPARED ACCORDING TO THE PROPERTY OF A HANSON GROUP LIMITED



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

Juan C. Perez
Agency Director



05/21/20, 2:59 pm

CUP190024

ADVISORY NOTIFICATION DOCUMENT

The following notifications are included as part of the recommendation of approval for CUP190024. They are intended to advise the applicant of various Federal, State and County regulations applicable to this entitlement and the subsequent development of the subject property.

Advisory Notification

Advisory Notification. 1 AND - Preamble

This Advisory Notification Document is included as part of the justification for the recommendation of approval of this Conditional Use Permit No. 190024 and is intended to advise the applicant of various Federal, State and County regulations applicable to this entitlement and the subsequent development of the subject property in accordance with approval of that entitlement and are in addition to the applied conditions of approval.

Advisory Notification. 2 AND - Project Description & Operational Limits

Conditional Use Permit No. 190024 proposes to construct an R.V., trailer, and boat storage yard on a 0.52 acre site. The project will include twenty-five (25) R.V., trailer, and boat storage yard parking spaces. The site will be available for the public 24 hours a day and 7 days a week by key code access.

Advisory Notification. 3 AND - Design Guidelines

Compliance with applicable Design Guidelines:

1. 3rd & 5th District Design Guidelines

Advisory Notification. 4 AND - Exhibits

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

Exhibit A (Site Plan), Amended No. 2, dated November 18, 2019.

Exhibit L (Conceptual Landscaping and Irrigation Plans), dated November 12, 2019.

Advisory Notification. 5 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)

ADVISORY NOTIFICATION DOCUMENT

Advisory Notification

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

2. Compliance with applicable State Regulations, including, but not limited to:
 - The current Water Quality Management Plan (WQMP) Permit issued by the applicable Regional Water Quality Control Board (RWQCB.)
 - Government Code Section 66020 (90 Days to Protest)
 - Government Code Section 66499.37 (Hold Harmless)
 - State Subdivision Map Act
 - Native American Cultural Resources, and Human Remains (Inadvertent Find)
 - School District Impact Compliance
 - Civil Code Section 815.3 & Government Code Sections 65040.2 et al - SB 18 (Tribal Intergovernmental Consultation) {for GPAs, SPs, & SPAs
 - Public Resources Code Section 5097.94 & Sections 21073 et al - AB 52 (Native Americans: CEQA)

3. Compliance with applicable County Regulations, including, but not limited to:
 - Ord. No. 348 (Land Use Planning and Zoning Regulations)
 - Ord. No. 413 (Regulating Vehicle Parking)
 - Ord. No. 457 (Building Requirements)
 - Ord. No. 458 (Regulating Flood Hazard Areas & Implementing National Flood Insurance Program)
 - Ord. No. 625 (Right to Farm)
 - 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)
 - Ord. No. 916 (Cottage Food Operations)
 - Ord. No. 925 (Prohibiting Marijuana Cultivating)
 - Ord. No. 927 (Regulating Short Term Rentals)
 - Ord. No. 928 (Clarifying County Prohibition on Mobile Marijuana Dispensaries and Deliveries)

4. Mitigation Fee Ordinances
 - Ord. No. 659 Development Impact Fees (DIF)
 - Ord. No. 663 Stephens Kangaroo Rat Habitat Conservation Plan (SKR)
 - Ord. No. 810 Western Riverside County Multiple Species Habitat Conservation Plan (WRCMSHCP)
 - Ord. No. 824 Western Riverside County Transportation Uniform Mitigation Fee (WR TUMF)

Advisory Notification. 6 AND - 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 Conditional Use Permit No. 190024, its advisory agencies, appeal boards, or legislative body concerning the project or its associated environmental documentation; and,

ADVISORY NOTIFICATION DOCUMENT

Advisory Notification

Advisory Notification. 6 AND - HOLD HARMLESS (cont.)

(b) any claim, action or proceeding against the COUNTY to attack, set aside, void or annul any other decision made by the Conditional Use Permit No. 190024 concerning the project, including, but not limited to, decisions made in response to California Public Records Act requests; and

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

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

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

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

Advisory Notification. 7 AND - Permit Life

The Conditional Use Permit is located within an area currently proposed for potential change by the Winchester Community Plan. Due to the potential change by this Community Plan and potential development in the area pursuant to Community Plan, the Conditional Use Permit shall have a life of 15 years from the date of approval by the Planning Commission which may be extended an additional 5 years if it is determined that at that time of extension that the use is compatible with the land uses in the area at that time. The applicant or any successor-in-interest shall submit a request for extension prior to the conclusion of the 15 years on 5/20/35 but no earlier than 1 year prior to the 15 year time period (5/20/34).

ADVISORY NOTIFICATION DOCUMENT

Advisory Notification

Advisory Notification. 7 AND - Permit Life (cont.)

ADDED AT PLANNING COMMISSION 5/20/20

Advisory Notification. 8 AND - Planning - CUL – 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.

Advisory Notification. 9 AND – Planning- CUL- 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.

BS-Plan Check

BS-Plan Check. 1 Gen - Custom

NOTIFICATIONS:

CODE/ORDINANCE REQUIREMENTS:

The applicant shall obtain the required building permit(s) from the building department prior to any construction on the property. All building plans and supporting documentation shall comply with current adopted California Building Codes, Riverside County Ordinances regulations in effect at the time of building plan submittal and fee payment to the Building Department. All Building Department plan submittal and fee requirements shall apply.

NOTE: The new updated 2019 California Building Codes will be in effect as of January 1st 2020, as mandated by the state of California. Any building plan and fee payment submitted to the building

ADVISORY NOTIFICATION DOCUMENT

BS-Plan Check

BS-Plan Check. 1

Gen - Custom (cont.)

department on or after January 1st, 2020 will be subject to the new updated California Building Code(s).

PERMIT ISSUANCE:

Per section 105.1 (2019 California Building Code, CBC): Where any owner or authorized agent intends to construct, enlarge, alter, repair, move, demolish or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert, or replace any electrical, gas, mechanical, or plumbing system, the regulation of which is governed by this code, or to cause any such work to be done, shall first make application to the building official and obtain the required permit.

The applicant shall obtain the required building permit(s) from the building department prior to any construction or placement of any building, structure or equipment on the property.

The applicant shall obtain an approved final building inspection and certificate of occupancy from the building department prior to any use or occupancy of the building, or structure.

At no time shall the approval of the planning case exhibit allow for the construction or use of any building, structure, or equipment. In residential applications, each separate structure will require a separate building permit.

E Health

E Health. 1

Gen - Custom

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

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

E Health. 2

Water/Sewer

The proposed facility shall obtain potable water service and sanitary sewer service from Eastern Municipal Water District (EMWD) if applicable (No Buildings Proposed). Prior to building permit issuance, applicant shall submit an original copy of water and sewer "will-serve" letter(s) to DEH for review and record keeping.

Please note that it is the responsibility of the applicant to ensure that all requirements to obtain potable water service and sanitary sewer service are met with the appropriate purveyors, as well as, all other applicable agencies.

Fire

Fire. 1

Fire - Advisory

Fire Department emergency vehicle apparatus access road locations and design shall be in accordance

ADVISORY NOTIFICATION DOCUMENT

Fire

Fire. 1 Fire - Advisory (cont.)

with the California Fire Code, Riverside County Ordinance 460, Riverside County Ordinance 787, and Riverside County Fire Department Standards. Plans must be submitted to the Fire Department for review and approval prior to building permit issuance.

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.

Final fire and life safety conditions will be addressed when the Office of the Fire Marshal reviews building plans. These conditions will be based on occupancy, use, California Building Code (CBC), California Fire Code (CFC), and related codes, which are in effect at the time of building plan submittal.

Flood

Flood. 1 Flood Haz. Report

Condition Use Permit (CUP) 190024 is a proposal for a RV and boat storage yard and a 1,440 square foot RV parking structure on a 0.55-acre site in Winchester area. The site is located on the northwest corner of Willard Street and Hwy79.

The project site is in the FEMA Unshaded Zone X floodplain per FIRM (2017) 06065C2080H. The site is subject to sheet flow type runoff from the northeast direction. The project is adjacent to the District's Winchester Master Drainage Plan (MDP) Line F (project number 4-0-00563/Drawing Number 4-0720). This MDP underground RCP is a 25-year facility that runs in the road right-of-way of Hwy79 and Gough Street. There are two drop inlets into Line F located northeast of the intersection of Gough Street & Hwy79 and southwest of Willard Street & Hwy79 that may alleviate some offsite runoffs that are tributary to the site. Except for nuisance nature local runoff that may traverse portions of the property, the site is considered free from ordinary storm flood hazard. However, a storm of unusual magnitude could cause some damage. New construction should comply with all applicable ordinances. An encroachment permit shall be obtained for any work within the District right of way or with District facilities. The encroachment permit application shall be processed and approved concurrently with the improvement plans.

The District has reviewed the exhibits submitted on September 30, 2019 and no off-site drainage improvements are proposed.

Future exhibits shall depict existing watercourses, channels, storm drains and culverts, including name, owner, capacity, approximate grade and dimensions.

Future exhibits shall depict all proposed grading including but not limited to all cut/fill slopes with slope ratios, pad sites, pad elevations and finished floor elevations. The property's grading should be designed in a manner that perpetuates the existing natural drainage patterns and conditions with respect to tributary drainage area and outlet points and outlet conditions.

Future exhibits shall depict proposed flood control and drainage facilities including detention basins, channels, storm drains, culverts, brow and slope drains with type, grades, dimensions and easement or right of way widths clearly shown. Centerline curve radii and typical sections shall be shown for all open

ADVISORY NOTIFICATION DOCUMENT

Flood

Flood. 1 Flood Haz. Report (cont.)

channels. All regional facilities shall be designed to the District's standards.

The site is located within the bounds of the Salt Creek Channel-Winchester/North Hemet Area Drainage Plan (ADP) for which drainage fees and mitigation fees have been established by the Board of Supervisors. Applicable ADP fees will be due (in accordance with the Rules and Regulations for Administration of Area Drainage Plans) prior to issuance of grading or building permits for this project whichever occurs first. Although the current fee for this ADP is \$131 per acre, the fee due will be based on the fee in effect at the time of payment. The fee is payable to the Flood Control District by cashier's check or money order only. The District will not accept personal or company checks. The drainage fee is required to be paid prior to the issuance of the grading permits or issuance of the building permits if grading permits are not issued. Every effort has been made to identify all potential areas of concern for which the District will recommend conditions of approval should this case be filed. However, if during further review of the site and development proposal, additional public safety and health issues are discovered, the District reserves the right to bring such issues to the attention of the hearing body.

Any questions pertaining to this project can be directed to Han Yang at 951.955.1348 or hyang@rivco.org.

Planning

Planning. 1 0010-Planning-USE - CAUSES FOR REVOCATION

In the event the use hereby permitted under this permit,
a) is found to be in violation of the terms and conditions of this permit,
b) is found to have been obtained by fraud or perjured testimony, or
c) is found to be detrimental to the public health, safety or general welfare, or is a public nuisance, this permit shall be subject to the revocation procedures.

Planning. 2 0010-Planning-USE - 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. 3 0010-Planning-USE - COMPLY WITH ORD./CODES

The development of these premises shall comply with the standards of Ordinance No. 348 and all other applicable Riverside County ordinances and State and Federal codes.

The development of the premises shall conform substantially with that as shown on APPROVED EXHIBIT A and APPROVED EXHIBIT L, unless otherwise amended by these conditions of approval.

Planning

0010-Planning-USE - LIGHTING HOODED/DIRECTED (cont.)

0010-Planning-USE - LIGHTING HOODED/DIRECTED

Planning. 5

0010-Planning-USE - NO OUTDOOR ADVERTISING

Planning. 6

0010-Planning-USE - NO RESIDENT OCCUPANCY

Planning. 7

015 PLANNING - Landscape Requirement

Landscape Requirement

This condition applies to both onsite and offsite (ROW) landscaping:

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.

ADVISORY NOTIFICATION DOCUMENT

Planning

Planning. 7 015 PLANNING - Landscape Requirement (cont.)

- 3) Ensure that all landscaping is healthy, free of weeds, disease and pests.

Planning. 8 15.Planning - 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.

Transportation

Transportation. 1 RCTD - GENERAL CONDITIONS

1. With respect to the conditions of approval for the referenced tentative exhibit, it is understood that the exhibit correctly shows acceptable centerline elevations, all existing easements, traveled ways, and drainage courses with appropriate Q's, and that their omission or unacceptability may require the exhibit to be resubmitted for further consideration. The County of Riverside applicable ordinances and all conditions of approval are essential parts and a requirement occurring in ONE is as binding as though occurring in all. All questions regarding the true meaning of the conditions shall be referred to the Transportation Department.
2. The Project shall submit a preliminary soils and pavement investigation report addressing the construction requirements within the road right-of-way.
3. 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.
4. Alterations to natural drainage patterns shall require protecting downstream properties by means approved by the Transportation Department.
5. If the Transportation Department allows the use of streets for drainage purposes, the 10-year discharge shall be contained in the top of curb or asphalt concrete dikes, and the 100-year discharge shall be contained in the street right-of-way.
6. The Project shall install street name sign(s) in accordance with County Standard No. 816 and as directed by the Transportation Department.
7. All corner cutbacks shall be applied per Standard 805, Ordinance 461.
8. All centerline intersections shall be at 90 degrees, plus or minus 5 degrees.
9. The project shall comply with the most current ADA requirements. Curb ramps shall be provided at all intersections. Curb ramps and accessible paths shall be individually designed, and included in the improvement plans, in accordance with Ordinance 461 and Riverside County Improvement Plan Check

ADVISORY NOTIFICATION DOCUMENT

Transportation

Transportation. 1

RCTD - GENERAL CONDITIONS (cont.)

Policies and Guidelines.

10. The Project shall obtain approval of street improvement plans from the Transportation Department. Street Improvement Plans shall comply with Ordinance 460, 461, Riverside County Improvement Plan Check Policies and Guidelines, which can be found online <http://rctlma.org/trans>.

11. The Project shall obtain approval of street improvement plans from the Transportation Department.

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

12. 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.

Waste Resources

Waste Resources. 1

Gen - Custom

PAR advisory notices:

1. AB 1826 requires businesses and multifamily complexes to arrange for organic waste recycling services. Those subject to AB 1826 shall take at least one of the following actions in order to divert organic waste from disposal:

- -Source separate organic material from all other recyclables and donate or self-haul to a permitted organic waste processing facility.
- -Enter into a contract or work agreement with gardening or landscaping service provider or refuse hauler to ensure the waste generated from those services meet
- the requirements of AB 1826.

2. AB 341 focuses on increased commercial waste recycling as a method to reduce greenhouse gas (GHG) emissions. The regulation requires businesses and organizations that generate four or more cubic yards of waste per week and multifamily units of 5 or more, to recycle. A business shall take at least one of the following actions in order to reuse, recycle, compost, or otherwise divert commercial solid waste from disposal:

- Source separate recyclable and/or compostable material from solid waste and donate or self-haul the material to recycling facilities.
- Subscribe to a recycling service with their waste hauler.
- Provide recycling service to their tenants (if commercial or multi-family complex).
- Demonstrate compliance with the requirements of California Code of Regulations Title 14.

ADVISORY NOTIFICATION DOCUMENT

Waste Resources

Waste Resources. 1

Gen - Custom (cont.)

For more information, please visit:

www.rivcowm.org/opencms/recycling/recycling_and_compost_business.html#mandatory

3. Hazardous materials are not accepted at Riverside County landfills. In compliance with federal, state, and local regulations and ordinances, any hazardous waste generated in association with the project shall be disposed of at a permitted Hazardous Waste disposal facility. Hazardous waste materials include, but are not limited to, paint, batteries, oil, asbestos, and solvents. For further information regarding the determination, transport, and disposal of hazardous waste, please contact the Riverside County Department of Environmental Health, Environmental Protection and Oversight Division, at 1.888.722.4234.

- Consider xeriscaping and using drought tolerant/low maintenance vegetation in all landscaped areas of the project.
- The use of mulch and/or compost in the development and maintenance of landscaped areas within the project boundaries is recommended. Recycle green waste through either onsite composting of grass, i.e., leaving the grass clippings on the lawn, or sending separated green waste to a composting facility.

Plan: CUP190024

Parcel: 462176004

60. Prior To Grading Permit Issuance

Flood

060 - Flood. 1

Mitcharge - Use

Not Satisfied

This project is located within the limits of the Salt Creek Channel - Winchester/North Hemet Area Drainage Plan (ADP). The County Board of Supervisors has adopted this ADP to establish a drainage fee within the plan area.

This project may require earlier construction of downstream ADP facilities. Therefore, the District recommends that this project be required to pay a flood mitigation fee. The mitigation charge for this project shall be equal to the prevailing ADP fee rate multiplied by the area of the new development. Fees shall be paid after final approval of the staff report/conditions of approval by the Board of Supervisors and prior to issuance of permits. Drainage fees shall be paid directly to the District. Personal or corporate checks will not be accepted for payment.

Planning

060 - Planning. 1

60.Planning - FEE BALANCE

Not Satisfied

Prior to issuance of building permits, the Planning Department shall determine if the deposit based fees are in a negative balance. If so, any outstanding fees shall be paid by the applicant/developer.

060 - Planning. 2

60.Planning - SKR FEE CONDITION

Not Satisfied

Prior to the issuance of a grading permit, the land divider/permit holder shall comply with the provisions of Riverside County Ordinance No. 663, which generally requires the payment of the appropriate fee set forth in that ordinance. The amount of the fee required to be paid may vary depending upon a variety of factors, including the type of development application submitted and the applicability of any fee reduction or exemption provisions contained in Riverside County Ordinance No. 663. Said fee shall be calculated on the approved development project which is anticipated to be 12.5 acres (gross) in accordance with the TENTATIVE MAP. If the development is subsequently revised, this acreage amount may be modified in order to reflect the revised development project acreage amount. In the event Riverside County Ordinance No. 663 is rescinded, this condition will no longer be applicable. However, should Riverside County Ordinance No. 663 be rescinded and superseded by a subsequent mitigation fee ordinance, payment of the appropriate fee set forth in that ordinance shall be required.

Planning-EPD

060 - Planning-EPD. 1

0060-EPD-Nesting Bird Survey (MBTA)

Not Satisfied

Birds and their nests are protected by the Migratory Bird Treaty Act (MBTA) and California Department of Fish and Wildlife (CDFW) Codes. Since the project supports suitable nesting bird habitat, removal of vegetation or any other potential nesting bird habitat disturbances shall be conducted outside of the avian nesting season. Nesting bird season is February 15st through August 31st. If habitat or structures that support nesting birds must be cleared during the nesting season, a preconstruction nesting bird survey shall be conducted.

The preconstruction nesting bird survey must be conducted by a biologist who holds a current MOU with the County of Riverside. If nesting activity is observed, appropriate avoidance measures shall be adopted to avoid any potential impacts to nesting birds. The nesting bird survey must be completed no more than 3 days prior to any ground disturbance. If ground disturbance does not begin within 3 days of the survey date a second survey must be conducted. Prior to the issuance of a grading permit the project proponent must provide written proof to the Riverside County Planning Department,

Plan: CUP190024

Parcel: 462176004

60. Prior To Grading Permit Issuance

Planning-EPD

060 - Planning-EPD. 1 0060-EPD-Nesting Bird Survey (MBTA) (cont.) Not Satisfied

Environmental Programs Division (EPD) that a biologist who holds an MOU with the County of Riverside has been retained to carry out the required survey. Documentation submitted to prove compliance prior to grading permit issuance must at a minimum include the name and contact information for the Consulting Biologist and a signed statement from the Consulting Biologist confirming that they have been contracted by the applicant to conduct a Preconstruction Nesting Bird Survey. In some cases EPD may also require a Monitoring and Avoidance Plan prior to the issuance of a grading permit.

Prior to finalization of a grading permit or prior to issuance of any building permits the projects consulting biologist shall prepare and submit a report to Environmental Programs Division (EPD) documenting the results of the pre-construction nesting bird survey.

Planning-PAL

060 - Planning-PAL. 1 PRIMP Not Satisfied

This site is mapped in the County's General Plan as having a High potential for paleontological resources (fossils). Proposed project site grading/earthmoving activities could potentially impact this resource. HENCE:

PRIOR TO ISSUANCE OF GRADING PERMITS:

1. The applicant shall retain a qualified paleontologist approved by the County to create and implement a project-specific plan for monitoring site grading/earthmoving activities (project paleontologist).
2. The project paleontologist retained shall review the approved development plan and grading plan and conduct any pre-construction work necessary to render appropriate monitoring and mitigation requirements as appropriate. These requirements shall be documented by the project paleontologist in a Paleontological Resource Impact Mitigation Program (PRIMP). This PRIMP shall be submitted to the County Geologist for approval prior to issuance of a Grading Permit. Information to be contained in the PRIMP, at a minimum and in addition to other industry standards and Society of Vertebrate Paleontology standards, are as follows:
 1. A corresponding County Grading Permit (BGR) Number must be included in the title of the report. PRIMP reports submitted without a BGR number in the title will not be reviewed.
 2. Description of the proposed site and planned grading operations.
 3. Description of the level of monitoring required for all earth-moving activities in the project area.
 4. Identification and qualifications of the qualified paleontological monitor to be employed for grading operations monitoring.
 5. Identification of personnel with authority and responsibility to temporarily halt or divert grading equipment to allow for recovery of large specimens.
 6. Direction for any fossil discoveries to be immediately reported to the property owner who in turn will immediately notify the County Geologist of the discovery.
 7. Means and methods to be employed by the paleontological monitor to quickly salvage fossils as they are unearthed to avoid construction delays.
 8. Sampling of sediments that are likely to contain the remains of small fossil invertebrates and vertebrates.
 9. Procedures and protocol for collecting and processing of samples and specimens.
 10. Fossil identification and curation procedures to be employed.
 11. Identification of the permanent repository to receive any recovered fossil material. *Pursuant the County "SABER Policy", paleontological fossils found in the County should, by preference, be directed

Plan: CUP190024

Parcel: 462176004

60. Prior To Grading Permit Issuance

Planning-PAL

060 - Planning-PAL. 1 PRIMP (cont.) Not Satisfied

to the Western Science Center in the City of Hemet. A written agreement between the property owner/developer and the repository must be in place prior to site grading.

12. All pertinent exhibits, maps and references.

13. Procedures for reporting of findings.

14. Identification and acknowledgement of the developer for the content of the PRIMP as well as acceptance of financial responsibility for monitoring, reporting and curation fees. 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.

15. All reports shall be signed by the project paleontologist and all other professionals responsible for the report's content (eg. PG), as appropriate. One original signed copy of the report(s) shall be submitted to the County Geologist along with a copy of this condition and the grading plan for appropriate case processing and tracking. These documents should not be submitted to the project Planner, Plan Check staff, Land Use Counter or any other County office. In addition, the applicant shall submit proof of hiring (i.e. copy of executed contract, retainer agreement, etc.) a project paleontologist for the in-grading implementation of the PRIMP.

Safeguard Artifacts Being Excavated in Riverside County (SABER)

Transportation

060 - Transportation. 1 RCTD - FILE L&LMD APPLICATION Not Satisfied

File an application with the Transportation Department, L&LMD Section, 8th Floor, 4080 Lemon Street, Riverside, CA, for required annexation.

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

060 - Transportation. 2 RCTD - SUBMIT GRADING PLANS Not Satisfied

The project proponent shall submit two sets of grading plans (24 x 36 inches) 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

Fire

080 - Fire. 1 Prior to permit Not Satisfied

Minimum fire flow for the construction of all buildings is required per CFC Appendix BB and Table B105.1. Prior to building permit issuance, the applicant/developer shall provide documentation to show there exists a water system capable of delivering the fire flow based on the information given. Subsequent design changes may increase or decrease the required fire flow. Existing fire hydrants on public streets are allowed to be considered available. Existing fire hydrants on adjacent properties shall not be considered available unless fire apparatus access roads extend between properties and easements are established to prevent obstruction of such roads. (CFC 507,

Plan: CUP190024

Parcel: 462176004

80. Prior To Building Permit Issuance

Fire

080 - Fire. 1 Prior to permit (cont.) Not Satisfied
501.3)

080 - Fire. 2 Prior to permit Not Satisfied

The Fire Apparatus Access Road shall be (all weather surface) capable of sustaining an imposed load of 75,000 lbs. GVW. The fire apparatus access road or temporary access road shall be reviewed and approved by the Office of the Fire Marshal and in place during the time of construction. (CFC 501.4)

Fire apparatus access roads shall have an unobstructed width of not less than twenty-four (24) feet as approved by the Office of the Fire Marshal and an unobstructed vertical clearance of not less the thirteen (13) feet six (6) inches or 15 feet if project is located in a State Responsibility Area Fire Hazard Zone. (CFC 503.2.1)

Flood

080 - Flood. 1 Mitcharge - Use Not Satisfied

This project is located within the limits of the Salt Creek Channel - Winchester/North Hemet Area Drainage Plan (ADP). The County Board of Supervisors has adopted this ADP to establish a drainage fee within the plan area.

This project may require earlier construction of downstream ADP facilities. Therefore, the District recommends that this project be required to pay a flood mitigation fee. The mitigation charge for this project shall be equal to the prevailing ADP fee rate multiplied by the area of the new development. Fees shall be paid after final approval of the staff report/conditions of approval by the Board of Supervisors and prior to issuance of permits. Drainage fees shall be paid directly to the District. Personal or corporate checks will not be accepted for payment.

Planning

080 - Planning. 1 80.Planning - SCHOOL MITIGATION Not Satisfied

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

080 - Planning. 2 80.Planning- FEE BALANCE Not Satisfied

Prior to issuance of building permits, the Planning Department shall determine if the deposit based fees are in a negative balance. If so, any outstanding fees shall be paid by the applicant/developer.

Survey

080 - Survey. 1 RCTD - SURVEY MONUMENT/VACATION Not Satisfied

1. The Project shall install survey monumentation as directed by the Survey Division and Transportation Department, or bond and enter into an agreement with the Transportation Department.

2. Lot access shall be restricted on SH-79 (Winchester Road), so noted on the final map.

3. Sufficient public street right-of-way shall be provided along SH-79 (Winchester Road) to establish a 55 foot half-width dedicated right-of-way, per modified County Standard No. 93, Ordinance 461. (Modified to reduce a 59 foot to 55 foot half-width right-of-way)

Plan: CUP190024

Parcel: 462176004

80. Prior To Building Permit Issuance

Survey

080 - Survey. 1 RCTD - SURVEY MONUMENT/VACATION (cont.) Not Satisfied

Transportation

080 - Transportation. 1 RCTD - ANNEXATION INTO L&LMD OR OTHER DISTRICT Not Satisfied

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

- (1) Landscaping.
- (2) Streetlights.
- (3) Graffiti abatement of walls and other permanent structure.
- (4) Street sweeping.

For street lighting, the project proponent shall contact the Transportation Department L&LMD 89-1-C Administrator and submit the following:

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

080 - Transportation. 2 RCTD - LANDSCAPING DESIGN PLANS 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 within streets associated with the development and submitted to the Transportation Department. Landscaping Plans shall be submitted on standard County format (24 x 36 inches). Landscaping plans shall with the street improvement plans.

080 - Transportation. 3 RCTD - 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. 4 RCTD - USE - Landscape Inspection Deposit Required Not Satisfied

Plan: CUP190024

Parcel: 462176004

80. Prior To Building Permit Issuance

Transportation

080 - Transportation. 4 RCTD - USE - Landscape Inspection Deposit Required (cont. Not Satisfied
Landscape Inspection Deposit Required

This condition applies to both onsite and offsite (ROW) landscaping:

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 RCTD - USE - Landscape Plot Plan/Permit Required Not Satisfied
Landscape Plot Plan/Permit Required

This condition applies to both onsite and offsite (ROW) landscaping:

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 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;

Plan: CUP190024

Parcel: 462176004

80. Prior To Building Permit Issuance

Transportation

080 - Transportation. 5 RCTD - USE - Landscape Plot Plan/Permit Required (cont.) Not Satisfied

- 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 RCTD - USE - Landscape Project Specific Requirements Not Satisfied

Landscape Project Specific Requirements

This condition applies to both onsite and offsite (ROW) landscaping:

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, .50 ETo for residential, or .70 ETo for recycled water uses. 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.
- Project proponent shall design overhead irrigation with a minimum 24" offset from non-permeable surfaces, even if that surface drains into a permeable area.
- 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 859.3.
- 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.
- 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).

Plan: CUP190024

Parcel: 462176004

80. Prior To Building Permit Issuance

Transportation

080 - Transportation. 6 RCTD - USE - Landscape Project Specific Requirements (cor Not Satisfied

- 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. Trees must be located to avoid drainage swales and drain, utility, leach, etc. lines and structures
- Landscape and irrigation plans must meet erosion control requirements of Ordinance 457.
- 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. Point source is defined as one emitter (or two) located at each
- 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.
- Project shall install purple/reclaimed/recycled components as deemed necessary and as determined by the County and/or water district.
- Project proponent shall provide 12" wide concrete maintenance walkway on planter islands adjacent to parking spaces. Concrete maintenance walkway shall be shown on landscape and grading plans, typical.

080 - Transportation. 7 RCTD - UTILITY PLAN Not Satisfied

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

Waste Resources

080 - Waste Resources. 1 080 - 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

Fire

090 - Fire. 1 Prior to final Not Satisfied

Plan: CUP190024

Parcel: 462176004

90. Prior to Building Final Inspection

Fire

090 - Fire. 1 Prior to final (cont.) Not Satisfied

Prior to issuance of a Certificate of Occupancy or Building Final, a "Knox Box Rapid Entry System" shall be provided. The Knox-Box shall be installed in an accessible location approved by the Fire Code Official. All electronically operated gates shall be provided with Knox key switches and automatic sensors for access by emergency personnel. (CFC 506.1)

Planning

090 - Planning. 1 0090-Planning-USE - PARKING PAVING MATERIAL Not Satisfied

A minimum of twenty-five (25) 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 asphaltic concrete or concrete to current standards as approved by the Department of Building and Safety.

Transportation

090 - Transportation. 1 RCTD - COMPLETE ANNEXATION INTO L&LMD OR OTHE Not Satisfied

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

A Streetlight Authorization form from SCE, or other electric provider required in order to complete the annexation process.

090 - Transportation. 2 RCTD - DEDICATION Not Satisfied

Willard Street along project boundary to be improved with 32 feet (20 feet on project side and 12 feet on the other side of the centerline) part-width AC pavement, 6-inch concrete curb and gutter, concrete sidewalks (project side) within the 60 feet full-width dedicated right-of-way in accordance with County Standard No. 105, Section 'C', Ordinance 461.

Note:

1. A 5 foot concrete sidewalks shall be improved adjacent the right-of-way within the 10 foot parkway.
2. Proposed gate(s) shall be installed 35 feet radial from the adjacent street flowline.

090 - Transportation. 3 RCTD - EXISTING CALTRANS MAINTAINED Not Satisfied

Approval of the Street Improvement plans by the Transportation Department will clear this condition. The Project shall provide the following improvements:

Winchester Road (SH-79) along project boundary is a paved Caltrans maintained road and designated as a modified MAJOR HIGHWAY and shall be improved with 38 foot half width AC pavement, concrete curb and gutter (project side), and MUST much up asphalt concrete paving;

Plan: CUP190024

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90. Prior to Building Final Inspection

Transportation

- 090 - Transportation. 3 RCTD - EXISTING CALTRANS MAINTAINED (cont.) Not Satisfied
reconstruction or resurfacing of existing paving as determined by the CALTRANS within the 55 foot
half width dedicated right of way in accordance with County Standard No. 93, Ordinance 461.
(Modified for reducing the half-width right of-way from 59' to 55')

NOTE:

1. A 5' concrete sidewalk (project side) shall be constructed within the 17' parkway as directed by CALTRANS.
 2. A transition AC pavement tapering shall be improved along the northerly project boundary per 55 m/h design speed limit and as directed by CALTRANS.
 3. All curb to curb required street improvement plans within the CALTRANS jurisdiction shall be submitted to CALTRANS.
 4. All parkway improvement plans within the CALTRANS jurisdiction shall be submitted for review and approval to County Transportation Department.
 5. The proposed block wall footing shall be outside the ultimate road right-of-way.
 6. The project proponent may elect to pay cash in-lieu for the cost of required improvements along Winchester Road (SH-79) as directed by County/Caltrans.
- or as approved by the Director of Transportation.

- 090 - Transportation. 4 RCTD - Landscaping Installation Completion Not Satisfied
Landscaping within public road right-of-way shall comply with Transportation Department standards and Ordinance 461 and shall require approval by the Transportation Department. Landscaping shall be improved along the streets associated with this development.

- 090 - Transportation. 5 RCTD - PAYMENT OF TRANSPORTATION FEES Not Satisfied
Prior to the time of issuance of a Certificate of Occupancy or upon final inspection, whichever occurs first, the Project shall pay fees in accordance with the fee schedule in effect at the time of payment:
- Transportation Uniform Mitigation Fees (TUMF) in accordance with Ordinance No. 824.

- 090 - Transportation. 6 RCTD - STREETLIGHTS INSTALL Not Satisfied
Install streetlights along the streets associated with development in accordance with the approved street lighting plan and standards of County Ordinances 461.

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

It shall be the responsibility of the developer to ensure that streetlights are energized along the streets associated with this development where the developer is seeking Building Final Inspection (Occupancy).

Plan: CUP190024

Parcel: 462176004

90. Prior to Building Final Inspection

Transportation

090 - Transportation. 7 RCTD - USE - Landscape Inspection and Drought Compliance Not Satisfied
Landscape Inspection and Drought Compliance

This condition applies to both onsite and offsite (ROW) landscaping:

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. 8 RCTD - 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 34 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 for clearance.

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

Waste Resources

090 - Waste Resources. 1 090 - 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.

090 - Waste Resources. 2 Form D – Mandatory Commercial Recycling and Organics Re Not Satisfied
Form D – Mandatory Commercial Recycling and Organics Recycling

Prior to final building inspection, applicants shall complete a Mandatory Commercial Recycling and Organics Recycling Compliance form (Form D). Form D requires applicants to identify programs or plans that address commercial and organics recycling, in compliance with State legislation/regulation. Once completed, Form D shall be submitted to the Recycling Section of the Department of Waste

05/21/20
15:00

Riverside County PLUS
CONDITIONS OF APPROVAL

Page 12

Plan: CUP190024

Parcel: 462176004

90. Prior to Building Final Inspection

Waste Resources

090 - Waste Resources. 2 Form D – Mandatory Commercial Recycling and Organics Re Not Satisfied
Resources for approval. To obtain Form D, please contact the Recycling Section at 951-486-3200, or
email to: Waste-CompostingRecycling@rivco.org



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: September 19, 2019

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

Board of Supervisors - Supervisor: Washington
Hemet Unified School District
Eastern Municipal Water District (EMWD)

CONDITIONAL USE PERMIT NO. 190024 – CEQ190100 - Applicant: Christopher Carey – Engineer
Representative: Empire Design Group Inc. – Third Supervisorial District – Winchester Zoning Area –
Harvest Valley / Winchester Area Plan – Community Development: Commercial Retail (CD:CR) (0.25-0.35
FAR) – Location: northerly of Gough Street, Easterly of SH-79/Winchester Road, westerly of Rainbow
Canyon Road and southerly of Willard Street – 0.55 Gross Acres – Zoning: Rural Residential (R-R) -
REQUEST: Conditional Use Permit to construct a RV and Boat Storage Yard and a 1,440 square foot RV
parking structure on 0.55 acre site. - APN: 462-176-004 – **BBID: 125-362-782**

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 meeting on
October 10, 2019.** Once the route is complete, and the approval screen is approved with or without
corrections, the project can be scheduled for a public hearing.

Any questions regarding this project, should be directed to Dionne Harris, Project Planner at
(951) 955-6836, or e-mail at dharris@rivco.org / MAILSTOP #: 1070

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

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

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.



Charissa Leach, P.E.
Assistant TLMA Director

RIVERSIDE COUNTY PLANNING DEPARTMENT

APPLICATION FOR LAND USE AND DEVELOPMENT

CHECK ONE AS APPROPRIATE:

- ☐ PLOT PLAN ☐ PUBLIC USE PERMIT ☐ VARIANCE
☒ CONDITIONAL USE PERMIT ☐ TEMPORARY USE PERMIT

☐ REVISED PERMIT Original Case No. _____

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED.

APPLICATION INFORMATION

Applicant Name: Christopher Carey

Contact Person: same E-Mail: Christopher.Carey2408@gmail.com

Mailing Address: 29809 Painted Desert Dr.
Menifee CA 92584
City State ZIP

Daytime Phone No: (951) 330-1524 Fax No: ()

Engineer/Representative Name: _____

Contact Person: _____ E-Mail: _____

Mailing Address: _____

City State ZIP

Daytime Phone No: () Fax No: ()

Property Owner Name: Christopher & Rebecca Carey

Contact Person: Christopher Carey E-Mail: Christopher.Carey2408@gmail.com

Mailing Address: 29809 Painted Desert Dr.
Menifee CA 92584
City State ZIP

Daytime Phone No: (951) 330-1524 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.)

Christopher Carey

PRINTED NAME OF PROPERTY OWNER(S)

Christopher Carey

SIGNATURE OF PROPERTY OWNER(S)

Rebeka Carey

PRINTED NAME OF PROPERTY OWNER(S)

Rebeka Carey

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): 462 176 004

Approximate Gross Acreage: 0.52 Acres

General location (nearby or cross streets): North of Willard Street, South of _____, East of _____, West of _____.

APPLICATION FOR LAND USE AND DEVELOPMENT

PROJECT PROPOSAL:

Describe the proposed project.

Trailer and Boat Storage

Identify the applicable Ordinance No. 348 Section and Subsection reference(s) describing the proposed land use(s): *R-R Zone 348.489C*

Number of existing lots: *3*

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

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

APPLICATION FOR LAND USE AND DEVELOPMENT

6		
7		
8		
9		
10		

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

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

Related cases filed in conjunction with this application:

N/A

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

If yes, provide Application No(s).

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

Initial Study (EA) No. (if known)

EIR No. (if applicable):

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

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

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

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

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

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

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

☒ Santa Ana River/San Jacinto Valley

☐ Santa Margarita River

☐ Whitewater River

APPLICATION FOR LAND USE AND DEVELOPMENT

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

HAZARDOUS WASTE AND SUBSTANCES STATEMENT

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

Name of Applicant: _____

Address: _____

Phone number: _____

Address of site (street name and number if available, and ZIP Code): _____

Local Agency: County of Riverside

Assessor's Book Page, and Parcel Number: _____

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

Regulatory Identification number: _____

Date of list: _____

Applicant: _____ Date _____

HAZARDOUS MATERIALS DISCLOSURE STATEMENT

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

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

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

Owner/Authorized Agent (1) _____ Date _____

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\Land Use and Development Condensed application.docx
Created: 04/29/2015 Revised: 08/03/2018



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



Juan C. Perez
Director of Transportation and Land Management Agency

Patricia Romo
Transportation Director,
Transportation Department

Charissa Leach, P.E.
Assistant TLMA Director
Planning Department

Mike Lara
Building Official,
Building & Safety Department

Hector Viray
Code Enforcement Official,
Code Enforcement Department

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

TO BE COMPLETED BY APPLICANT:

This agreement is by and between the County of Riverside, hereafter "County of Riverside",
and Christopher Carey hereafter "Applicant" and Christopher & Rebekah Carey "Property Owner".
Description of application/permit use:

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

Section 1. Deposit-based Fees

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

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

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

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

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

Section 4. Applicant and Owner Information

1. PROPERTY INFORMATION:

Assessors Parcel Number(s): 462-176-004

Property Location or Address:

0 Winchester, Wincheste CA 92594

2. PROPERTY OWNER INFORMATION:

Property Owner Name: Christopher + Rebekah Carey Phone No.: 951-330-1524

Firm Name: _____ Email: Christopher.Carey2408@gmail.com

Address: 29809 Painted Desert Drive
Menifee, CA 92584

3. APPLICANT INFORMATION:

Applicant Name: Christopher Carey Phone No.: 951-330-1524

Firm Name: _____ Email: Christopher.Carey2408@gmail.com

Address (if different from property owner)

4. SIGNATURES:

Signature of Applicant: Christopher Carey Date: _____

Print Name and Title: Christopher Carey

Signature of Property Owner: Christopher Carey Date: _____

Print Name and Title: Christopher + Rebekah Carey

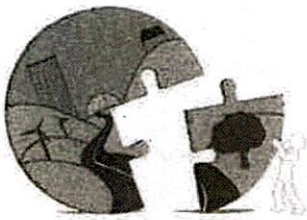
Signature of the County of Riverside, by Stacy Wright Date: 9-16-19

Print Name and Title: _____

FOR COUNTY OF RIVERSIDE USE ONLY

Application or Permit (s) #: _____

Set #: _____ Application Date: _____

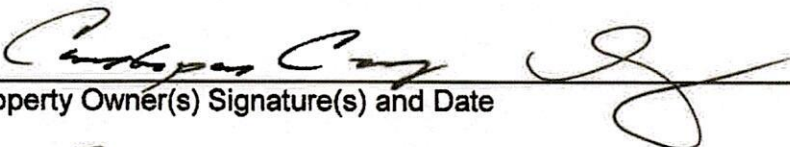


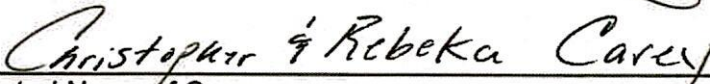
RIVERSIDE COUNTY PLANNING DEPARTMENT

Charissa Leach, P.E.,
Assistant TLMA Director

INDEMNIFICATION AGREEMENT REQUIRED FOR ALL PROJECTS

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


Property Owner(s) Signature(s) and Date


Printed Name of Owner

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

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

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

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

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

"Planning Our Future Preserving Our Past"

INDEMNIFICATION AGREEMENT REQUIRED FOR ALL PROJECTS

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

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

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

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

NOTICE OF PUBLIC HEARING

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

CONDITIONAL USE PERMIT NO. 190024 – Exempt from the California Environmental Quality Act (CEQA), pursuant to State CEQA Guidelines Section 15303 (New Construction or Conversion of Small Structures) – CEQ190100 – Applicant: Christopher Carey – Engineer Representative: Empire Design Group Inc. – Third Supervisorial District – Winchester Zoning Area – Harvest Valley/Winchester Area Plan – Community Development: Commercial Retail (CD-CR) (0.25-0.35 FAR) – Location: Northerly of Gough Street, easterly of State Highway 79/Winchester Road, and southerly of Willard Street – 0.52 Gross Acres – Zoning: Rural Residential (R-R) – **REQUEST: Conditional Use Permit No. 190024** is a proposal to construct an R.V., trailer, and boat storage yard on a 0.52 acre site. The project will include 25 R.V., trailer, and boat storage yard parking spaces. The site will be available for the public 24 hours a day and 7 days a week by key code access.

TIME OF HEARING: 9:00 a.m. or as soon as possible thereafter.
DATE OF HEARING: **MAY 20, 2020**
PLACE OF HEARING: RIVERSIDE COUNTY ADMINISTRATIVE CENTER
BOARD CHAMBERS, 1ST FLOOR
4080 LEMON STREET, RIVERSIDE, CA 92501

Pursuant to Executive Order N-25-20, this meeting will be conducted by teleconference and at the Place of Hearing, as listed above. Public access to the meeting location will be allowed, but limited to comply with the Executive Order. Information on how to participate in the hearing will be available on the Planning Department website at: <https://planning.rctlma.org/>.

For further information regarding this project please contact the Project Planner Russell Brady at (951) 955-3025 or email at rbrady@rivco.org, or go to the County Planning Department's Planning Commission agenda web page at <http://planning.rctlma.org/PublicHearings.aspx>.

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

The case file for the proposed project is available for review via email by contacting the project planner. Please contact the project planner regarding additional viewing methods.

Any person wishing to comment on the proposed project may submit their comments in writing by mail or email, or by phone between the date of this notice and the public hearing; or, may appear and be heard at the time and place noted above. Please note that access to the meeting is limited. All comments received prior to the public hearing will be submitted to the Planning Commission for consideration, in addition to any oral testimony, before making a decision on the proposed project. All correspondence received before and during the meeting will be distributed to the Planning Commission, and all correspondence received will be retained for the official record.

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

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

PROPERTY OWNERS CERTIFICATION FORM

I, VINNIE NGUYEN certify that on December 04, 2019,

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

APN (s) or case numbers CUP190024 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

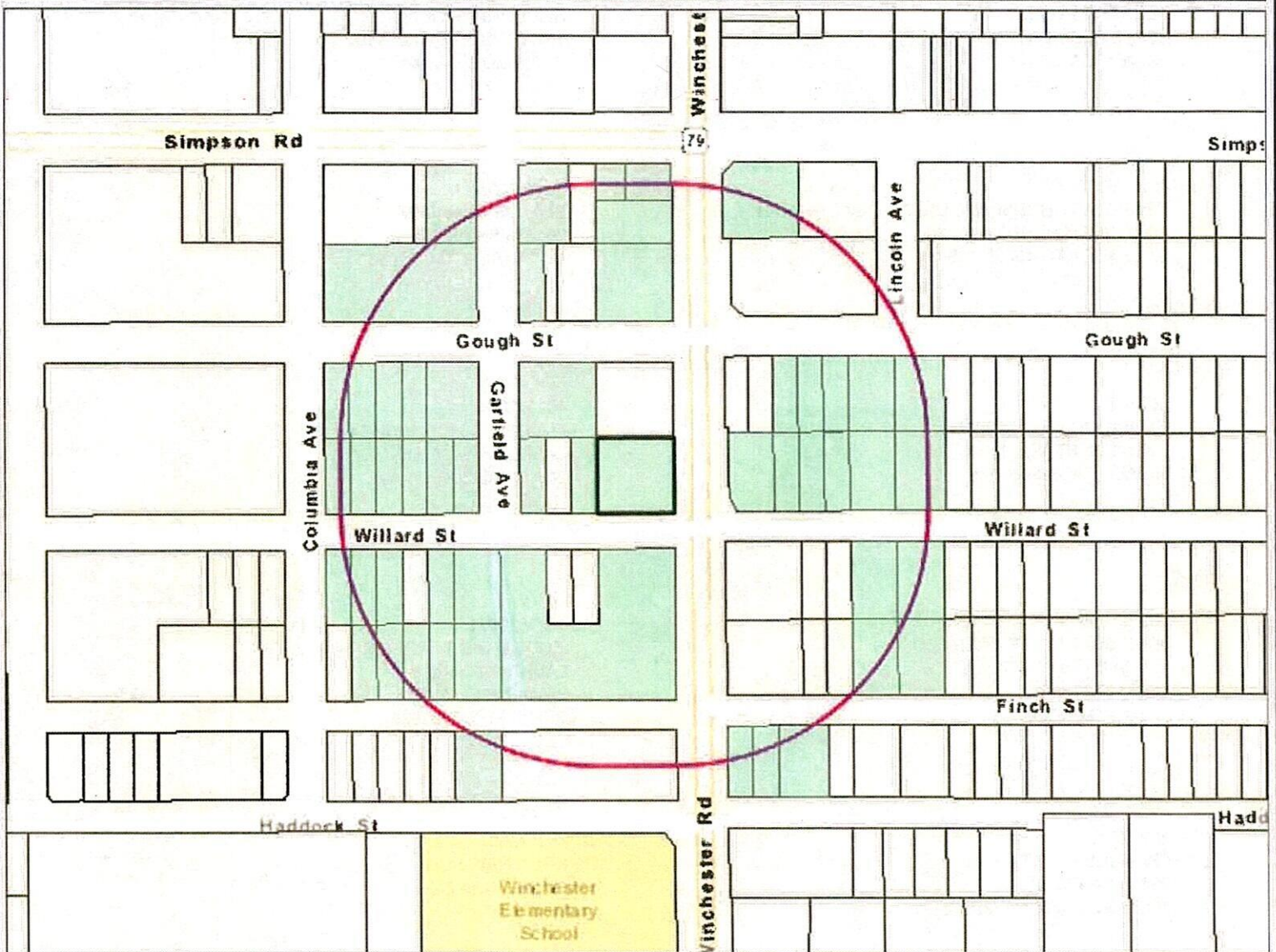
ADDRESS: 4080 Lemon Street 9TH Floor

Riverside, Ca. 92502

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

Riverside County GIS Mailing Labels

CUP190024 (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... 12/6/2019 10:04:06 AM

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463145052
RUBEN FLORES
FLOREAN FLORES
1002 E FLORIDA AVE
HEMET CA 92543

463157004
CESAR ARTURO OCHOA
ALICIA IRENE OCHOA
10770 HOLE AVE NO 119
RIVERSIDE CA 92505

462175002
SECRETARY HOUSING & URBAN DEV OF WASH
1600 SACRAMENTO INN 220
SACRAMENTO CA 95815

462182008
ELIZABETH ALVARADO
201 WILSHIRE RD
OCEANSIDE CA 92056

462182009
SALVADOR VILLANUEVA
220 S ELK ST NO 17
HEMET CA 92543

462172004
ANDREW D MCELHINNEY
CAMILLE V MCELHINNEY
24849 CALIFORNIA AVE
HEMET CA 92545

463157005
JOSE GUADALUPE CARRILLO
MARIA D MARTINEZ
26456 IDE AVE
HEMET CA 92545

462182007
MODESTO G TORRES RAMIREZ
LAURA P TORRES
27644 TYLER AVE
SUN CITY CA 92585

462176004
FRANCES M WATT
28335 YANEZ
MISSION VIEJO CA 92692

462173004
KOON HAW SUH
CHONG CHA SUH
DAVID SUH

28362 N STAR LN
MENIFEE CA 92584

463141009
KOON HAW SUH
CHONG CHA SUH
28362 NORTH STAR LN
MENIFEE CA 92584

462175013
EQUITY TRUST CO
29170 GRANITE CIR
MENIFEE CA 92584

462182012
JOSEPHINA GRIMALDO GALLEGOS
29475 RANCHO CALIFORNIA RD
TEMECULA CA 92591

462173005
PACIFIC PREMIER COMMERCIAL INV INC
30116 ROYAL HUNTS ST
MENIFEE CA 92584

463158001
EQUITY TRUST CO
30195 AULD RD
MURRIETA CA 92563

462175009
GERARDO ANAYA
32870 WILLARD ST
WINCHESTER CA. 92596

462182002
EDUARDO R MONTESINOS LUNA
32883 WILLARD ST
WINCHESTER CA. 92596

462182021
JOVIE L ESTEVES
32892 FINCH ST
WINCHESTER CA. 92596

462185012
JAMES HORECKA
32902 HADDOCK ST
WINCHESTER CA. 92596

462182016
VICENTE AGUIRRE ARELLANO
ESPERANZA AGUIRRE
32925 WILLARD ST
WINCHESTER CA. 92596

462176006
THOMAS L CASTEEL
32952 WILLARD ST
WINCHESTER CA. 92596

463158002
GLADIS LAUREL
33020 HADDOCK ST
WINCHESTER CA. 92596

463145014
LESBIA MENDEZ GARCIA
33043 GOUGH ST
WINCHESTER CA. 92596

463145012
ROSA M FRAGOSO
JOSE ALEJANDRO FRAGOSO
33090 WILLARD ST
WINCHESTER CA 92596

462182011
AMANCIO AVILA
JOSEFINA AVILA
33150 ALCAZAR DR
MENIFEE CA 92584

463145019
FRANCISCO ARECHIGA
33785 MILAN RD
WINCHESTER CA 92596

462176001
ABRAHAM VILLANUEVA
3803 SYDNEY ST
HEMET CA 92545

462175014
AMADO GUZMAN
39815 VIA CAREZA
MURRIETA CA 92563

462175003
ROSS C MITCHELL
MARILEE MITCHELL
4606 ROCKLAND PL
LA CANADA CA 91011

462173001
SUSAN C CARROLL
5004 MAIDEN LN
SANTA ROSA CA 95409

463145066
KATHY LEIGH GREEN
738 KINGSLEY ST
MOHAVE VALLEY AZ 86440

462175004
HOWARD L MCCLEARY
P O BOX 1
WINCHESTER CA 92596

462173006
STEVEN BURTNES
P O BOX 142
WINCHESTER CA 92596

462182004
ANGELA D LITTLE
P O BOX 181
WINCHESTER CA 92596

463157012
JOSHUA EPSTEIN
P O BOX 215
WINCHESTER CA 92596

462182018
EMPIRE COMMUNITIES
P O BOX 295
TEMECULA CA 92593

463145021
LYNNE BURKE
P O BOX 30202
LONG BEACH CA 90853

462173008
JESUS VELASCO
LAURA N VELASCO
P O BOX 328
WINCHESTER CA 92596

463145061
SALVADOR FRAGOZA
JOSE A FRAGOZA
P O BOX 382
WINCHESTER CA 92596

463145020
RUBY JOYCE SCHWARTZ
P O BOX 405
WINCHESTER CA 92596

462172005
GEORGE ROBERT MCCLEARY
P O BOX 42
WINCHESTER CA 92596

462175015
ALLEAN C STEWART
P O BOX 5
WINCHESTER CA 92596

462173003
MICHAEL F ROWE
P O BOX 507
WINCHESTER CA 92596

463157013
KEITH ELLIOTT CORWIN
P O BOX 53
WINCHESTER CA 92596

462175007
DAVID R GUERRA
P O BOX 563
WINCHESTER CA 92596

462175012
RAMON GARCIA
MARIA A HERNANDEZ
P O BOX 591
WINCHESTER CA 92596

463145057
FEDERICO RAMIREZ
P O BOX 665
WINCHESTER CA 92596

463145013
JUAN QUEVEDO
LORENA QUEVEDO
P O BOX 803
WINCHESTER CA 92596

463145067
RAFAEL LEMUS
BLANCA ESTER ROMO
P O BOX 826
WINCHESTER CA 92596

463158003
ARZELLA MILDRED COLSON
P O BOX 836
WINCHESTER CA 92596

462175016
ROBERT L LOURENCO
P O BOX 871
WINCHESTER CA 92596

462175011
LETICIA VALDERRAMA
P O BOX 901
WINCHESTER CA 92596

462182022
JEREMY FRENCH
SANDRA FRENCH
PO BO 306
WINCHESTER CA 92596

462176007
ROBERT A DOMENIGONI
EVELYN B DOMENIGONI
PO BOX 181
WINCHESTER CA 92596

Applicant/Owner:

Christopher A Carey and Rebeka Carey
29809 Painted Desert Drive
Menifee, CA 92584

Representative:

Empire Design Group Inc.
24861 Washington Avenue
Murrieta, CA 92562

Applicant/Owner:

Christopher A Carey and Rebeka Carey
29809 Painted Desert Drive
Menifee, CA 92584

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24861 Washington Avenue
Murrieta, CA 92562

Richard Drury
Komalpreet Toor
Lozeau Drury, LLP
1939 Harrison Street, Suite 150
Oakland, CA 94612

Kirkland West
Habitat Defense Council
PO Box 7821
Laguna Niguel, Ca, 92607-7821



Charissa Leach, P.E.
Assistant TLMA Director

RIVERSIDE COUNTY PLANNING DEPARTMENT

NOTICE OF EXEMPTION

TO: ☐ Office of Planning and Research (OPR) FROM: Riverside County Planning Department
P.O. Box 3044 ☐ 4080 Lemon Street, 12th Floor ☐ 38686 El Cerrito Road
Sacramento, CA 95812-3044
☒ County of Riverside County Clerk P. O. Box 1409 Palm Desert, CA 92201
Riverside, CA 92502-1409

Project Title/Case No.: **CONDITIONAL USE PERMIT NO.190024/CEQ190100**

Project Location: Northerly of Gough Street, Easterly of SH-79/Winchester Road, westerly of Rainbow Canyon Road, southerly of Willard Street.

Project Description: Conditional Use Permit No. 190024 proposes to construct a R.V. and Boat Storage Yard on 0.52 acre site. The project will include twenty-five (25) R.V. and Boat parking spaces. The site will be available for the public 24 hours a day and 7 days a week by key code access.

Name of Public Agency Approving Project: Riverside County Planning Department

Project Applicant & Address: Kevin Cong, 2908 La Mesa Dr., Henderson NV 89014

Exempt Status: (Check one)

- ☐ Ministerial (Sec. 21080(b)(1); 15268) ☒ Categorical Exemption (Sec. 15303)
☐ Declared Emergency (Sec. 21080(b)(3); 15269(a)) ☐ Statutory Exemption (_____)
☐ Emergency Project (Sec. 21080(b)(4); 15269 (b)(c)) ☐ Other: _____

Reasons why project is exempt: The project conforms to Section 15303, New Construction or Conversion of Small Structures, of the State CEQA Guidelines and is exempt from CEQA. A project is exempt pursuant to Section 15303 if it consists of: construction and location of limited numbers of new, small facilities or structures; installation of small new equipment and facilities in small structures; or the conversion of existing small structures from one use to another where only minor modifications are made in the exterior of the structure. The numbers of structures described in this section are the maximum allowable on any legal parcel. Examples of this exemption include but are not limited to: (c) in urbanized areas, four commercial buildings not exceeding 10,000 square feet in floor area on sites zoned for such use if not involving the use of significant amounts of hazardous substances where all necessary public services and facilities are available and the surrounding area is not environmentally sensitive. There is no construction proposed as part of the proposed project, pursuant to the State CEQA Guidelines, this project would be exempt under Section 15303, which applies because this entails a conversion of existing small structures from a currently unpermitted use to a permitted use of a storage yard. The project site includes R.V. and Boat storage. There are no buildings onsite and is located primarily within an area mostly surrounded by two incorporated cities. The project is 2.98 miles away from the City of Menifee boundary and 2 miles away from the City of Hemet boundary. Furthermore, the R.V. and Boat Storage Yard will not require additional infrastructure or utilities to be constructed in conjunction with this project. Lastly, due to the small scale of the existing industrial use, no significant amounts of hazardous materials are generated at the site. The project scope involves the entitlement of a R.V. and Boat Storage Yard. No new construction or ground disturbance is proposed with this project. Because all aspects of the project are exempt under Section 15303, the project is exempt from CEQA and no further environmental review is required. In addition, there are no successive projects of the same type in the same place expected over time, there are no unusual circumstances such as scenic resources, historic buildings, trees, or rock outcroppings that will be affected by the project, and it is not on a hazardous waste site. Accordingly, no exception to Section 15303 exemption applies.

Russell Brady 951-955-3025
County Contact Person Phone Number
Signature Title Date

Received for Filing and Posting at OPR: _____
Please charge deposit fee case#: ZCFW No. - County Clerk Posting Fee

FOR COUNTY CLERK'S USE ONLY

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