

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



**ITEM: 21.1
(ID # 14534)**

MEETING DATE:

Tuesday, March 09, 2021

FROM: TLMA-PLANNING:

SUBJECT: TRANSPORTATION & LAND MANAGEMENT AGENCY/PLANNING: PUBLIC HEARING FOR Substantial Conformance No. 3 for Specific Plan No. 260 (SP260S03), Change of Zone No. 2000027 (CZ2000027), Ordinance No. 348.4952, Tentative Parcel Map No. 37787(TPM37787), and Plot Plan No.190035 (PPT190035), AND ADOPTION of a MITIGATED NEGATIVE DECLARATION for CEQ190162 - Applicant: Strat Property Management Inc. – Engineer/Representative: Stevenson, Porto, & Pierce, Inc. – Third Supervisorial District – Homeland Area Zoning District – Harvest Valley/ Winchester Area Plan: Community Development: Business Park (CD: BP) – Location: North of Tecolote Rd, South of Triple Crown Rd, East of Sultanas Rd, and West of Branson Ln – 18.67 Gross Acres - Zoning: SP Zone (SP260 Menifee North – PA43) - REQUEST: SP260S03, proposes to incorporate revisions to the Specific Plan zoning ordinance into the Specific Plan text in regards to permitted uses and development standards. These will include removing wording from "Trailer, recreational vehicle, and boat storage within an enclosed building." to "Covered trailer, recreational vehicle and boat storage" and updating the numbering in the SP Zoning Ordinance to reflect the changes to Ordinance No. 348. CZ2000027, proposes to modify the Specific Plan zoning ordinance to modify the permitted use and development standards of Planning Area 43 and to establish the legal boundaries of Planning Area 43 within SP No. 260 (Menifee North). TPM37787 proposes a Schedule 'E' subdivision of one 20.06 gross acre parcel into two parcels. Parcel 1 is proposed to be comprised of approximately 11.07 gross acres and Parcel 2 comprised of approximately 8.99 gross acres. PPT190035 proposes an R.V. storage facility consisting of 225 covered R.V. storage spaces and a proposed water basin. (Parcel 2) The storage facility will provide storage for RV's, travel trailers, boats, and personal vehicles. APN: 457-350-027. District 3. [100% Applicant Fees]

RECOMMENDED MOTION: That the Board of Supervisors:

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ACTION: Policy


John Hildebrand, Planning Director 3/2/2021

MINUTES OF THE BOARD OF SUPERVISORS

On motion of Supervisor Washington, seconded by Supervisor Perez and duly carried by unanimous vote, IT WAS ORDERED that the above matter is approved as recommended, and that Ordinance 348.4952 is adopted with waiver of the reading.

Ayes: Jeffries, Spiegel, Washington, Perez, and Hewitt
Nays: None
Absent: None
Date: March 9, 2021
xc: Planning, COB

Kecia R. Harper
Clerk of the Board
By: 
Deputy

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RECOMMENDED MOTION: That the Board of Supervisors:

1. **ADOPT** a **MITIGATED NEGATIVE DECLARATION** for **ENVIRONMENTAL ASSESSMENT NO. CEQ190162**, based on the findings and conclusions provided in the Initial Study, attached hereto, and the conclusion that the Project will not have a significant effect on the environment;
2. **APPROVE** **SPECIFIC PLAN NO. 260 SUBSTANTIAL CONFORMANCE NO. 3**, subject to the attached advisory notification document and conditions of approval and based on the findings and conclusions incorporated in the staff report;
3. **APPROVE** **CHANGE OF ZONE NO. 2000027** formalizing the Planning Area boundaries for Specific Plan No. 260 for Planning Area 43 as shown on Map No. 2. 2455 attached hereto and to modify Planning Area 43 in regards to uses permitted and updating numbering in the Specific Plan Zoning Ordinance to reflect updates to Ordinance No. 348;
4. **ADOPT** **ORDINANCE NO. 348.4952** amending the zoning ordinance for Specific Plan No. 260 establishing permitted uses and formalizing the boundaries within Planning Area 43 of Specific Plan No. 260 and Change of Zone No. 2000027 and minor corrections within Planning Area 27 and 29;
5. **APPROVE** **TENTATIVE PARCEL MAP NO. 37787** subject to the attached advisory notification document, conditions of approval, and based upon the findings and conclusions incorporated in the staff report; and
6. **APPROVE** **PLOT PLAN NO. 190035**, subject to the attached advisory notification document, conditions of approval, and based upon the findings and conclusions provided in this staff report.

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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

Specific Plan No. 260 Substantial Conformance No. 3 as provided to the Planning Commission at the February 3, 2021 meeting was a proposal for revisions to the Specific Plan zoning ordinance into the Specific Plan text regarding permitted uses and development standards. These included, reducing the side yard setback adjacent to residential and commercially zoned property from 50 feet to 20 feet, revising permitted uses from "Trailer, recreational vehicle, and boat storage within an enclosed building." to "Covered trailer, recreational vehicle and boat storage", and updating the numbering in the Specific Plan Zone Ordinance to reflect the changes to Ordinance No. 348.

Change of Zone No. 200027 is a proposal to revise the Specific Plan Zoning Ordinance to modify the permitted use and development standards of Planning Area 43 and to establish the legal boundaries of Planning Area 43 within Specific Plan No. 260 (Menifee North).

Tentative Parcel Map No. 37787 is a proposal for a Schedule "E" subdivision of one 20.06 gross acre parcel into two parcels. Parcel 1 is proposed to be comprised of approximately 11.07 gross acres and Parcel 2 comprised of approximately 8.99 gross acres.

Plot Plan No. 190035 is a proposal for the construction and operation of a R.V. storage facility consisting of 225 covered R.V. storage spaces and a proposed water basin on parcel 2 of Tentative Parcel Map No. 37787. The storage facility will provide storage for RVs, travel trailers, boats, and occasionally personal vehicles. Access into the facility will be provided via a secured gated entry system and the facility will be open from 6:00 a.m. to 10:00 p.m., Monday through Sunday.

Environmental Analysis

An Initial Study (IS) was completed that resulted in the preparation of a Mitigated Negative Declaration (MND) for this Project, in accordance with the California Environmental Quality Act (CEQA). The IS (CEQ190162), identified potentially significant impacts of Biological Resources, Cultural Resources, Noise, and Paleontological Resources; however, with the incorporation of mitigation measures the impacts were reduced to less than significant. The

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IS/MND represents the independent judgement of the Riverside County Board of Supervisors. The documents were circulated for public review per the California Environmental Quality Act and State CEQA Guidelines section 15105.

Planning Commission Action

The Planning Commission considered the Project during a regularly scheduled public hearing on February 3, 2021. No one spoke in opposition to the Project. However, the Planning Commission directed staff to omit the modification to the Specific Plan Zoning Ordinance in regard to the development standards for Planning Area 43 which proposed a reduction to the setback requirement where an industrial property abuts a residential or commercially zoned property. The proposed modification was to require a setback from any such boundary shall be not less than 50 feet for buildings and 20 feet for any other structures that are less than 35 feet in height. With the modification omitted as recommended by the Planning Commission, the setback from any such boundary would remain 50 feet for any buildings or structures. The Planning Commission closed the public hearing and recommended approval with a vote of 5-0 to approve the Project as recommended by staff, with the stipulation that the setback reduction as proposed by the Change of Zone be removed. As provided in Attachment E, the Specific Plan Zoning Ordinance reflects the removal of the setback reduction as directed by the Planning Commission. A copy of the redlined version of Ordinance No. 348.4952 is also included as Attachment F.

Impact on Residents and Businesses

All potential Project impacts have been studied under CEQA and noticed to the public pursuant to the requirements of the County.

ATTACHMENTS:

- A. Planning Commission Minutes**
- B. Planning Commission Staff Report Package**
- C. TPM37787 and PPT190035 Exhibits**
- D. Planning Commission Memo**
- E. Ordinance No. 348.4952**
- F. Redline Version of Ordinance No. 348.4952**

 Jason Farin, Principal Management Analyst 3/3/2021  Gregory V. Priamos, Director County Counsel 2/25/2021

1 ORDINANCE NO. 348.4952

2 AN ORDINANCE OF THE COUNTY OF RIVERSIDE

3 AMENDING ORDINANCE NO. 348

4 RELATING TO ZONING

5
6 The Board of Supervisors of the County of Riverside ordains as follows:

7 Section 1. Section 4.1 of Ordinance No. 348 and Official Zoning Map No. 2, as
8 amended, are further amended by placing in effect in the Homeland Area, the zone or zones as shown on
9 the map titled “Change of Official Zoning Plan Amending Ordinance No. 348, Map No. 2.2455, Change of
10 Zone Case No. 2000027”, which map is made part of the ordinance, and establishing the boundaries of the
11 specified planning areas within Specific Plan No. 260 as amended.

12 Section 2. Article XVIIa of Ordinance No. 348 is amended in its entirety to read as
13 follows:

14 “SECTION 17.73 SP ZONE REQUIREMENTS AND STANDARDS FOR SPECIFIC
15 PLAN NO. 260.

16 a. Planning Area 24.

17 (1) The uses permitted in Planning Area 24 of Specific Plan No. 260 shall be the same
18 as those uses permitted in Article VI, Section 6.1 of Ordinance No. 348, except that
19 the uses permitted pursuant to Section 6.1.b.(1) and (3) shall not be permitted.

20 (2) The development standards for Planning Area 24 of Specific Plan No. 260 shall be
21 the same as those standards identified in Article VI, Section 6.2 of Ordinance No.
22 348, except that the development standards set forth in Article VI, Section 6.2.b., c.,
23 d., e. (1), (2), and (4) shall be deleted and replaced by the following:

24 A. Lot area shall be not less than five thousand (5,000) square feet. The
25 minimum lot area shall be determined by excluding that portion of a lot that
26 is used solely for access to the portion of a lot used as a building site.

27 B. The minimum average width of that portion of a lot to be used as a
28 building site shall be fifty feet (50’) with a minimum average depth of eighty

1 feet (80'). That portion of a lot used for access on "flag" lots shall have a
2 minimum width of twenty feet (20').

3 C. The minimum frontage of a lot shall be forty-five feet (45'), except that lots
4 fronting on knuckles or cul-de-sacs may have a minimum frontage of thirty-
5 five feet (35'). Lot frontage along curvilinear streets may be measured at the
6 building setback in accordance with zone development standards.

7 D. The front yard for living areas and porches shall be not less than twelve feet
8 (12') measured from the existing street line or from any future street line as
9 shown on any specific plan of highways, whichever is nearer the proposed
10 structure. The face of the garage shall be setback eighteen feet (18'). In a
11 side-entry garage condition, the front yard shall not be less than ten feet (10').

12 E. Side yards on interior and through lots shall be not less than four feet (4') in
13 width. Side yards on corner and reversed corner lots shall be not less than
14 nine feet (9') from the existing street line or from any future street line as
15 shown on any specific plan of highways, whichever is nearer the proposed
16 structure, upon which the main building sides, except that where the lot is
17 less than fifty feet (50') wide, the yard need not exceed twenty percent (20%)
18 of the width of the lot.

19 F. Chimneys, air conditioning units, and fireplaces shall be allowed to encroach
20 into side yards (on the non-gated side) and rear yards a maximum of two feet
21 (2'). No other structural encroachments shall be permitted in the front, rear
22 or side yard except as provided for in Section 18.19 of Ordinance No. 348.

23 In addition, the following standard shall also apply:

24 AA. In no case shall more than fifty percent (50%) of any lot be covered by
25 buildings for lots with one-story buildings and in no case shall more than
26 forty-five percent (45%) of any lot be covered by buildings
27 for lots with two-story buildings.
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1 (3) Except as provided above, all other zoning requirements shall be the same as those
2 requirements identified in Article VI of Ordinance No. 348.

3 b. Planning Area 25.

4 (1) The uses permitted in Planning Area 25 of Specific Plan No. 260 shall be the same
5 as those uses permitted in Article VI, Section 6.1 of Ordinance No. 348, except that
6 the uses permitted pursuant to Section 6.1.b.(1) and (3) shall not be permitted.

7 (2) The development standards for Planning Areas 25 of Specific Plan No. 260 shall be
8 the same as those standards identified in Article VI, Section 6.2 of Ordinance No.
9 348, except that the development standards set forth in Article VI, Section 6.2.b., c.,
10 d., e. (1), (2), and (4) shall be deleted and replaced by the following:

11 A. Lot area shall be not less than three thousand five hundred (3,500) square
12 feet. The minimum lot area shall be determined by excluding that portion of
13 a lot that is used solely for access to the portion of a lot used as a building
14 site.

15 B. The minimum average width of that portion of a lot to be used as a building
16 site shall be forty feet (40') with a minimum average depth of seventy-five
17 feet (75'). That portion of a lot used for access on "flag" lots shall have a
18 minimum width of twenty feet (20').

19 C. The minimum frontage of a lot shall be forty feet (40'), except that lots
20 fronting on knuckles or cul-de-sacs may have a minimum frontage of thirty-
21 five feet (35'). Lot frontage along curvilinear streets may be measured at the
22 building setback in accordance with
23 zone development standards.

24 D. The front yard for living areas and porches shall be not less than twelve feet
25 (12') measured from the existing street line or from any future street line as
26 shown on any specific plan of highways, whichever is nearer the proposed
27 structure. The face of the garage shall be setback eighteen feet (18'). In a
28 side-entry garage condition, the front yard shall not be less than ten feet (10').

1 E. Side yards on interior and through lots shall be not less than four feet (4') in
2 width. Side yards on corner and reversed corner lots shall be not less than
3 nine feet (9') from the existing street line or from any future street line as
4 shown on any specific plan of highways, whichever is nearer the proposed
5 structure, upon which the main building sides, except that where the lot is
6 less than forty feet (40') wide, the yard need not exceed ten percent (10%) of
7 the width of the lot.

8 F. Chimneys, air conditioning units, and fireplaces shall be allowed to encroach
9 into side yards (on the non-gated side) and rear yards, a maximum of two feet
10 (2'). No other structural encroachments shall be permitted in the front, rear
11 or side yard except as provided for in Section 18.19 of Ordinance No. 348.

12 In addition, the following standard shall also apply:

13 AA. In no case shall more than sixty-five percent (65%) of any lot be covered by
14 buildings for lots with one-story buildings and in no case shall more than
15 sixty percent (60%) of any lot be covered by buildings for lots with two-story
16 buildings.

17 (3) Except as provided above, all other zoning requirements shall be the same as those
18 requirements identified in Article VI of Ordinance No. 348.

19 c. Planning Areas 26 and 28.

20 (1) The uses permitted in Planning Areas 26, and 28 of Specific Plan No. 260 shall be
21 the same as those uses permitted in Article VI, Section 6.1 of Ordinance No. 348,
22 except that the uses permitted pursuant to Section
23 6.1.b.(1) and (3) shall not be permitted.

24 (2) The development standards for Planning Areas 26, and 28 of Specific Plan No. 260
25 shall be the same as those standards identified in Article VI, Section 6.2 of Ordinance
26 No. 348, except that the development standards set forth in Article VI, Section 6.2.b.,
27 c., d., e. (1), (2) and (4) shall be deleted and replaced by the following:

28 A. Lot area shall be not less than six thousand (6,000) square feet. The minimum

1 lot area shall be determined by excluding that portion of a lot that is used
2 solely for access to the portion of a lot used as a building site.

3 B. The minimum average width of that portion of a lot to be used as a building
4 site shall be fifty feet (50') with a minimum average depth of one hundred
5 feet (100'). That portion of a lot used for access on "flag" lots shall have a
6 minimum width of twenty feet (20').

7 C. The minimum frontage of a lot shall be fifty feet (50'), except that lots
8 fronting on knuckles or cul-de-sacs may have a minimum frontage of thirty-
9 five feet (35'). Lot frontage along curvilinear streets may be measured at the
10 building setback in accordance with zone development standards.

11 D. The front yard for living areas and porches shall be not less than twelve feet
12 (12') measured from the existing street line or from any future street line as
13 shown on any specific plan of highways, whichever is nearer the proposed
14 structure. The face of the garage shall be setback eighteen feet (18'). In a
15 side-entry garage condition, the front yard shall not be less than ten feet (10').

16 E. Side yards on interior and through lots shall be not less than four feet (4') in
17 width. Side yards on corner and reversed corner lots shall be not less than
18 nine feet (9') from the existing street line or from any future street line as
19 shown on any specific plan of highways, whichever is nearer the proposed
20 structure, upon which the main building sides, except that where the lot is
21 less than fifty-five feet (55') wide, the yard need not exceed twenty percent
22 (20%) of the width of the lot.

23 F. Chimneys, air conditioning units, and fireplaces shall be allowed to encroach
24 into side yards (on the non-gated side) and rear yards, a maximum of two feet
25 (2'). No other structural encroachments shall be permitted in the front, rear
26 or side yard except as provided for in Section 18.19 of Ordinance No. 348.

27 (3) Except as provided above, all other zoning requirements shall be the
28

1 same as those requirements identified in Article VI of Ordinance No.
2 348.

3 d. Planning Areas 27 and 29.

4 (1) The uses permitted in Planning Areas 27 and 29 of Specific Plan No. 260 shall be
5 the same as those uses permitted in Article IXb, Section 9.50 of Ordinance No. 348
6 except that the uses permitted pursuant to Section 9.50a. (32), (52), and (64) shall
7 not be permitted.

8 (2) The development standards for Planning Areas 27 and 29 of Specific Plan No. 260
9 shall be the same as those standards identified in Article IXb, Section 9.53 of
10 Ordinance No. 348, except that the following additional development standards shall
11 also apply:

12 A. Chimneys and fireplaces shall be allowed to encroach into side yards a
13 maximum of two feet (2'). No other structural encroachments shall be
14 permitted in the front, rear or side yard except as provided for
15 in Section 18.9 of Ordinance No. 348.

16 (3) Except as provided above, all other zoning requirements shall be the same as those
17 requirements identified in Article IXb of Ordinance No. 348.

18 di. Planning Areas 30 and 44.

19 (1) The uses permitted in Planning Areas 13, 19, 30 and 44 of Specific Plan No. 260
20 shall be the same as those uses permitted in Article XI, Section 11.2 of Ordinance
21 No. 348, except that the uses permitted pursuant to Section 11.2.b.(1) c.(1), (3), (4)
22 and (6), d.(1), g., h.(3), (4), (6) and (8), k., and m.(1), (3), (4) and (9); and 11.2.b(2)c.,
23 k., and l. shall not be permitted.

24 (2) The development standards for Planning Areas 13, 19, 30 and 44 of Specific Plan
25 No. 260 shall be the same as those standards identified in Article XI, Section 11.4 of
26 Ordinance No. 348.

27 (3) Except as provided above, all other zoning requirements shall be the same as those
28 requirements identified in Article XI of Ordinance No. 348.

1 f. Planning Area 31.

- 2 (1) The uses permitted in Planning Area 31 of Specific Plan No. 260 shall be the same
3 as those permitted in Article IXb, Section 9.50 of Ordinance No. 348, except that
4 the uses permitted pursuant to Section 9.50.a (32), (52) and (64) shall not be
5 permitted. In addition, the permitted uses identified under Section 9.50b. shall also
6 include self-storage facilities and mini-warehouse structures.
- 7 (2) The development standards for Planning Area 31 of Specific Plan No. 260 shall be
8 the same as those identified in Article IXb, Section 9.53 of Ordinance No. 348.
- 9 (3) Except as provided above, all other zoning requirements shall be the same as those
10 requirements identified in Article IXb of Ordinance No. 348.

11 g. Planning Area 31A.

- 12 (1) The uses permitted in Planning Area 31A shall be the same as those uses
13 permitted in Article IXb, Section 9.50 of Ordinance No. 348, except that the uses
14 permitted pursuant to Section 9.50.a (30), (31), (32), (52), (55), (62), (64), (82), (97),
15 (98), and (99); and b. (1), (2), (3), (5), (7), (8), (10), (13), (14), (15), (16), (17), (18),
16 (19), (22) and (23) shall not be permitted. In addition, the permitted uses identified
17 under Section 9.50.a. shall also include multiple family dwellings, medical and
18 dental offices, real estate offices, and congregate care residential facilities.
- 19 (2) Any land division application submitted within Planning Area 31A of Specific Plan
20 No. 260 shall be heard concurrently with a comprehensive plot plan application for
21 the entire affected Planning Area by the Planning Commission in accordance with
22 Section 18.30.d.(3) of Ordinance No. 348. The application for a comprehensive plot
23 plan shall be submitted in accordance with the provisions of Section 18.30 of
24 Ordinance No. 348 and shall also at a minimum include the following:
- 25 A. A statement indicating how the land division and comprehensive plot plan
26 applications implement Specific Plan No. 260 and comply with the
27 conditions of approval for said Specific Plan.
- 28 B. A comprehensive plot plan for the entire planning area, a conceptual grading

1 plan and a tentative subdivision map, based upon a contour interval no greater
2 than four feet (4') which in addition to the Requirements of Ordinance No.
3 460 and Section 18.30 of Ordinance No. 348 include:

- 4 i. The proposed lots including lot lines and proposed easement, if any;
- 5 ii. building footprints;
- 6 iii. floor plan assignments;
- 7 iv. pad elevations, street grades and cut and fill slopes in excess of one
8 foot in vertical height;
- 9 v. the proposed uses, their location and architectural designs;
- 10 vi. the proposed internal circulation system; and,
- 11 vii. buffers, if any.

12 C. A design manual which includes:

- 13 i. A description of residential floor plans and their mix;
- 14 ii. The lot and building calculations for each lot and building as follows:
 - 15 (a) lot area and lot pad area;
 - 16 (b) building footprint area;
 - 17 (c) percentage of lot coverage;
 - 18 (d) front setback;
 - 19 (e) useable rear yard area and depth; and,
 - 20 (f) building square footage for commercial and residential uses.
- 21 iii. a fencing plan including details of proposed materials to be used;
- 22 iv. dimensioned conceptual floor plans and elevations, including details
23 of proposed materials for evaluations, and square footages and heights
24 of individual units; and,
- 25 v. a proposed phasing plan showing the planned sequence of subdivision
26 map recordation and development.

27 (3) The development standards for commercial uses within Planning Area 31A of
28 Specific Plan No. 260 shall be the same as those standards identified in Article IXb,

1 Section 9.53 of Ordinance No. 348. For purposes of this ordinance amendment, a
2 commercial use shall be defined as development which includes any permitted use
3 other than multiple family dwellings or apartments.

4 (4) The development standards for residential uses and combined residential and
5 commercial uses within Planning Area 31A of Specific Plan No. 260 shall be as
6 follows:

7 A. The minimum lot area shall be seven thousand two hundred (7,200)
8 square feet with a minimum average width of sixty feet (60') and a minimum
9 average depth of one hundred feet (100') for all permitted uses, unless
10 different minimums are specifically required in a particular area.

11 B. The minimum front and rear yards shall be ten feet (10') for buildings that do
12 not exceed thirty-five feet (35') in height. Any portion of a building which
13 exceeds thirty-five feet (35') in height shall be set back from the front and
14 rear lot lines no less than ten feet (10') plus two feet (2') for each foot by
15 which the height exceeds thirty-five feet (35'). The front setback shall be
16 measured from any existing or future street line as shown on any specific
17 street plan of the County. The rear setback shall be measured from the
18 existing rear lot line or from any recorded alley or easement, if the rear line
19 adjoins a street, the rear setback requirement shall be the same as required for
20 a front setback.

21 C. The minimum side yard shall be five feet (5') for buildings that do not exceed
22 thirty-five feet (35') in height. Any portion of a building which exceeds
23 thirty-five feet (35') in height shall be set back from each side lot line five
24 feet (5') plus two feet (2') for each foot by which the height exceeds thirty-
25 five feet (35'); if the side yard adjoins a street, the side setback requirement
26 shall be the same as required for a front setback. No structural encroachments
27 shall be permitted in the front, side or rear yard except as provided in Section
28 18.19 of Ordinance No. 348.

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- D. No lot shall have more than fifty percent (50%) of its net area covered with buildings or structures.
- E. The maximum ratio of floor area to lot area shall not be greater than two to one (2:1), not including basement floor area.
- F. All buildings and structures shall not exceed fifty feet (50') in height, unless a height up to seventy-five feet (75') is specifically permitted under the provisions of Section 18.34 of Ordinance No. 348.
- G. Automobile storage space shall be provided as required by Section 18.12 of Ordinance No. 348.
- H. Interior side yards may be reduced to accommodate zero lot line or common wall situations, except that, in no case shall the reduction in side yard areas reduce the required separation between detached structures.
- I. Where the front, side or rear yard adjoins a lot zoned R-R, R-A, R-2, R-3, R-4, R-6, R-T, R-T-R, W-2-M or SP with a residential use, the minimum setback shall be twenty-five feet (25') from the property line.
- J. Setback areas may be used for driveways, parkways and landscaping.
- K. A minimum of fifteen percent (15%) of the site proposed for development shall be landscaped and irrigated.
- L. Trash collection areas shall be screened by landscaping or architectural features in such a manner as not to be visible from a public street or from any adjacent residential area.
- M. Outside storage areas are prohibited.
- N. Utilities shall be installed underground except that electrical lines rated at 33 kv or greater may be installed above ground.
- O. All lighting fixtures, including spot lights, electrical reflectors and other means of illumination for signs, structures, landscaping, parking, loading, unloading and similar areas, shall be focused, directed and arranged to prevent glare or direct illumination on

1 residential uses.

2 P. Nonsubstantial adjustments to an approved project's design are permitted
3 subject to the approval of a minor change pursuant to Ordinance No. 460. For
4 purposes of this section, "Nonsubstantial adjustment" shall be defined as
5 changes to setbacks, floor plans and elevations. All other changes including
6 changes in concept and product type shall be submitted for review in
7 accordance with the provisions of Ordinance No. 460 governing minor
8 changes and revised tentative maps.

9 Q. Except as provided above, all other zoning requirements shall be the same as
10 those requirements identified in Article IXb of Ordinance No. 348.

11 h. Planning Area 32 and 33B.

12 (1) The uses permitted in Planning Areas 32 and 33B of Specific Plan No. 260 shall be
13 the same as those uses permitted in Article VI, Section 6.1 of Ordinance No. 348,
14 except that the uses permitted pursuant to Section 6.1.b.(1) and (3) shall not be
15 permitted.

16 (2) The development standards for Planning Areas 32 and 33B of Specific Plan No. 260
17 shall be the same as those standards identified in Article VI, Section 6.2 of Ordinance
18 No. 348, except that the development standards set forth in Article VI, Section 6.2.b.,
19 c., d., e. (2), and (4) shall be deleted and replaced by the following:

20 A. Lot area shall be not less than five thousand (5,000) square feet. The
21 minimum lot area shall be determined by excluding that portion of a lot that
22 is used solely for access to the portion of a lot used as a building site.

23 B. The minimum average width of that portion of a lot to be used as a building
24 site shall be fifty feet (50') with a minimum average depth of eighty feet (80').
25 That portion of a lot used for access on "flag" lots shall have a minimum
26 width of twenty feet (20').

27 C. The minimum frontage of a lot shall be forty-five feet (45'), except that lots
28 fronting on knuckles or cul-de-sacs may have a minimum frontage of thirty-

1 five feet (35'). Lot frontage along curvilinear streets may be measured at the
2 building setback in accordance with zone development standards.

3 D. Side yards on interior and through lots shall be not less than five feet (5') in
4 width. Side yards on corner and reversed corner lots shall be not less than ten
5 feet (10') from the existing street line or from any future street line as shown
6 on any specific plan of highways, whichever is nearer the proposed structure,
7 upon which the main building sides, except that where the lot is less than fifty
8 feet (50') wide, the yard need not exceed twenty percent (20%) of the width
9 of the lot.

10 E. Chimneys and fireplaces shall be allowed to encroach into side yards a
11 maximum of two feet (2'). No other structural encroachments shall be
12 permitted in the front, rear or side yard except as provided for in Section
13 18.19 of Ordinance No. 348.

14 In addition, the following standard shall also apply:

15 AA. In no case shall more than fifty percent (50%) of any lot be covered by
16 buildings for lots with one-story buildings and in no case shall more than
17 forty-five percent (45%) of any lot be covered by buildings for lots with two-
18 story buildings.

19 (3) Except as provided above, all other zoning requirements shall be the same as those
20 requirements identified in Article VI of Ordinance No. 348.

21 i. Planning Area 33A.

22 (1) The uses permitted in Planning Area 33A of Specific Plan No. 260 shall be the same
23 as those uses permitted in Article VIII, Section 8.100 of Ordinance No. 348, except
24 that the uses permitted pursuant to Section 8.100.a. and b. shall not be permitted. In
25 addition, the permitted uses identified under Section 8.100.a. shall also include trails.

26 (2) The development standards for Planning Area 33A of Specific Plan No. 260
27 shall be the same as those standards identified in Article VIIIe, Section 8.101 of
28 Ordinance No. 348.

1 (3) Except as provided above, all other zoning requirements shall be the same as those
2 requirements identified in Article VIIIe of Ordinance No. 348.

3 j. Planning Area 34.

4 (1) The uses permitted in Planning Area 34 of Specific Plan No. 260 shall be the same
5 as those uses permitted in Article VI, Section 6.1 of Ordinance No. 348, except that
6 the uses permitted pursuant to Section 6.1.b.(1) and (3); and d. shall not be permitted.

7 (2) The development standards for Planning Area 34 of Specific Plan No. 260 shall be
8 the same as those standards identified in Article VI, Section 6.2 of Ordinance No.
9 348, except that the development standards set forth in Article VI, Section 6.2.b., c.,
10 d., e.(2) and (4) shall be deleted and replaced by the following:

11 A. Lot area shall be not less than five thousand (5,000) square feet. The
12 minimum lot area shall be determined by excluding that portion of a lot that
13 is used solely for access to the portion of a lot used as a building site.

14 B. The minimum average width of that portion of a lot to be used as a building
15 site shall be fifty feet (50') with a minimum average depth of eighty feet (80').
16 That portion of a lot used for access on "flag" lots shall have a minimum
17 width of twenty feet (20').

18 C. The minimum frontage of a lot shall be forty feet (40'), except that lots
19 fronting on knuckles or cul-de-sacs may have a minimum frontage of thirty-
20 five feet (35'). Lot frontage along curvilinear streets may be measured at the
21 building setback in accordance with zone development standards.

22 D. Side yards on interior and through lots shall be not less than five feet
23 (5') in width. Side yards on corner and reversed corner lots shall be not less
24 than ten feet (10') from the existing street line or from any future street line
25 as shown on any specific plan of highways, whichever is nearer the proposed
26 structure, upon which the main building sides, except that where the lot is
27 less than fifty feet (50') wide, the yard need not exceed twenty percent (20%)
28 of the width of the lot.

1 E. Chimneys and fireplaces shall be allowed to encroach into side yards a
2 maximum of two feet (2'). No other structural encroachments shall be
3 permitted in the front, rear or side yard except as provided for in Section
4 18.19 of Ordinance No. 348.

5 In addition, the following standards shall also apply:

6 AA. In no case shall more than fifty percent (50%) of any lot be covered by
7 buildings for lots with one-story buildings and in no case shall more than
8 forty-five percent (45%) of any lot be covered by buildings for lots with two-
9 story buildings.

10 (3) Except as provided above, all other zoning requirements shall be the same as those
11 requirements identified in Article VI of Ordinance No. 348.

12 k. Planning Areas 35, 37 and 40.

13 (1) The uses permitted in Planning Areas 35, 37 and 40 of Specific Plan No. 260 shall
14 be the same as those uses permitted in Article VI, Section 6.1 of Ordinance No. 348,
15 except that the uses permitted pursuant to Section 6.1.b.(1) and (3) shall not be
16 permitted.

17 (2) The development standards for Planning Areas 35, 37 and 40 of Specific Plan No.
18 260 shall be the same as those standards identified in Article VI, Section 6.2 of
19 Ordinance No. 348, except that the development standards set forth in Article VI,
20 Section 6.2.b., c., d., e. (1), (2) and (4) shall be deleted and replaced by the following:

21 A. Lot area shall be not less than six thousand (6,000) square feet. The minimum
22 lot area shall be determined by excluding that portion of a lot that is used
23 solely for access to the portion of a lot used as a building site.

24 B. The minimum average width of that portion of a lot to be used as a building
25 site shall be fifty feet (50') with a minimum average depth of one hundred
26 feet (100'). That portion of a lot used for access on "flag" lots shall have a
27 minimum width of twenty feet (20').
28

- 1 C. The minimum frontage of a lot shall be fifty feet (50'), except that lots
2 fronting on knuckles or cul-de-sacs may have a minimum frontage of thirty-
3 five feet (35'). Lot frontage along curvilinear streets may be measured at the
4 building setback in accordance with zone development standards.
- 5 D. The front yard shall be not less than fifteen feet (15') measured from the
6 existing street line or from any future street line as shown on any specific
7 plan of highways, whichever is nearer the proposed structure.
- 8 E. Side yards on interior and through lots shall be not less than five feet (5') in
9 width. Side yards on corner and reversed corner lots shall be not less than ten
10 feet (10') from the existing street line or from any future street line as shown
11 on any specific plan of highways, whichever is nearer the proposed structure,
12 upon which the main building sides, except that where the lot is less than
13 fifty-five feet (55') wide, the yard need not exceed twenty percent (20%) of
14 the width of the lot.
- 15 F. Chimneys and fireplaces shall be allowed to encroach into side yards
16 a maximum of two feet (2'). No other structural encroachments shall be
17 permitted in the front, rear or side yard except as provided for in Section
18 18.19 of Ordinance No. 348.
- 19 G. Except as provided above, all other zoning requirements shall be the same as
20 those requirements identified in Article VI of Ordinance No. 348.

21 1. Planning Area 36.

- 22 (1) The uses permitted in Planning Areas 36 of Specific Plan No. 260 shall be the same
23 as those uses permitted in Article XVb, Section 15.200 of Ordinance No. 348, except
24 that the uses permitted pursuant to Section 15.200.c(4), (6), (11), (12), and (14) shall
25 not be permitted.
- 26 (2) The development standards for Planning Area 36 of Specific Plan No. 260 shall be
27 the same as those standards identified in Article XVb, Section 15.201 of Ordinance
28 No. 348, except that the development standards set forth in Article XVb, Section

1 15.201a. shall be deleted and replaced by the following:

- 2 A. Lot area shall be not less than ten thousand (10,000) square feet. The
3 minimum lot area shall be determined by excluding that portion of a lot that
4 is used solely for access to the portion of a lot used as a building site.
5 B. Except as provided above, all other zoning requirements shall be the same as
6 those requirements identified in Article XVb of Ordinance No. 348.

7 m. Planning Area 38.

- 8 (1) The uses permitted in Planning Areas 10, 20 and 38 of Specific Plan No. 260 shall
9 be the same as those uses permitted in Article VIIIe, Section 8.100 of Ordinance No.
10 348, except that the uses permitted in Section 8.100.a. and 8.100.b. shall not be
11 permitted.
12 (2) The development standards for Planning Areas 10, 20 and 38 of Specific Plan No.
13 260 shall be the same as those standards identified in Article VIIIe, Section 8.101 of
14 Ordinance No. 348.
15 (3) Except as provided above, all other zoning requirements shall be the same as those
16 requirements identified in Article VIIIe of Ordinance No. 348.

17 n. Planning Area 39.

- 18 (1) The uses permitted in Planning Area 39 of Specific Plan No. 260 shall be the same
19 as those uses permitted in Article VI, Section 6.1 of Ordinance No. 348, except that
20 the uses permitted pursuant to Section 6.1.b.(1) and (3); and d. shall not be permitted.
21 In addition, the permitted uses identified under Section 6.1.a. shall also include
22 public schools.
23 (2) The development standards for Planning Area 39 of Specific Plan No. 260 shall be
24 the same as those standards identified in Article VI, Section 6.2 of Ordinance No.
25 348, except that the development standards set forth in Article VI, Section 6.2.b., c.,
26 d., e.(2) and (4) shall be deleted and replaced by the following:
27 A. Lot area shall be not less than five thousand (5,000) square feet. The
28 minimum lot area shall be determined by excluding that portion of a lot that

1 is used solely for access to the portion of a lot used as a building site.

2 B. The minimum average width of that portion of a lot to be used as a building
3 site shall be fifty feet (50') with a minimum average depth of eighty feet (80').
4 That portion of a lot used for access on "flag" lots shall have a minimum
5 width of twenty feet (20').

6 C. The minimum frontage of a lot shall be forty-five feet (45'), except that lots
7 fronting on knuckles or cul-de-sacs may have a minimum frontage of thirty-
8 five feet (35'). Lot frontage along curvilinear streets may be measured at the
9 building setback in accordance with zone development standards.

10 D. Side yards on interior and through lots shall be not less than five feet (5') in
11 width. Side yards on corner and reversed corner lots shall be not less than ten
12 feet (10') from the existing street line or from any future street line as shown
13 on any specific plan of highways, whichever is nearer the proposed structure,
14 upon which the main building sides, except that where the lot is less than fifty
15 feet (50') wide, the yard need not exceed twenty percent (20%) of the width
16 of the lot.

17 E. Chimneys and fireplaces shall be allowed to encroach into side yards a
18 maximum of two feet (2'). No other structural encroachments shall be
19 permitted in the front, rear or side yard except as provided for in Section
20 18.19 of Ordinance No. 348.

21 In addition, the following standards shall also apply:

22 AA. In no case shall more than fifty percent (50%) of any lot be covered by
23 buildings for lots with one-story buildings and in no case shall more than
24 forty-five percent (45%) of any lot be covered by buildings for lots with two-
25 story buildings.

26 (3) Except as provided above, all other zoning requirements shall be the same as those
27 requirements identified in Article VI of Ordinance No. 348.

28 o. Planning Areas 41, 42, 45 and 46.

1 (1) The uses permitted in Planning Areas 41, 42, 45 and 46 of Specific Plan No. 260
2 shall be the same as those uses permitted in Article VI, Section 6.1 of Ordinance No.
3 348 except that the uses permitted pursuant to Section 6.1.b(1) and (3) shall not be
4 permitted.

5 (2) The development standards for Planning Areas 41, 42, 45 and 46 of Specific Plan
6 No. 260 shall be the same as those standards identified in Article VI, Section 6.2 of
7 Ordinance No. 348, except that the development standards set forth in Article VI,
8 Section 6.2.e (1), (3), and (4) shall be deleted and replaced by the following:

9 A. The front yard shall be not less than fifteen feet (15') measured from the
10 existing street line or from any future street line as shown on any specific
11 plan of highways, whichever is nearer the proposed structure.

12 B. Rear yards shall be not less than twenty feet (20').

13 (3) Except as provided above, all other zoning requirements shall be the same as those
14 requirements identified in Article VI of Ordinance No. 348.

15 p. Planning Area 43.

16 (1) The uses permitted in Planning Area 43 of Specific Plan No. 260
17 shall be the same as those uses permitted in Article X, Sections 10.1 and 10.2 of
18 Ordinance No. 348, except that the uses permitted pursuant to Section 10.1.b.(1) b.,
19 c., and e.(2) shall not be permitted. In addition, the permitted use identified under
20 Section 10.1.b.(1) e. shall also include covered trailer, recreational vehicle, and boat
21 storage.

22 (2) The development standards for Planning Area 43 of Specific Plan No. 260 shall be
23 the same as those standards identified in Article X, Section 10.4 of Ordinance No.
24 348.

25 (3) Except as provided above, all other zoning requirements shall be the same as those
26 requirements identified in Article X of Ordinance No. 348.

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Section 3.

This Ordinance shall take effect 30 days after its date of adoption.

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

By: Karen S. Spiegel
Chair, Board of Supervisors

ATTEST:
Clerk of the Board

By: Priscilla Rasso
Deputy

(SEAL)

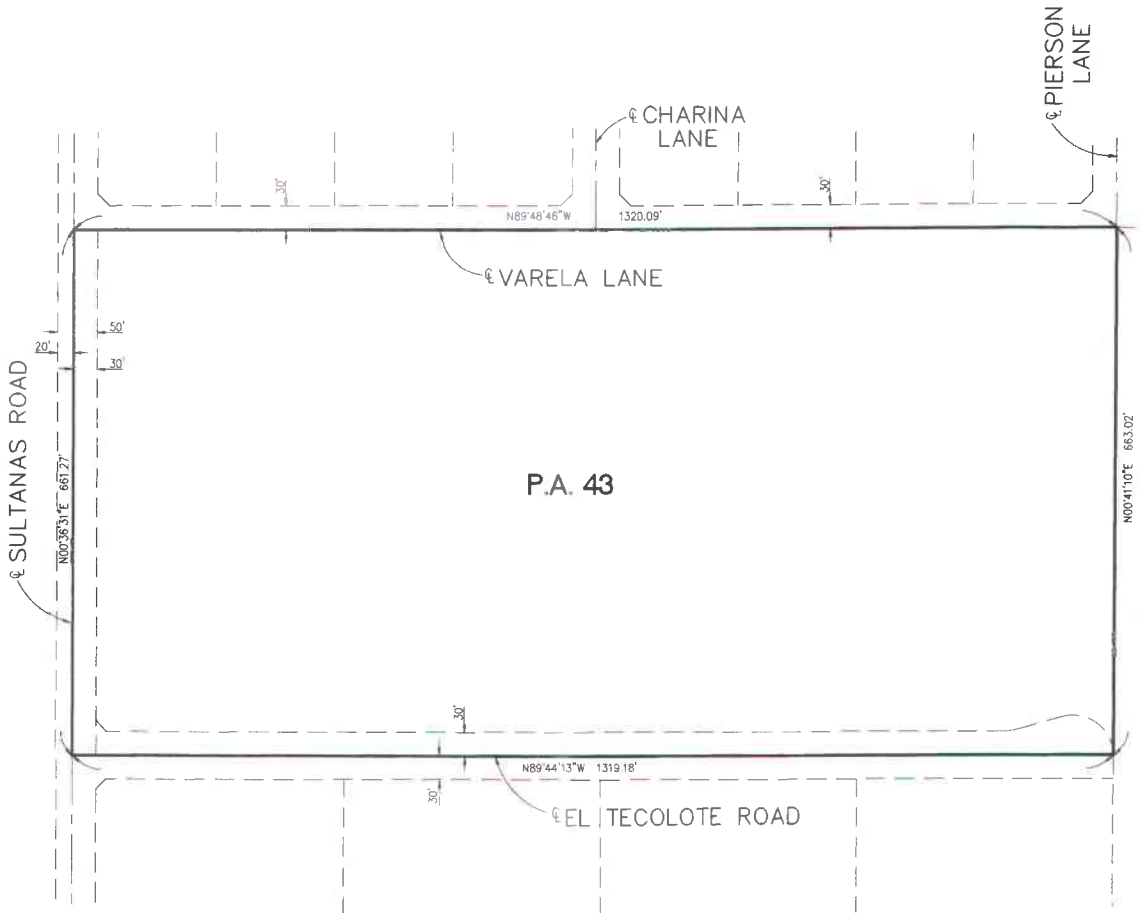
APPROVED AS TO FORM:

Date: February 23, 2021

By: Aaron C. Gettis
AARON C. GETTIS
Supervising Deputy County Counsel

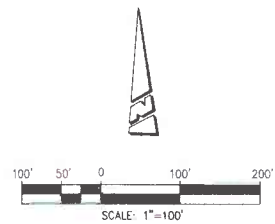
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HOMELAND AREA
SEC. 7, T. 5., R. 2 W., S.B.B.M.



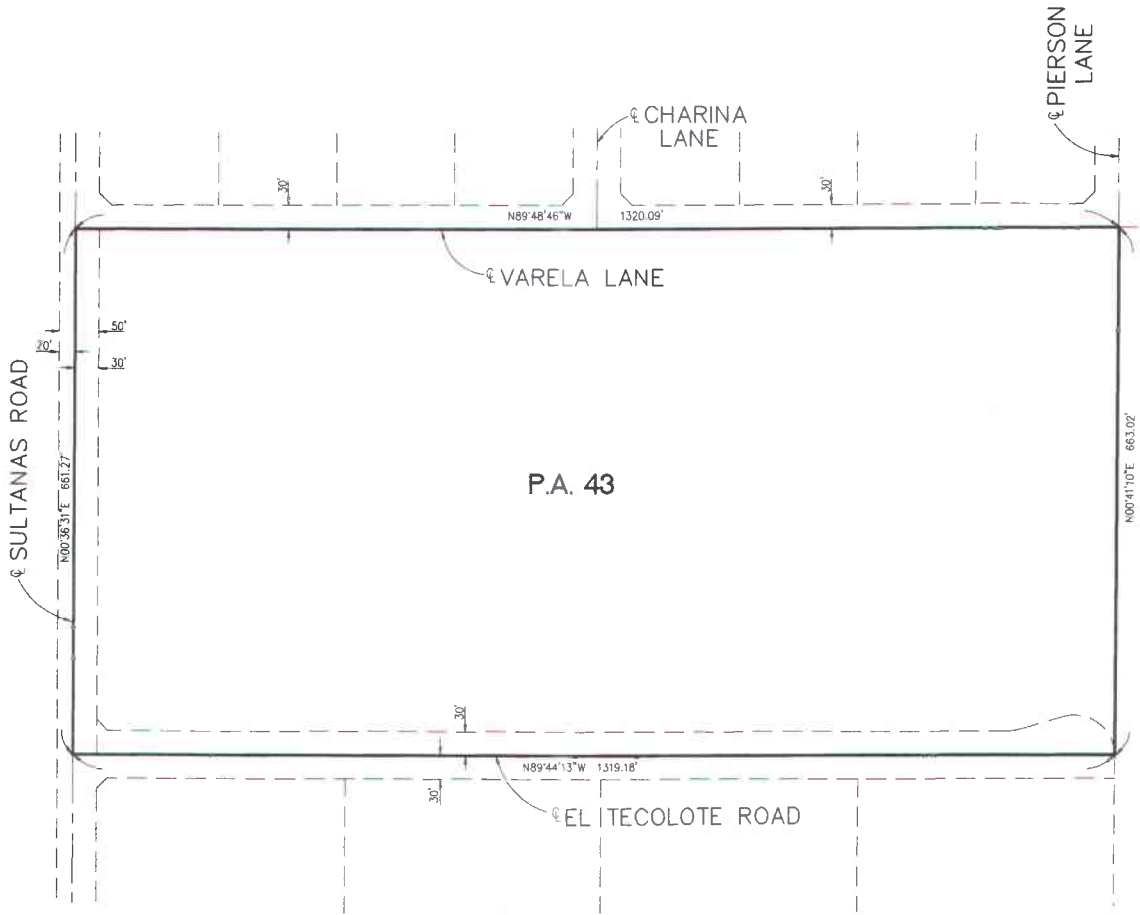
SP ZONE SPECIFIC PLAN (SP00260A3)

MAP NO. 2 2455
CHANGE OF OFFICIAL ZONING PLAN
AMENDING
MAP NO. 2 ORDINANCE NO. 348
CHANGE OF ZONE CASE NO. 2000027
ADOPTED BY ORDINANCE NO. 348.4952
(DATE:) _____
RIVERSIDE COUNTY BOARD OF SUPERVISORS



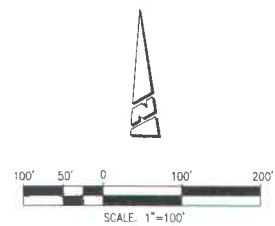
APN: 457-350-027

HOMELAND AREA
SEC. 7, T. 5 N., R. 2 W., S.B.B.M.



SP ZONE SPECIFIC PLAN (SP00260A3)

MAP NO. 2 2455
CHANGE OF OFFICIAL ZONING PLAN
AMENDING
MAP NO. 2 ORDINANCE NO. 348
CHANGE OF ZONE CASE NO. 2000027
ADOPTED BY ORDINANCE NO. 348.4952
(DATE:) _____
RIVERSIDE COUNTY BOARD OF SUPERVISORS



APN: 457-350-027

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STATE OF CALIFORNIA)
)
COUNTY OF RIVERSIDE) ss

I HEREBY CERTIFY that at a regular meeting of the Board of Supervisors of said county held on March 9, 2021, the foregoing ordinance consisting of 3 Sections was adopted by the following vote:

AYES: Jeffries, Spiegel, Washington, Perez and Hewitt
NAYS: None
ABSENT: None

DATE: March 9, 2021

KECIA R. HARPER
Clerk of the Board

BY: *Yessica Raso*
Deputy

SEAL



**PLANNING COMMISSION
MINUTE ORDER
FEBRUARY 3, 2021**

I. AGENDA ITEM 4.1

SUBSTANTIAL CONFORMANCE NO. 3 to SPECIFIC PLAN NO. 260, CHANGE OF ZONE NO. 2000027, TENTATIVE PARCEL MAP NO. 37787, and PLOT PLAN NO. 190035 – Intent to Adopt a Mitigated Negative Declaration – CEQ190162 – Applicant: Strat Property Management, Inc. – Engineer/Representative: Stevenson, Porto, & Pierce, Inc. – Third Supervisorial District – Homeland Area Zoning District – Harvest Valley/Winchester Area Plan: Community Development: Business Park (CD-BP) – Location: Northerly of Tecolote Road, southerly of Triple Crown Road, easterly of Sultanas Road, and westerly of Branson Lane – 18.67 Gross Acres – Zoning: Specific Plan (SP260 Menifee North – PA43).

II. PROJECT DESCRIPTION:

Substantial Conformance No. 3 to Specific Plan No. 260, proposes to incorporate revisions to the Specific Plan zoning ordinance into the Specific Plan text in regards to permitted uses and development standards. These will include, reducing the side yard setback adjacent to residential from 50 feet to 20 feet and removing wording from "Trailer, recreational vehicle, and boat storage within an enclosed building," to Covered trailer, recreational vehicle, and boat storage." **Change of Zone No. 2000027**, proposes to modify the Specific Plan zoning ordinance to modify the permitted use and development standards of Planning Area 43 and to establish the legal boundaries of Planning Area 43 within Specific Plan No. 260 (Menifee North). **Tentative Parcel Map No. 37787 (TPM37787)** proposes a Schedule "E" subdivision of one (1) 20.06 gross acre parcel into two (2) parcels. Parcel 1 is proposed to be comprised of approximately 11.07 gross acres and Parcel 2 comprised of approximately 8.99 gross acres. **Plot Plan No. 190035 (PPT190035)** proposes an R.V. storage facility consisting of 225 covered R.V. storage spaces and a proposed water basin. (Parcel 2) The storage facility will provide storage for RV's, travel trailers, boats, and occasionally personal vehicles. Access into the facility will be provided with a secured gated entry system and will be opened from 6:00 a.m. to 10:00 p.m., Monday through Sunday. APN: 457-350-027.

III. MEETING SUMMARY:

The following staff presented the subject proposal:
Project Planner: Deborah Bradford at (951) 955-6646 or email at dbradfor@rivco.org.

Spoke in favor:
Henry Lozano, Applicant's Representative, 714-490-1514
Phil Martin, Applicant's Representative, 649-318-9287
Donald Clauson, Applicant, 619-318-9287

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
By a vote of 4-0 (Commissioner Kroencke Absent)

The Planning Commission Recommends that the Board of Supervisors take the following actions:

ADOPT a Mitigated Negative Declaration for Environmental Assessment No. CEQ190162; and,

APPROVE Specific Plan No. 260 Substantial Conformance No. 3; and,

TENTATIVELY Approve Change of Zone No. 2000027, as modified at hearing; and,

APPROVE Tentative Parcel Map No. 37787; and,

APPROVE Plot Plan No. 190035, subject to the conditions of approval.



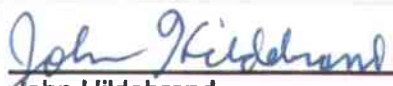
**COUNTY OF RIVERSIDE
PLANNING DEPARTMENT
STAFF REPORT**

Agenda Item No.

4 . 1

Planning Commission Hearing: February 3, 2021

PROPOSED PROJECT

Case Number(s):	SP260S03, CZ2000027, TPM37787, PPT190035	Applicant(s): Strat Property Manage. Inc., Donald Clauson
Environmental:	CEQ190162 MND Mitigated Negativ	Representative(s): Stevenson, Porto & Pierce, Inc., Henry Lozano
Area Plan:	Harvest Valley/Winchester	
Zoning Area/District:	Homeland Area	
Supervisory District:	Third District	
Project Planner:	Deborah Bradford	 John Hildebrand Interim Planning Director
Project APN(s):	457-350-027	

PROJECT DESCRIPTION AND LOCATION

Specific Plan No. 260 Substantial Conformance No. 3 incorporates revisions to the Specific Plan zoning ordinance into the Specific Plan text in regard to permitted uses and development standards. These will include, reducing the side yard setback adjacent to residential and commercially zoned property from 50 feet to 20 feet, revising permitted uses from "Trailer, recreational vehicle, and boat storage within an enclosed building." to "Covered trailer, recreational vehicle and boat storage", and updating the numbering in the Specific Plan Zone Ordinance to reflect the changes to Ordinance No. 348.

CHANGE OF ZONE NO. 200027 revises the Specific Plan Zoning Ordinance to modify the permitted use and development standards of Planning Area 43 and to establish the legal boundaries of Planning Area 43 within Specific Plan No. 260 (Menifee North).

TENTATIVE PARCEL MAP NO. 37787 is a Schedule "E" subdivision of one 20.06 gross acre parcel into two parcels. Parcel 1 is proposed to be comprised of approximately 11.07 gross acres and Parcel 2 comprised of approximately 8.99 gross acres.

PLOT PLAN NO. 190035 is for the construction and operation of a R.V. storage facility consisting of 225 covered R.V. storage spaces and a proposed water basin on parcel 2 of Tentative Parcel Map No. 37787. The storage facility will provide storage for RVs, travel trailers, boats, and occasionally personal vehicles. Access into the facility will be provided via a secured gated entry system and the facility will be open from 6:00 a.m. to 10:00 p.m., Monday through Sunday.

The Project site is located east of Sultanas Road, north of El Tecolote Road, south of Triple Crown Road, and west of Branson Lane and Leon Road.

The above is hereinafter referred to in this staff report as the "Project."

PROJECT RECOMMENDATION

STAFF RECOMMENDATIONS:

THAT THE PLANNING COMMISSION RECOMMENDS THAT THE BOARD OF SUPERVISORS TAKE THE FOLLOWING ACTIONS:

ADOPT a **MITIGATED NEGATIVE DECLARATION** for **ENVIRONMENTAL ASSESSMENT NO. CEQ190162**, based on the findings and conclusions provided in the Initial Study, attached hereto, and the conclusion that the Project will not have a significant effect on the environment; and,

APPROVE SPECIFIC PLAN NO. 260 SUBSTANTIAL CONFORMANCE NO. 3, subject to the attached advisory notification document and based on the findings and conclusions incorporated in the staff report; and,

TENTATIVELY APPROVE CHANGE OF ZONE NO. 2000027 to amend the Specific Plan's Zoning Ordinance to modify the permitted uses and development standards for Planning Area 43 and to establish the legal boundaries of Planning Area 43 based on the findings and conclusions incorporated in the staff report and pending final adoption of the zoning ordinance by the Board of Supervisors; and,

APPROVE TENTATIVE PARCEL MAP NO. 37787 subject to the attached advisory notification document, conditions of approval, and based upon the findings and conclusions incorporated in the staff report pending final adoption of the zoning ordinance by the Board of Supervisors; and,

APPROVE PLOT PLAN NO. 190035, subject to the attached advisory notification document, conditions of approval, and based upon the findings and conclusions provided in this staff report pending final adoption of the zoning ordinance by the Board of Supervisors.

PROJECT DATA

Land Use and Zoning:

Specific Plan:	Yes – Menifee North Specific Plan No. 260
Specific Plan Land Use:	Business Park
Existing General Plan Foundation Component:	Community Development
Proposed General Plan Foundation Component:	N/A
Existing General Plan Land Use Designation:	Business Park
Proposed General Plan Land Use Designation:	N/A
Policy / Overlay Area:	Highway 79 Policy Area
Surrounding General Plan Land Uses	
North:	Medium Density Residential (MDR) as reflected in SP No. 260 Land Use Map
East:	Medium Density Residential (MDR) as reflected in SP No. 260 Land Use Map

South:	Light Industrial (LI) as reflected in SP No. 260 Land Use Map
West:	Light Industrial (LI) and Medium Density Residential (MDR) as reflected in SP No. 260 Land Use Map
Existing Zoning Classification:	Specific Plan (SP 260)
Proposed Zoning Classification:	Specific Plan (SP 260), Planning Area 43
Surrounding Zoning Classifications	
North:	Specific Plan No. 260 (SP No. 260) – Planning Area 41
East:	Specific Plan No. 260 (SP No. 260) – Planning Area 46
South:	Specific Plan No. 260 (SP No. 260) – Planning Area 44
West:	Specific Plan No. 260 (SP No. 260) – Planning Areas 28 and 30
Existing Use:	Vacant Land
Surrounding Uses	
North:	Residential Development
South:	Storage Facility
East:	Vacant Land
West:	Vacant Land

Project Details:

<i>Item</i>	<i>Value</i>	<i>Min./Max. Development Standard</i>
Project Site (Acres):	20 Gross Acres	N/A
Building Height (FT):	18'	35'
Total Proposed Number of Lots:	2	N/A
Map Schedule:	'E'	

Located Within:

City's Sphere of Influence:	No
Community Service Area ("CSA"):	Yes – Lakeview/Nuevo/Romoland/Homeland #146
Special Flood Hazard Zone:	No
Agricultural Preserve:	No
Liquefaction Area:	Yes – Low/Moderate
Subsidence Area:	Yes – Susceptible
Fault Zone:	No

Fire Zone:	No
Mount Palomar Observatory Lighting Zone:	Yes – Zone B
WRCMSHCP Criteria Cell:	No
CVMSHCP Conservation Boundary:	No
Stephens Kangaroo Rat (“SKR”) Fee Area:	Yes – In or partially within
Airport Influence Area (“AIA”):	Yes – March Air Reserve Base, Zone E.

PROJECT LOCATION MAP



Figure 1: Project Location Map

PROJECT BACKGROUND AND ANALYSIS

Background:

Specific Plan

Menifee North Specific Plan No. 260 was approved by the Board of Supervisors on December 27, 1994. At that time the Specific Plan was located on approximately 1,638 acres located between the communities of Homeland and Romoland in southwestern Riverside County. As originally approved, 363 acres were devoted to commercial and business park uses, approximately 2,390 residential units were proposed, and 21 acres were provided for parks. The Specific Plan was comprised of 48 Planning Areas. Amendment No. 1 to the Specific Plan was adopted in 2007 and resulted in a reduction in commercial and business park acreage, increased the number of residential units to 2,602, increased the park acreage to 30 acres, removed a school site from PA 42 and replaced with residential units. School acreage was reduced from 28.7 acres to 18.2 acres, revisions to drainage plans, and street plans which resulted in increasing the size of PA's 7, 11, 12, 20 and 23 through 28.

Amendment No. 2 to the Specific Plan was adopted in April 2008. This amendment included the division and re-designation of Planning Area 7 from Business Park (BP) to Medium High Density Residential (MDR) (PA 7A) and to High Density Residential (HDR) Garden Courts (PA 7B). Planning Area 10 was re-designated from Low Density Residential (LDR) to Community Park. Planning Area 48 (Community Center) was combined into Planning Area 20 (Community Park) to become Community Park/Center. Planning Area 23 was re-designated from Commercial (CR) into High Density Residential (HDR) (PA23A – Garden Courts) and Commercial (PA23B). In addition, the maximum number of dwelling units were increased by 312 from 2,503 to 2,815 and minor modifications to various planning area boundaries and acreages were also approved.



Figure 2. Specific Plan No. 260 Land Use Map as originally adopted.

Since the adoption of Amendment No. 2 to the Menifee North Specific Plan in 2008, the City of Menifee incorporated, resulting in an approximately 775.4 acre portion of the adopted Specific Plan west of Briggs Road being removed from County of Riverside jurisdiction. Substantial Conformance No. 1 to the Menifee North Specific Plan updated the land use plan to accommodate Tentative Tract Map 31500, a subdivision map processed concurrently with Substantial Conformance No. 1. This Substantial Conformance encompassed Planning Areas 32 and 33B; reflected the limits of the newly incorporated City of Menifee; and to be consistent with the land use designations of the Riverside County General Plan. The revised limits of the Menifee North Specific Plan are reduced to approximately 829.2 acres east of Briggs Road, west of Juniper Flats Road, south of Watson Road, and north of Matthews Road and provides for a wide range of land uses including 2,025 residential units. Substantial Conformance No. 1 was prepared to

modify Planning Areas 32 and 33B to provide consistency for the concurrent review of Tentative Tract Map 31500; but also included several technical revisions to other portions of the land use plan and text to correct the land use designations and provide consistency with the adopted Riverside County General Plan Land Use Designations. Substantial Conformance No. 1 did not change the number of dwelling units permitted within the Specific Plan area, nor change the density of any individual Planning Area. It is important to note that the area covered by TTM 31500 (Planning Areas 32 and 33B) provided for the same number of units (206) as approved in adopted SP260A2.

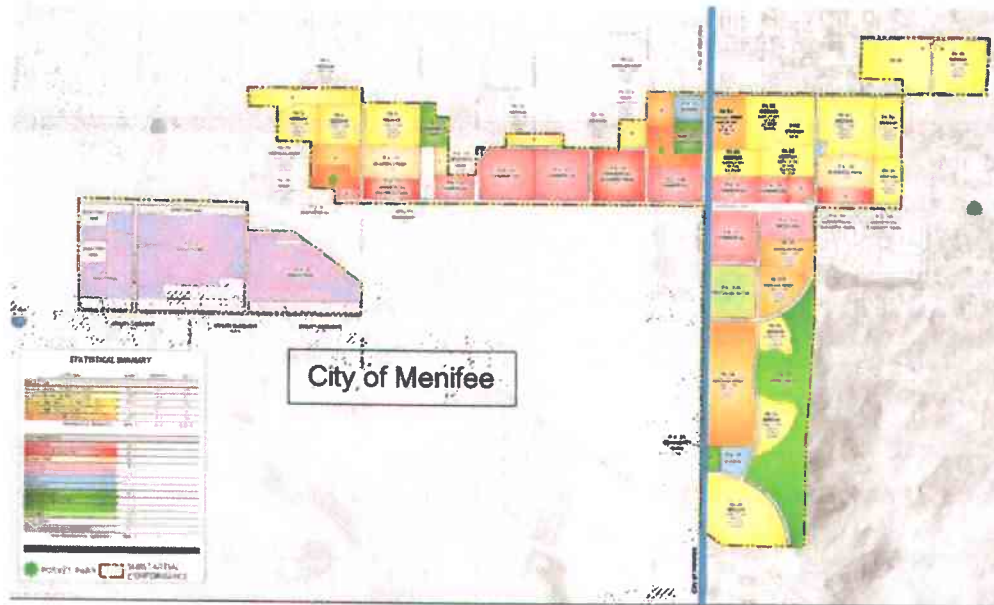


Figure 3. SP Land Use Map illustrating the portion within the City of Menifee.

Substantial Conformance No. 2 to the Menifee North Specific Plan modified the acreages, unit counts and lot sizes for Planning Areas 24, 25, 26 and 28 to accommodate proposed Minor Change No. 1 to Tentative Tract Map No. 29322 and proposed Tentative Tract Map No. 37533, which were processed concurrently with Substantial Conformance No. 2. Substantial Conformance No. 2 maintained the approved maximum of 2,025 residential units permitted on 829.2 acres in the County's portion of the Specific Plan, while modifying the Specific Plan text and graphics to: reduce the minimum lot sizes and reallocation of dwelling units; provide a 4.9-acre Public Park within Planning Area 25; revise the locations of the water quality basins and mini-park sites within Planning Areas 24, 25, 26, and 28; and reduce the overall acreage of major roads within the overall SP area from 77.1 acres to 74.8 acres. Substantial Conformance No. 2 also includes a technical correction for the land use designations of Planning Areas 26 and 28, from "Medium-High Density Residential" to "Medium Density Residential" for consistency with the approved TM 29322.

Proposed Project

The applicant submitted a Pre-Application Review (PAR) on April 17, 2019 and was reviewed by the Development Advisory Committee (DAC) on May 23, 2019. The Project submitted for review was for a subdivision of an 18.67 gross acre site into 2 lots and for a Mini Warehouse Storage Facility consisting of 379 stalls and a water basin. No buildings were proposed as a part of the storage facility but rather covered parking stalls.

Tentative Parcel Map No. 37787 (TPM37787) and Plot Plan No. 190035 (PPT190035) were submitted to the County of Riverside on November 5, 2019. Through the review of the applications and plans, it was determined that a change of zone was required to modify the text of the Specific Plan Zoning Ordinance since the current Specific Plan Zoning Ordinance requires any RV, trailer, or boat storage to be within an enclosed building and also requires a 50 foot setback where the industrial property abuts a residential or commercially zoned property. With the change of zone submitted, it is also proposed to define the legal boundaries of PA 43 and to implement the change of zone a substantial conformance to the specific plan was required. On October 20, 2020 applications were submitted for Change of Zone No. 2000027 and Substantial Conformance No. 3 to Specific Plan No. 260.

The Project site is located within Planning Area 43 of Specific Plan No. 260. Planning Area 43 Specific Plan land use designation is Business Park (BP). The zoning ordinance for Specific Plan No. 260 uses the Industrial Park (I-P) zoning in Ordinance No. 348 to establish permitted and conditionally permitted land uses along with development standards for Planning Area 43.

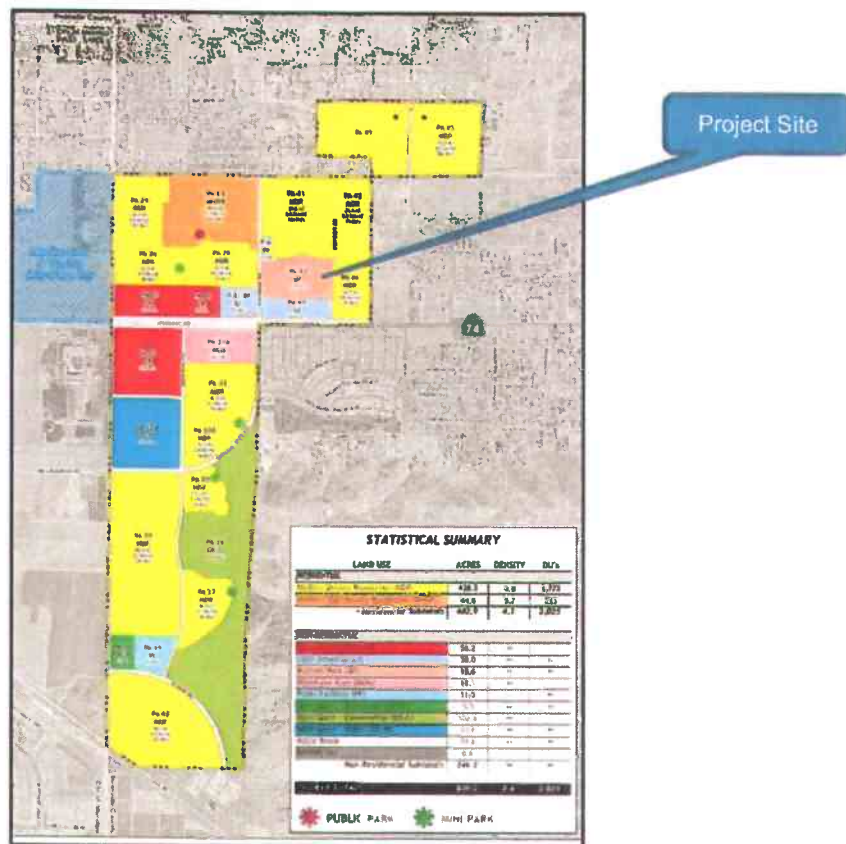


Figure 4. Current SP260 Land Use Map

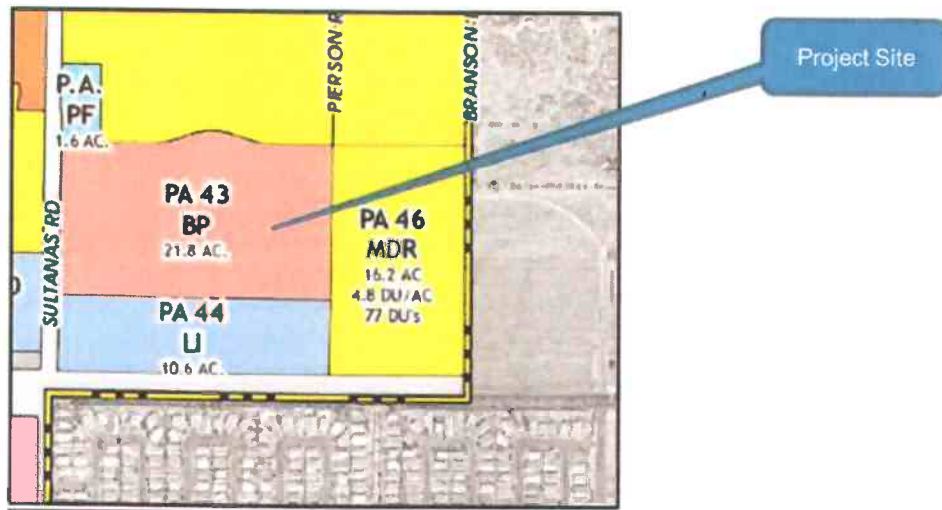


Figure 5. Detail PA 43

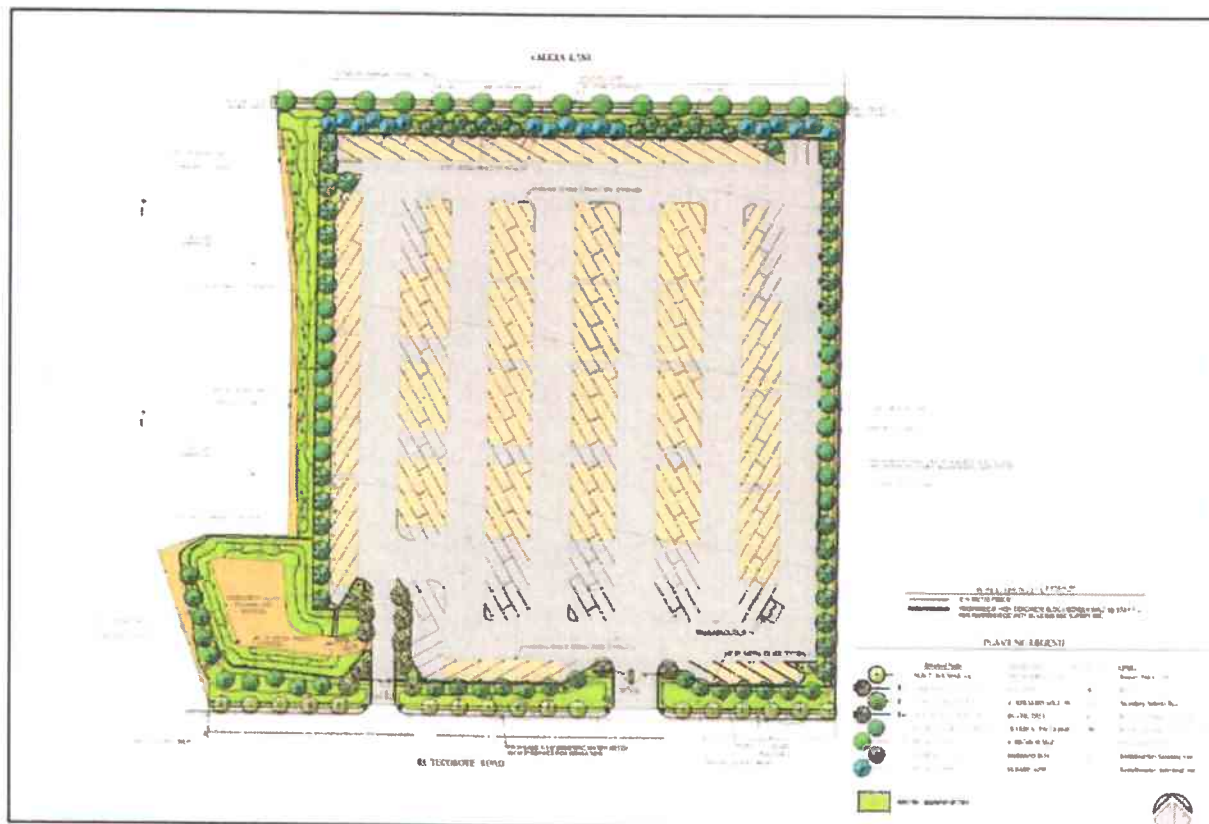


Figure 6 - Proposed Project- Conceptual Landscape Plan

Off-Site Improvements: The proposed Tentative Parcel Map No. 37787 is a Schedule "E" map which requires improvements in regard to streets, water, fire protection, sewage disposal, fencing, and electrical and communication facilities. The Project shall provide the following off-site improvements:

The project proponent shall provide a sufficient TEMPORARY cul-de-sac (for Fire Truck turnaround) off-site road easement from the adjacent property owner in accordance with Ordinance No. 461.

ENVIRONMENTAL REVIEW / ENVIRONMENTAL FINDINGS

An Initial Study (IS) and a Mitigated Negative Declaration (MND) have been prepared for this project in accordance with the California Environmental Quality Act (CEQA); Environmental Assessment No. CEQ190162. The IS identified potentially significant impacts in regard to the issue areas of Biological Resources, Cultural Resources, Noise, and Paleontological Resources; however, with the incorporation of mitigation measures the impacts were reduced to less than significant. Based on the Initial Study's conclusions, the County of Riverside determined that an MND is appropriate for the proposed Project pursuant to the State CEQA Guidelines. The IS and MND represent the independent judgement of Riverside County. The documents were circulated for public review on December 31, 2020 per the California Environmental Quality Act Statute and Guidelines Section 15105. The public review period ended on January 20, 2021.

Solar Energy:

Riverside County's Climate Action Plan Measure R2-CE1 requires that if any tentative tract map, plot plan, or conditional use permit that proposes to add more than 75 new dwelling units of residential development or one or more new buildings totaling more than 100,000 gross square feet of commercial, office, industrial or manufacturing development the project will be required to offset its energy demands by 20 percent by on-site renewable energy production. No buildings are proposed as a part of this Project; therefore, the requirements of Measure R2-CE1 are not applicable. Regardless, as discussed in the IS/MND, the proposed Project will incorporate solar into the majority of the canopies that cover the parking spaces.

FINDINGS AND CONCLUSIONS

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

Land Use Findings:

1. The Project site has a General Plan Land Use Designation of Business Park (BP) as reflected in the Specific Plan No. 260 Land Use Plan. Land uses intended for Planning Area 43 include but are not limited to professional office, supportive commercial uses as well as some limited types of "clean" industrial uses. The proposed parcel map is a Schedule 'E' subdivision of 20.06 into two commercial/industrial parcels. Parcel 2 is proposed to be developed as a storage facility as reflected in Plot Plan No. 190035 and Parcel 1 will be developed at a later time. Planning Area 43 development standards and permitted uses are reflected in the Specific Plan Zoning Ordinance which primarily follows the development standards and permitted uses of the I-P Zone as established in Ordinance No. 348. The proposed Project meets the required development standards and permitted uses allowed in Planning Area 43 as stated in the Specific Plan Zoning Ordinance. To further ensure consistency, General Plan Policy LU 1. 10 states that, "the Area Plan designations of properties within adopted Specific Plans are provided for informational and illustrative purposes only. The actual designation of land are as specified in the applicable Specific Plan Document." Therefore, the Project as proposed is consistent with the General Plan and the Harvest Valley/Winchester Area Plan, in that

the actual land use designation and intended uses for PA 43 are identified in the Specific Plan Document, the Land Use Map, and Specific Plan Zoning Ordinance.

2. The existing zoning is Specific Plan (Specific Plan No. 260). The Project proposes to revise the Specific Plan Zoning Ordinance text related to PA 43 to modify the permitted uses as it pertains "*Trailer, recreational vehicle, and boat storage within an enclosed building*" to "*Covered trailer, recreational vehicle and boat storage*" and revising the language reducing setbacks where the industrial property abuts a residentially zoned property from 50 feet to 20 feet. Additionally, the proposed Tentative Parcel Map No. 37787 and Plot Plan No. 190035 are consistent with the allowed uses and development standards of the proposed Specific Plan Zoning, which is detailed below in the Development Standards Findings.
3. The project site is located within the Highway 79 Policy Area which requires a reduction in residential density to limit trip generation. The proposed Project does not include residential development; therefore the policy does not apply to this Project.
4. The proposed use for Parcel 2 of the proposed Project site is for the development of an R.V. storage facility consisting of 225 covered R.V. storage spaces and a proposed water basin. As proposed, the use is a permitted use as provided for in the Specific Plan Zoning Ordinance for Planning Area 43 which allows for the operation of trailer, recreational vehicle and boat storage facilities subject to Plot Plan approval. The modifications to the Specific Plan Zoning Ordinance are minor in terms of setback modifications and permitted uses. The use proposed will not result in a use that is currently not allowed or is more intense than what is currently permitted pursuant to the Specific Plan Zoning Ordinance for Planning Area 43. Therefore, the proposed Project is consistent with Ordinance No. 348 (Land Use) and is allowed within the Specific Plan Zoning Classification as proposed to be revised by the Change of Zone.

Entitlement Findings:

Specific Plan – Substantial Conformance:

The findings required to approve the substantial conformance to Specific Plan No. 260, pursuant to the provisions of the Riverside County Ordinance No. 348 are as follows:

1. The Project proposes minor modifications to the Specific Plan in regards to modifications to the Specific Plan Zoning Ordinance text in terms of permitted uses and development standards within PA 43. The proposed modifications will not result in a change in density, boundaries, or allowable dwelling units as currently allowed. The Specific Plan would still allow for the operation of facilities for the storage of trailers, recreational vehicles and boats within Planning Area 43. No alteration of the Specific Plan boundaries or intensifying the use of the site will occur due to these modifications. Therefore, the Project as modified continues to meet the intent and purpose of the adopted Specific Plan and is consistent with this finding.

The Project as modified proposes to revise text in regards to permitted uses and setback requirements specifically as they pertain to PA 43. These modifications to the Specific Plan Zoning Ordinance will remain consistent with the conditions of approval, findings and conclusions contained in Resolution No. 94-424 adopting SP No. 260, Resolution No. 07-077 adopting SP No. 260A1, and Resolution No. 2008-044 adopting the SP No. 260A2, as consistent with the intent, design, and mitigation approved for SP No. 260 in that these modifications to the Specific Plan will not result in allowing a more

intensive use to be permitted on the Project site nor will the boundaries of Specific Plan No. 260 be altered. The proposed Project will remain consistent with the Riverside County General Plan.

2. The substantial conformance does not include a modification or deletion of any conditions of approval. However, some of the Advisory Notification Document statements have been revised to reflect the proposed changes. Therefore, the substantial conformance is consistent with this finding.
3. The substantial conformance does not include a proposal to construct the project out of phase; therefore, the project is consistent with this finding.
4. The substantial conformance does not include a modification to approved land uses. Although the substantial conformance includes modifications to the Specific Plan Zoning Ordinance for Planning Area 43 regarding permitted uses to modify that RV, trailer, and boat storage is allowed under covered structures and not just within enclosed buildings, as well as a reduction in the setback requirements when an industrial project abuts a residential or commercial property the permitted general approved land uses remain unchanged. The overall number of housing units and acreage remains as approved in SP No. 260A2. The substantial conformance is consistent with this finding.
5. The substantial conformance does not modify the project design in terms of circulation, protection of topographical feature, minimization of grading, and drainage or infrastructure improvements. Therefore, the Project is consistent with this finding.

Change of Zone:

1. The Project site is zoned Specific Plan. Change of Zone No. 2000027 is a proposal to establish the legal boundaries of PA 43 and to modify the text of the Specific Plan No. 260A2 Zoning Ordinance. Changes to the zoning ordinance are related to permitted uses and setback requirements specifically in Planning Area 43. The proposed changes to the zoning ordinance remain consistent with the Specific Plan No. 260A2 Land Use Map and specific plan text and remains consistent with the General Plan as detailed in the previous findings.

Tentative Parcel Map:

Tentative Parcel Map No. 37787 (TTM37787) is a Schedule "E" map proposal to subdivide a 20.06 gross acre parcel into two parcels.

Parcel 1 is proposed to be comprised of approximately 11.07 gross acres and Parcel 2 comprised of approximately 8.99 gross acres. The findings required to approve a Map, pursuant to the provisions of the Riverside County Zoning Ordinance 460, are as follows:

1. The design of the tentative parcel map is consistent with the County's General Plan. General Plan Principle IV.A.4 states that communities should range in location and type from urban to suburban to rural. General Plan Principle VII A. 1. Encompasses a robust economy serving a full range of job needs, offers housing choices covering the complete spectrum from entry level to estate living environments, and provides a solid economic base to support needed public services and facilities. The proposed tentative parcel map will comply with the General Plan by providing opportunities for development that will serve the community as a whole by encouraging commercial, office, and light industrial uses that will serve the community within the Harvest Valley/Winchester Area Plan.

Project implementation will be consistent with the overall SP No. 260 which was prepared to provide an essential link with the policies of the County of Riverside's General Plan. The proposed land division will result in the subdivision of a 20.06-acre parcel into 2 parcels. Parcel 1 at this time does not have a development plan but will be required to comply with the allowable uses and development standards as provided for in the Specific Plan text and zoning ordinance. Parcel 2 will be developed with a community and tourist serving RV storage facility. This development will be consistent with the overall density, architectural design, and landscaping as envisioned by the Specific Plan as originally adopted. Therefore, the proposed Project is consistent with this finding.

2. The site is physically suitable for the type of development and density proposed due to its frontage on Sultanas Road and El Tecolote Road and the availability of infrastructure and accessibility to existing utilities and services. Additionally, the site does not have any topographical features or environmental constraints that would result in the inability to develop the Project site. Therefore, the proposed Project is consistent with this finding.
3. The overall development of the land shall be designed for the protection of the public health, safety and general welfare. An Initial Study (IS) and a Mitigated Negative Declaration (MND) have been prepared for this Project in accordance with the California Environmental Quality Act (CEQA). Environmental Assessment No. CEQ190162. The Initial Study identified potentially significant impacts in regard to the issue areas of Biological Resources, Cultural Resources, Noise, and Paleontological Resources; however, with the incorporation of mitigation measures the impacts were reduced to less than significant. Therefore, it was determined that no impacts would result in terms of substantial environmental damage, serious public health problems, or substantially and avoidably injure fish or wildlife or their habitat.
4. As indicated in the included project conditions of approval, the proposed land division includes the type of improvements as required by the Riverside County Land Division Ordinance No. 460 Section 10.10 for a Schedule "E" Map as detailed below:
 - a) Streets – All road improvements within the project boundaries will be constructed to ultimate County standards in accordance with Ordinance Nos. 460 and 461. El Tecolote Road from Sultanas Road to the east project boundary and Varela Lane are designated as Local Roads and will be improved with 32-foot part-width AC pavement, curb, gutter, and sidewalks. Therefore, with the design standards for street improvements as stated in the advisory notification document and standard conditions of approval the requirements of Ordinance No. 460 10.10 (A), as it pertains to streets will be met.
 - b) Domestic Water & Sewage Disposal - Potable water service and sanitary sewer service will be provided from Eastern Municipal Water District. However, presently, Parcel 1 is not slated for development at this time, so water is not immediately needed to the parcel, although is available from Eastern Municipal Water District. Parcel 2 is proposed to be developed as an RV, boat and storage facility and will not require water and sewer at this time based on the use proposed. In the event that a revision is made to the proposed plot plan for the RV, boat and storage facility and buildings will be constructed a will serve letter from EMWD will be required to obtain water and sewer. Therefore, compliance with Ordinance No. 460 10.10 (B) and (D), as it pertains to domestic water and sewage disposal will be met.
 - c) Fire Protection – Fire apparatus access roads extending beyond 150 feet which have not been completed shall have a turnaround capable of accommodating fire apparatus. The fire

apparatus access roads shall be capable of sustaining an imposed load of 75,000 lbs. and be an unobstructed width of not less than 24 feet, and vertical clearance of not less than 13 feet. Existing fire hydrants on public streets are allowed to be considered available. Minimum fire flow for the construction of all commercial structures is subject to the standards of the California Fire Code (CFC) Appendix B and Table B105.1. The applicant shall provide documentation that there exists a water system capable of delivering the required fire flow of 1500 gpm at 20psi for 2 hours. If an underground water system is not feasible an acceptable water tank system shall be proposed. Therefore, with standard conditions of approval the requirements of Ordinance No. 460 10.10 (C), as it pertains to fire protection will be met.

- d) Fences – An eight (8') foot high steel tubular fencing will surround the retention basin located along the western boundary of Parcel 2. In addition, tubular steel fencing will also be provided along the north, south, and west perimeter of the site, and a six (6') foot high masonry block wall allow the eastern boundary adjacent to future residential development. Fencing within the proposed subdivision will be in compliance with SP260A2 Design Guidelines in regard to theme walls, view fencing, and side and rear yard fencing. Therefore, the requirements of Ordinance No. 460 10.10 (E) as they pertain to fencing have been met.
 - e) Electrical and Communication Facilities – All electrical power, telephone, communication, street lighting, and cable television lines shall be designed to be placed underground. Therefore, with this condition of approval the requirements of Ordinance No. 460. 10.10 (F) as they pertain to the installation of electrical and communication facilities have been met.
5. A thirty-foot wide public utility easement extends along the entire length of the east project boundary from El Tecolote road to Valera Lane for public utilities and a road. The design of the proposed land division and its types of improvements will not conflict with easements, acquired by the public at large, for access through, or use of, property within the proposed land division because, project design will ensure there will be no conflict with providing accessibility. Therefore, the proposed Project is consistent with this finding.
6. The parcels as shown on the tentative parcel map are consistent with the minimum size allowed by the Project site's Specific Plan Zoning Ordinance which follows the development standards of the I-P zoning classification, which requires a minimum lot size of 20,000 square feet with a minimum average lot width of 100 feet. As proposed Parcel 1 is comprised of 11.07 acres with a minimum width of approximately 680 feet. Parcel 2 is comprised of approximately 8.99 acres with a minimum width of approximately 574 feet. Therefore, the proposed Project is consistent with this finding.

Plot Plan Findings:

- 1. The proposed use conforms to all the requirements of the General Plan and with all applicable requirements of State law and the ordinances of Riverside County. The Project site is designated as Business Park in the Riverside County General Plan and Specific Plan No. 260. The Plot Plan proposes RV, trailer, and boat storage. Planning Area 43 development standards and permitted uses are reflected in the Specific Plan Zoning Ordinance which primarily follows the development standards and permitted uses of the I-P Zone as established in Ordinance No. 348. The proposed Project meets the required development standards and permitted uses allowed in Planning Area 43 as stated in the Specific Plan Zoning Ordinance. In addition, the proposed revisions to the

Specific Plan Zoning Ordinance includes minor modification related to setbacks and permitted uses. The proposed change to the Specific Plan Zoning Ordinance continues to allow for the operation of RV, trailer, and boat storage facility subject to Plot Plan approval. Lastly, to ensure consistency, General Plan Policy LU 1. 10 states that, "the Area Plan designations of properties within adopted Specific Plans are provided for informational and illustrative purposes only. The actual designation of land is as specified in the applicable Specific Plan Document." Therefore, the Project as proposed is consistent with the General Plan in that the actual land use designation and intended uses for PA 43 are identified in the Specific Plan Document and the Land Use Map.

2. The overall development of the land shall be designed for the protection of the public health, safety and general welfare. As detailed in the MND for the proposed Project it was determined that the potential of significant impacts to Biological Resources, Cultural Resources, Noise, and Paleontological Resources could occur; however, with the incorporation of mitigation measures the impacts were reduced to less than significant. In addition, the proposed Project conforms to all applicable policies of the General Plan, the development standards of the Ordinance No. 348, and the requirements of State law and the ordinances of Riverside County.
3. The proposed storage facility conforms to the logical development of the land and is compatible with the present and future logical development of the surrounding property in that the proposed use will provide a facility that has been determined to be beneficial to the existing and proposed surrounding existing and planned residential development as well as the community as a whole. In addition, the proposed use will be complimentary to the existing storage facility located south of the Project site.
4. The 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 provide the necessary improvements to Varela Lane, El Tecolote Road and Sultanas Road and will also include the installation of curbs and gutters and match-up of paving. A detention basin located along the south western boundary of the Plot Plan development will be provided and will be utilized for the mitigation of storm water runoff.
5. All use permits which permit the construction of more than one structure on a single legally divided lot 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 lot until the lot 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 lot. The proposed Project is comprised of 2 Parcels. No development is proposed for Parcel 1 and this time. Parcel 2 is for the development of a storage facility which will provide 225 covered spaces for the storage of RV's, trailers, boats and personal vehicles with multiple covered structures. As proposed the parcel map would result in the subdivision of 2 commercial/industrial lots. Each parcel will be developed as legally permitted and will not result in the selling of individual building or structures.

Development Standards Findings:

1. The existing Zoning Classification for the Project site is Specific Plan. Development standards for Planning Areas 43 of Specific Plan No. 260A2 are provided for in the proposed Specific Plan Zoning Ordinance. Planning Area 43 in Specific Plan No. 260 utilizes the I-P Zone in Ordinance No. 348 to

establish development standards in Planning Area 43 along with any specified modifications to those development standards.

With the adoption of the proposed Specific Plan Zoning Ordinance, the following development standards shall apply to Planning Area 43:

- A. *The minimum lot size shall be 20,000 square feet with a minimum average lot width of 100 feet.* As proposed, Parcel 1 is comprised of 11.07 acres with a minimum width of approximately 680 feet. Parcel 2 is comprised of approximately 8.99 acres with a minimum width of approximately 574 feet. The proposed Project is in compliance with this development standard.
- B. *The maximum height of all structures, including buildings, shall be 35 feet at the yard setback line. Any portion of a structure that exceeds 35 feet in height shall be set back from each yard setback line not less than two feet for each one foot in height that is in excess of 35 feet. All buildings and structures shall not exceed 50 feet in height, unless a height up to 75 feet for buildings, or 105 feet for other structures is specifically permitted under the provisions of Section 18.34. of this ordinance.* No structures are proposed on Parcel 1 and this time. The development proposed on Parcel 2 will be comprised of canopies covering the RV and/or boat storage areas. These canopies will be eighteen (18') feet in height. The proposed Project is in compliance with this development standard.
- C. *A minimum 15 percent of the site shall be landscaped, and automatic irrigation shall be installed.* Parcel 1 is not proposed for development at this time. Approximately, 53,700 square feet, 15% of the net project area for the Plot Plan will be devoted to landscaping and installed with automatic irrigation as provided for on the conceptual landscape plan. The proposed Project is in compliance with this development standard.
- D. *A minimum 25-foot setback shall be required on any street. A minimum ten-foot strip adjacent to the street line shall be appropriately landscaped and maintained, except for designated pedestrian and vehicular access ways. The remainder of the setback may be used for off-street automobile parking, driveways or landscaping.* Parcel 1 is not proposed for development at this time. A 25-foot minimum setback with a ten-foot strip for landscaping has been provided along Parcel 2 adjacent to El Tecolote Road and Varela Lane and as illustrated on the conceptual landscape plans. The proposed Project is in compliance with this development standard.
- E. *The minimum side yard setback shall equal not less than ten feet for the two side lot areas combined.* Given that no development is proposed for Parcel 1 at this time setbacks do not apply. However, with the proposed development of Parcel 2 with an RV/boat storage facility setback along the western property line to the proposed canopies is fifteen (15') feet and along the eastern property line the setback is sixty (60') feet. The proposed Project is in compliance with this development standard.
- F. *The minimum rear yard setback shall be 15 feet.* The Project site is located on a through lot and does not have a rear yard. Since the property line along the northern and southern boundaries of the site are adjacent to a street, a minimum setback of 25 feet shall be required. As stated above in 'D' a minimum setback of 25 feet has been provided for Parcel 2. Therefore, the proposed Project is in compliance with this development standard.

- G. *When the industrial property abuts a residential or commercially zoned property the setback from any boundary shall not be less than 50 feet (50') for buildings and 20 feet (20') for any other structures that are less than 35 feet in height. A minimum of 20 feet (20') of the setback shall be landscaped unless a tree screen is approved in which case the setback may be used for automobile parking, driveways or landscaping. Block walls or other required fencing may be required.* The project site abuts residentially zoned property to the east. Currently, the proposed canopies are located 50 feet from the eastern property line. Therefore, the proposed Project is in compliance with this development standard.
- H. *Parking, loading, trash and service areas shall be screened by structures or landscaping. They shall be located in such a manner as to minimize noise or odor nuisance. Block walls or other fencing may be required.* Parcel 1 is not proposed for development at this time. Parcel 2 is proposed as an RV/Boat Storage facility and will be provided with 225 covered spaces. Operation of the facility will not require employees on site therefore, no employee parking is required. Parcel 2 will be screened with landscaping and fencing along the entire perimeter of the Project site. The trash enclosure will be located along the south eastern portion of the site and will be enclosed with a concrete masonry block wall, and be screened from view by the proposed 6 foot high masonry block wall along the eastern property line and by the landscaping along the southern property line. The proposed Project is in compliance with this development standard.
- I. *Outside storage shall be screened with structures or landscaping. Landscaping shall be placed in a manner adjacent to the exterior boundaries of the area so that materials stored are screened from view. If a non-screened exhibit of products is proposed, it shall be part of the industrial park plot plan and shall be set back at least ten feet from the street line.* Parcel 1 is not proposed for development at this time. Parcel 2 is proposed as an RV/Boat Storage facility and will be provided with 225 covered spaces. The entire perimeter of Parcel 2 will be enclosed with fencing and dense landscaping to ensure that the facility is primarily screened from adjacent properties. There will be no outside storage of materials associated with the RV's or boats nor will servicing of vehicles be allowed on site. The proposed Project is in compliance with this development standard.
- J. *Automobile parking shall be provided as required by Section 18.12. of this ordinance.* Parcel 1 is not proposed for development at this time. Parcel 2 is proposed as an RV/Boat Storage facility and will be provided with 225 covered spaces. Operation of the facility will not require employees therefore; no further parking will be required. The proposed Project is in compliance with this development standard.
- K. *All new utilities shall be underground.* Parcel 1 is not proposed for development at this time. Parcel 2 is proposed as an RV/Boat Storage facility and will be provided with 225 covered spaces. As a condition of approval for the plot plan electrical power, communication, streetlight, and cable television lines shall be designed to be placed underground in accordance with Ordinance No. 460 and 461. The proposed Project is in compliance with this development standard.
- L. *All roof mounted mechanical equipment shall be screened from the ground elevation view to a minimum sight distance of 1,320 feet.* Parcel 1 is not proposed for development at this time. Parcel 2 is proposed as an RV/Boat Storage facility and will be provided with 225 covered spaces. The canopies will be provided with solar panels on the roof tops of the canopies and will be integrated into the roof line. The proposed Project is in compliance with this development standard.

- M. *All signs shall be in conformance with Article XIX of this ordinance.* Parcel 1 is not proposed for development at this time. Parcel 2 is proposed as an RV/Boat Storage facility and will be provided with 225 covered spaces. Signage is not a part of this entitlement. Should signage be proposed compliance with Article XIX shall be required. The proposed Project is in compliance with this development standard.
- N. *All lighting, including spotlights, floodlights, electrical reflectors and other means of illumination for signs, structures, landscaping, parking, loading, unloading and similar areas shall be focused, directed, and arranged to prevent glare or direct illumination on streets or adjoining property.* Parcel 1 is not proposed for development at this time. Parcel 2 is proposed as an RV/Boat Storage facility and will be provided with 225 covered spaces. Lighting will be provided underneath the proposed canopies and will be provided with motion sensors. Freestanding light standards will be hooded and directed downward to not spill light onto adjoining properties or public rights-of-way. The facility is proposed to be opened everyday via a secured gated entry system from 6:00 a.m. to 10:00 p.m.

Other Findings:

1. The Project site is located within the March Air Reserve Base/Inland Port AIA, Zone E. On June 4, 2020 the ALUC Director, found that the Project to be Consistent with the 2014 March Air Reserve Base/Inland Port airport Land Use Compatibility Plan subject to conditions of approval. These conditions include but are not limited to; requiring that outdoor lighting to be hooded or shielded to prevent spillage of light or reflection into the sky, no lighting allowed that would create a steady or flashing light towards an aircraft during takeoff or landing, no use would be allowed that would generate smoke or water vapor which could attract large concentration of birds, no use that could generate electrical interference with aircraft or instrumentation will be allowed, all aboveground detention or water quality basins on site shall be designed to provide for a maximum 48-hour detention period falling a storm event and remain totally dry between rainfalls. Landscaping that would provide food or habitat for bird species shall not be utilized. Lastly, notice to prospective users of the facility shall be informed of these conditions and the location of the airport in relation to the Project site.
2. In compliance with Assembly Bill 52 (AB 52), notices regarding this Project were mailed to nine requesting tribes on March 04, 2020. Consultations were requested by the Temecula Band of Luiseño Indians (Pechanga), Rincon Band of Luiseño Indians, and Soboba Band of Luiseño Indians and Agua Caliente Band of Cahuilla Indians. No response was received from the Morongo Band of Mission Indians, Ramona Band of Cahuilla. Cahuilla Band of Indians or Colorado River Indian Tribes (CRIT).

The Pala Band of Mission Indians responded in a letter dated April 4, 2020 indicating that although they declined consultation, they requested the cultural report for the Project. This was provided to the tribe on September 23, 2020.

Pechanga requested consultation in a letter dated March 19, 2020. Consultation was initiated on May 6, 2020. On May 26, 2020 the cultural report, the geologic report and site and grading plans were provided to the tribe. The Project was discussed during an August 29, 2020 teleconference. The tribe informed Planning that there have been human remains found within a mile of the Project and that there is a Traditional Cultural Property less than a mile away as well. The tribe recommended that a Native American monitor be present during ground disturbing activities. Planning agreed and provided the Project conditions of approval to the tribe on September 15, 2020. Consultation was concluded with Pechanga on September 23, 2020.

The Rincon Band requested to consult on the Project in a letter dated March 13, 2020. On May 26, 2020 the tribe was provided with the cultural report and Project exhibits. The tribe recommended that tribal monitoring and the procedures for unanticipated resources be included in the Project conditions of approval. The conditions of approval were provided to the tribe on September 23, 2020.

Agua Caliente Band requested to consult in a letter dated April 4, 2020. The cultural report and Project exhibits were provided to the tribe on May 26, 2020. On August 20, 2020 this Project was discussed during a teleconference. The tribe told Planning that the Project was situated within a women's landscape and that they recommended monitoring during ground disturbing activities associated with the Project. The Project conditions of approval were provided to the tribe and consultation was concluded on September 15, 2020.

The Soboba Band requested to consult in a letter dated March 24, 2020. Consultation was initiated on May 26, 2020. On August 29, 2020 and September 17, 2020, the tribe was provided with the cultural report and the Project conditions of approval. On September 23, 2020 a final meeting was held. The tribe requested the conditions of approval, which were provided to them and consultation was concluded.

3. The project site is located within Zone B of the Mount Palomar Observatory Lighting Zone boundary, as identified by Ordinance No. 655 (Mt. Palomar). The project is required to comply with all lighting standards specified within Ordinance No. 655, pursuant to Zone B.
4. The project site is located within the Fee Assessment Area of the Stephen's Kangaroo Rat Habitat Conservation Plan (SKRHCP). Per County Ordinance No. 663 and the SKRHCP, all applicants who submit for development permits, including maps, within the boundaries of the Fee Assessment Area who cannot satisfy mitigation requirements through on-site mitigation, as determined through the environmental review process, shall pay a Mitigation Fee of \$500.00 per gross acre of the parcels proposed for development. Payment of the SKRHCP Mitigation Fee for this Project, instead of onsite mitigation, will not jeopardize the implementation of the SKRHCP as all core reserves required for permanent Stephen's Kangaroo Rat habitat have been acquired and no new land or habitat is required to be conserved under the SKRHCP.

Fire Findings:

1. The Project site is not located within Fire Hazard Zone or within a Cal Fire State Responsibility Area (SRA). However, compliance with State and County Ordinances and standard conditions of approval in regard to emergency access, fire flow, fire hydrants and building materials will aid in the protection of people and property from the potential hazards of fire.

Conclusion:

1. For the reasons discussed above, as well as the information provided in the Mitigated Negative Declaration, the proposed Project conforms to all the requirements of the General Plan, Specific Plan No. 260, 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.

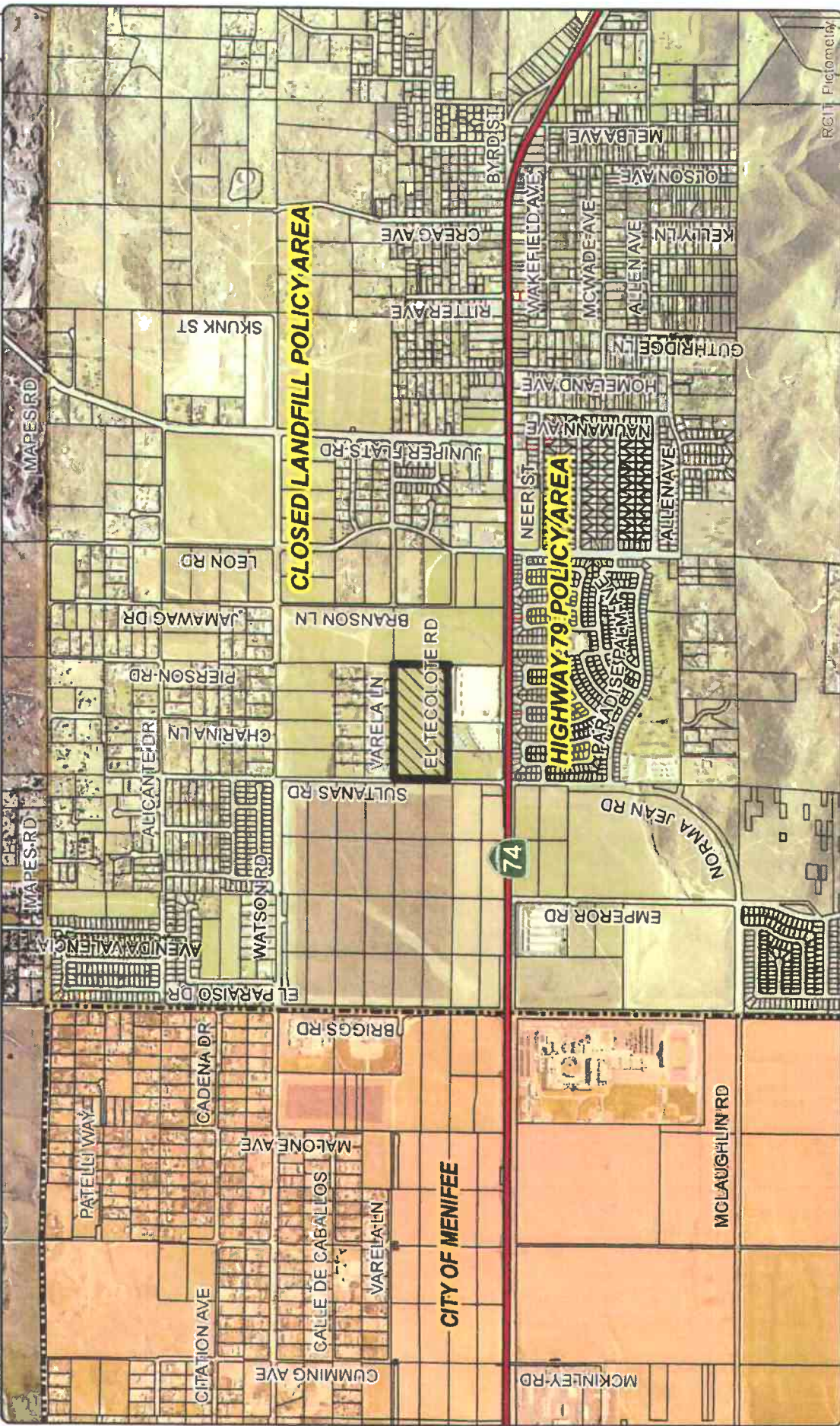
PUBLIC HEARING NOTIFICATION AND COMMUNITY OUTREACH

This project was advertised in the Press Enterprise Newspaper. Additionally, public hearing notices were mailed to property owners within 800 feet of the project site. As of the writing of this report, Planning Staff has/has not received written communication/phone calls from any person who indicated support/opposition to the proposed project.

RIVERSIDE COUNTY PLANNING DEPARTMENT
CZ2000027 SP260S03 TPM37787 PPT190035
VICINITY/POLICY AREAS

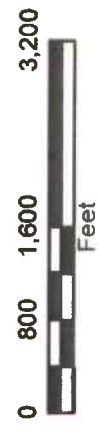
Supervisor: Washington
 District 3

Date Drawn: 11/16/2020
 Vicinity Map



Zoning Area: Homeland

Author: Vinnie Nguyen



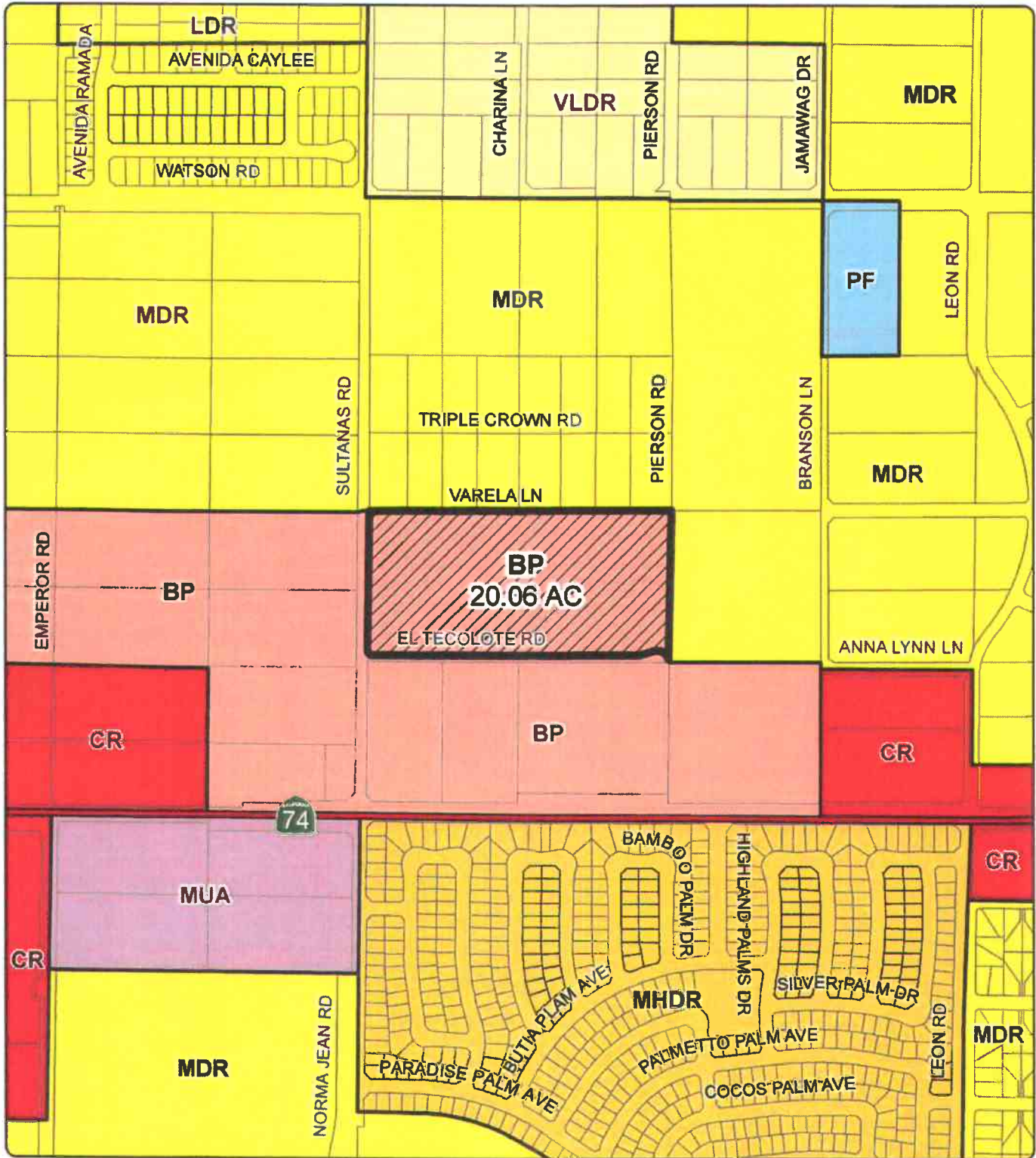
Copyright © 2008, the County of Riverside adopted a new General Plan providing land use designations for unincorporated Riverside County parcels. The new General Plan may contain different types of land use than is provided in the current General Plan. The map is for informational purposes only. Planning Department Office in Riverside at (951)935-5000 (Western County) or in Palm Desert at (760)855-8277 (Eastern County) or Website: <http://www.riversidecounty.net>

**RIVERSIDE COUNTY PLANNING DEPARTMENT
CZ2000027 SP260S03 TPM37787 PPT190035**

Supervisor: Washington
District 3

EXISTING GENERAL PLAN

Date Drawn: 11/16/2020
Exhibit 5



Zoning Area: Homeland

Author: Vinnie Nguyen



DISCLAIMER: On October 7, 2003, the County of Riverside adopted a new General Plan providing new land use designations for unincorporated Riverside County parcels. The new General Plan may contain different type of land use than is provided for under existing zoning. For further information, please contact the Riverside County Planning Department offices in Riverside at (951)955-8200 (Western County) or in Palm Desert at (760)863-8277 (Eastern County) or Website www.riversidecounty.net

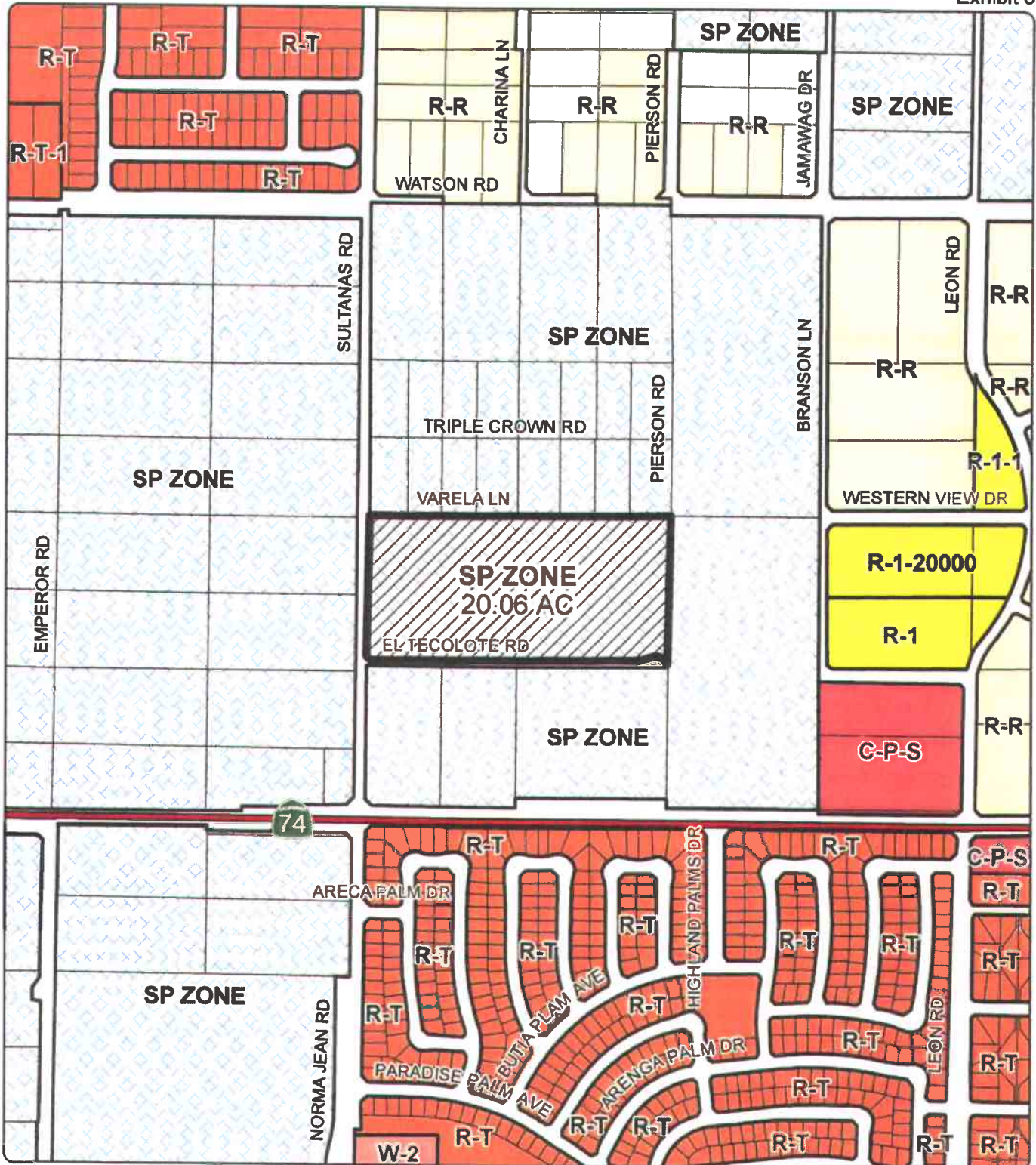
RIVERSIDE COUNTY PLANNING DEPARTMENT
 CZ2000027 SP260S03 TPM37787 PPT190035

Supervisor: Washington
 District 3

PROPOSED ZONING

Date Drawn: 11/16/2020

Exhibit 3



Zoning Area: Homeland

Author: Vinnie Nguyen



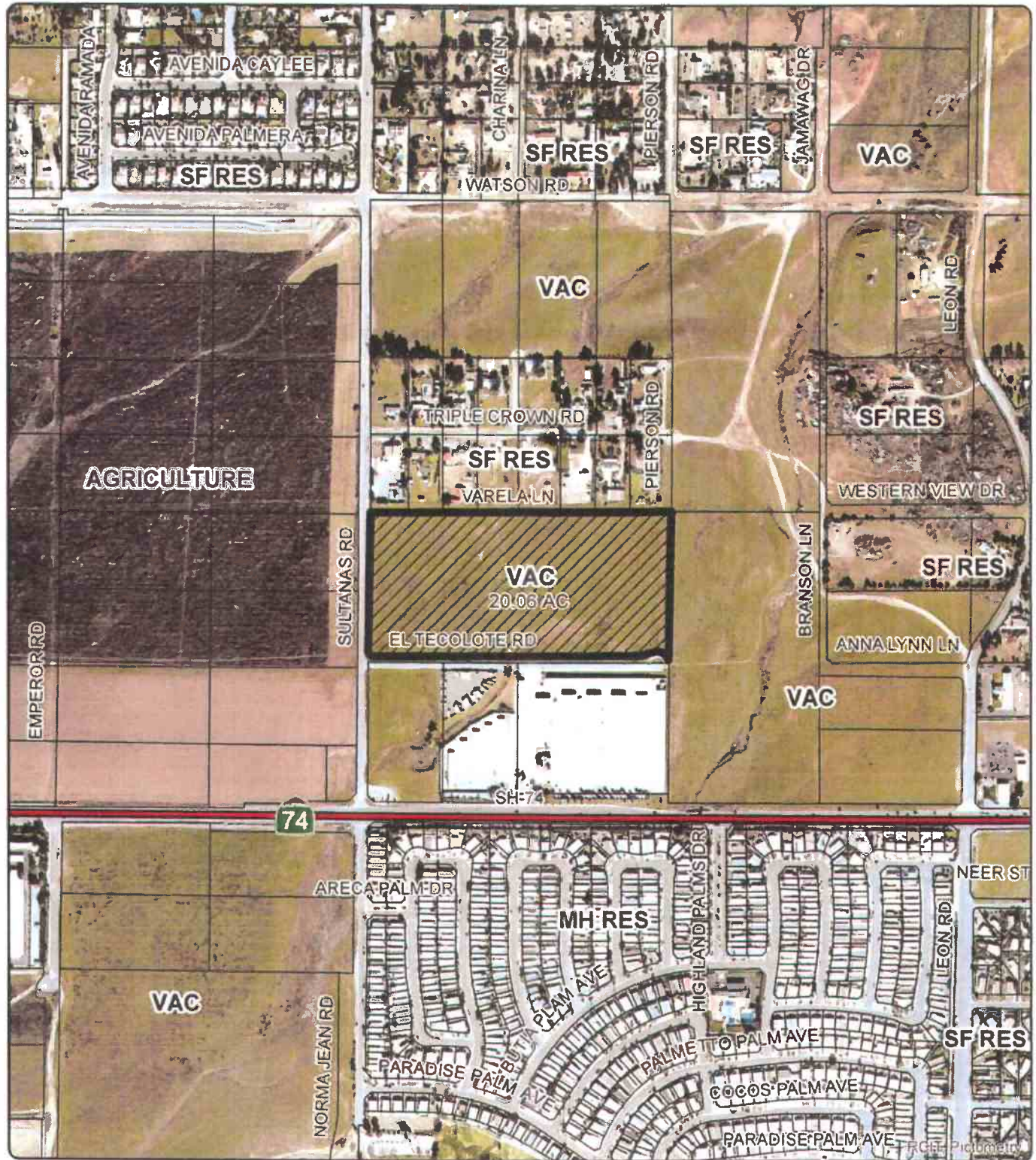
DISCLAIMER: On October 7, 2009, the County of Riverside adopted a new General Plan providing new land use designations for unincorporated Riverside County parcels. The new General Plan may contain different type of land use than is provided for under existing zoning. For further information, please contact the Riverside County Planning Department offices in Riverside at (951)955-3200 (Western County) or in Palm Desert at (760)863-6277 (Eastern County) or Wabette

RIVERSIDE COUNTY PLANNING DEPARTMENT
 CZ2000027 SP260S03 TPM37787 PPT190035

Supervisor: Washington
 District 3

LAND USE

Date Drawn: 11/16/2020
 Exhibit 1



Zoning Area: Homeland

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 www.riversidecounty.net

SITE PLAN / LAND USE EXHIBIT "A"

TENTATIVE PARCEL MAP 37787

IN THE UNINCORPORATED COUNTY OF RIVERSIDE, STATE OF CALIFORNIA

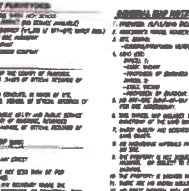
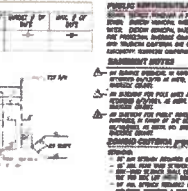
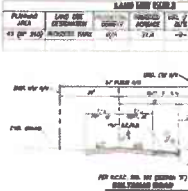
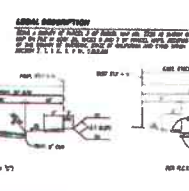
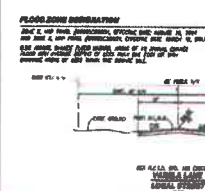
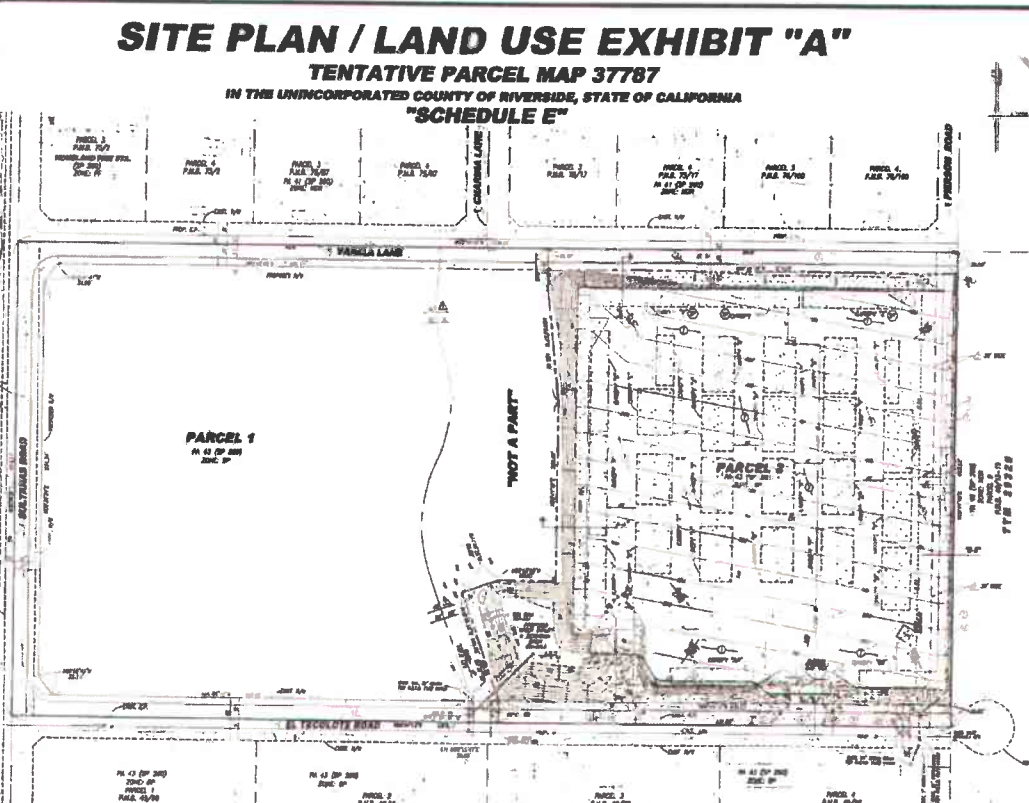
"SCHEDULE E"

NO. 101
 1 BY ORDER OF THE BOARD OF SUPERVISORS
 2 BY ORDER OF THE BOARD OF SUPERVISORS
 3 BY ORDER OF THE BOARD OF SUPERVISORS
 4 BY ORDER OF THE BOARD OF SUPERVISORS

SCALE: 1" = 50'

LEGEND

- 1. LOT OF LAND
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- 97. LOT OF LAND
- 98. LOT OF LAND
- 99. LOT OF LAND
- 100. LOT OF LAND



PROPOSED USE SUMMARY

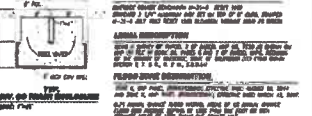
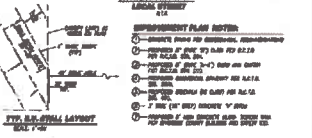
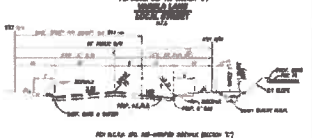
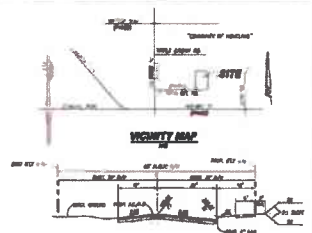
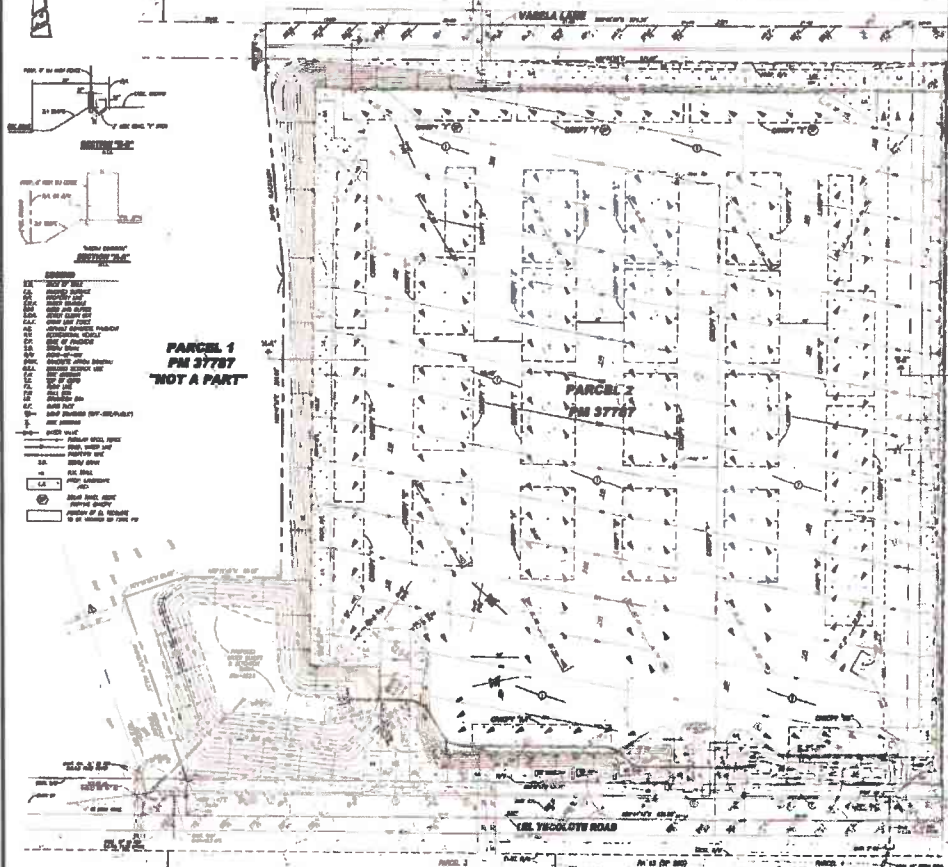
1. SINGLE-FAMILY RESIDENTIAL DEVELOPMENT
 2. COMMERCIAL DEVELOPMENT
 3. INDUSTRIAL DEVELOPMENT
 4. OFFICE DEVELOPMENT
 5. RETAIL DEVELOPMENT
 6. EDUCATIONAL DEVELOPMENT
 7. RECREATIONAL DEVELOPMENT
 8. CULTURAL DEVELOPMENT
 9. PUBLIC UTILITIES DEVELOPMENT
 10. TRANSPORTATION DEVELOPMENT
 11. AGRICULTURAL DEVELOPMENT
 12. FORESTRY DEVELOPMENT
 13. MINING DEVELOPMENT
 14. ENERGY DEVELOPMENT
 15. OTHER DEVELOPMENT

PLOT PLAN AND CONCEPTUAL GRADING PLAN

IN THE UNINCORPORATED COUNTY OF RIVERSIDE, STATE OF CALIFORNIA

(PPT NO. 190035)

NO.	REVISION	DATE
1	ISSUED FOR PERMITS	10/20/10
2	REVISED PER COMMENTS	10/20/10
3	REVISED PER COMMENTS	10/20/10



- LEGEND**
- 1. LOT
 - 2. EASEMENT
 - 3. EROSION CONTROL
 - 4. EXISTING GRADE
 - 5. PROPOSED GRADE
 - 6. PROPOSED IMPROVEMENTS
 - 7. PROPOSED DRIVEWAY
 - 8. PROPOSED DRIVEWAY
 - 9. PROPOSED DRIVEWAY
 - 10. PROPOSED DRIVEWAY
 - 11. PROPOSED DRIVEWAY
 - 12. PROPOSED DRIVEWAY
 - 13. PROPOSED DRIVEWAY
 - 14. PROPOSED DRIVEWAY
 - 15. PROPOSED DRIVEWAY
 - 16. PROPOSED DRIVEWAY
 - 17. PROPOSED DRIVEWAY
 - 18. PROPOSED DRIVEWAY
 - 19. PROPOSED DRIVEWAY
 - 20. PROPOSED DRIVEWAY

- GENERAL NOTES**
1. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE CALIFORNIA CIVIL ENGINEERING PRACTICE ACT AND ALL APPLICABLE REGULATIONS.
 2. THE OWNER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FROM THE APPROPRIATE AGENCIES.
 3. THE DESIGNER SHALL BE RESPONSIBLE FOR THE DESIGN OF THE PROPOSED IMPROVEMENTS AND SHALL BE AVAILABLE FOR CONSULTATION DURING THE PERMITTING PROCESS.
 4. THE DESIGNER SHALL BE RESPONSIBLE FOR THE DESIGN OF THE PROPOSED IMPROVEMENTS AND SHALL BE AVAILABLE FOR CONSULTATION DURING THE PERMITTING PROCESS.
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 9. THE DESIGNER SHALL BE RESPONSIBLE FOR THE DESIGN OF THE PROPOSED IMPROVEMENTS AND SHALL BE AVAILABLE FOR CONSULTATION DURING THE PERMITTING PROCESS.
 10. THE DESIGNER SHALL BE RESPONSIBLE FOR THE DESIGN OF THE PROPOSED IMPROVEMENTS AND SHALL BE AVAILABLE FOR CONSULTATION DURING THE PERMITTING PROCESS.

DESIGNER: [Signature]

DATE: 10/20/10

SCALE: AS SHOWN

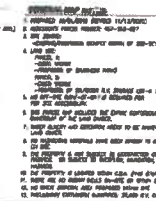
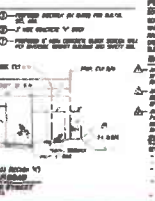
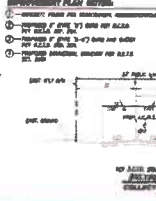
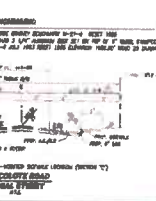
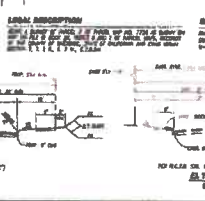
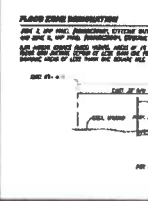
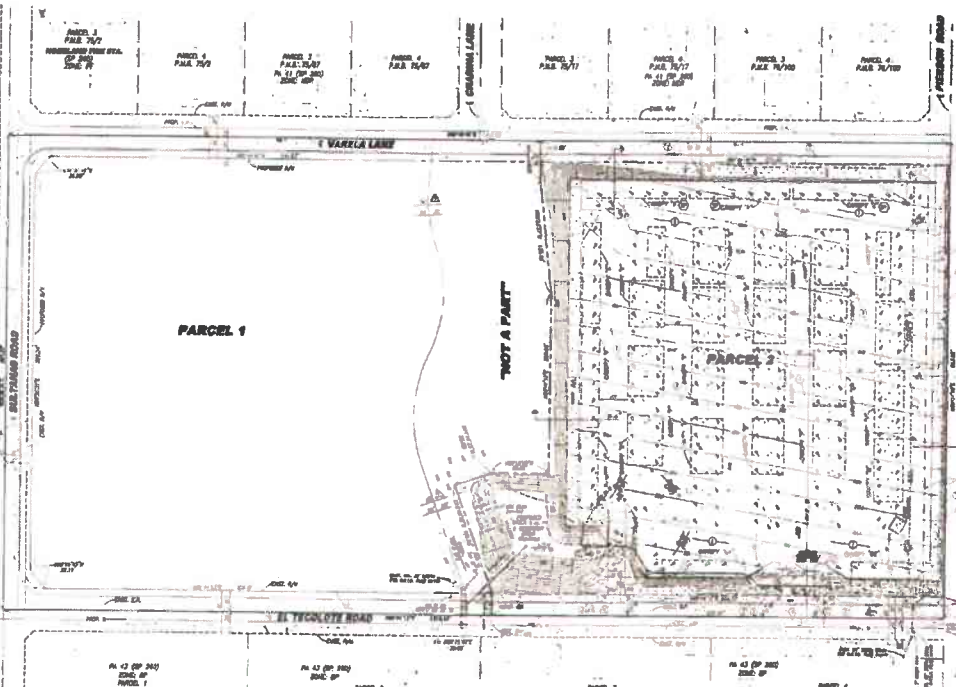
TENTATIVE PARCEL MAP 37787

IN THE UNINCORPORATED COUNTY OF RIVERSIDE, STATE OF CALIFORNIA
"SCHEDULE E"

1. PREPARED BY: **ROBERT J. [Name]**
2. DATE: **12/15/2020**
3. PROJECT: **PARCEL MAP 37787**

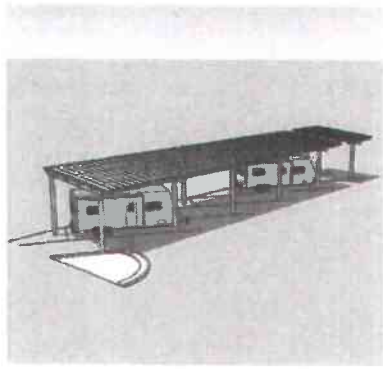
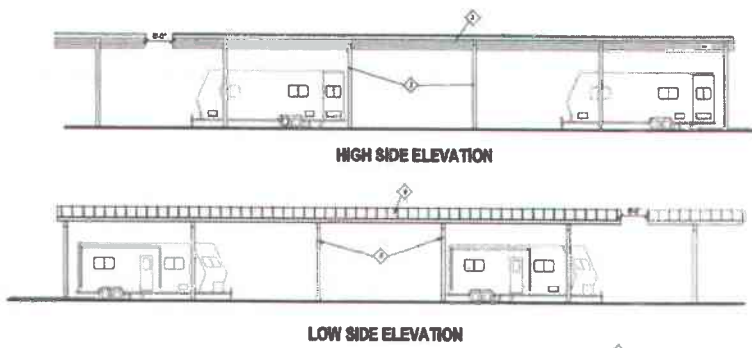


- LEGEND**
- Parcel boundary
 - Proposed parcel boundary
 - Proposed easement
 - Proposed right-of-way
 - Proposed utility easement
 - Proposed street
 - Proposed alley
 - Proposed driveway
 - Proposed parking area
 - Proposed lot
 - Proposed lot area
 - Proposed lot width
 - Proposed lot depth
 - Proposed lot area (sq. ft.)
 - Proposed lot width (ft.)
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 - Proposed lot area (sq. ft.)
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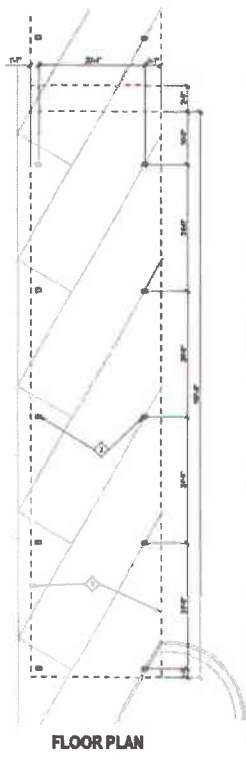


PROPOSED SITE SUBDIVISION

This map is a preliminary plan and is subject to change without notice. The map is not to be used as a basis for any legal action. The map is not to be used as a basis for any legal action. The map is not to be used as a basis for any legal action.



- KEY NOTES**
- ◆ RIV LIGHT GABLE STEEL COLUMN
 - ◆ RAIL LIGHT GABLE STEEL COLUMN/PO BEAMS
 - ◆ RAIL LIGHT GABLE PULSING @ 1 O.C.
 - ◆ 24 OR ONE MILLIMETER ROOF PANELS
 - ◆ CANOPY OVERHANG

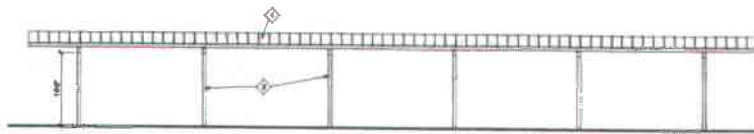


MARBELLY ARCHITECTURE PLANNING

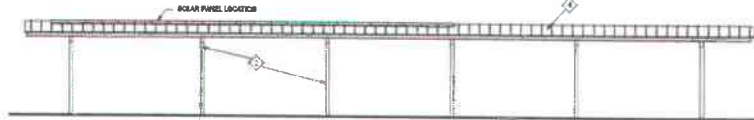
RV COVERS FOR FREEDOM SELF-STORAGE

A-1

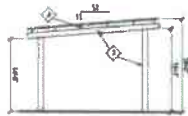
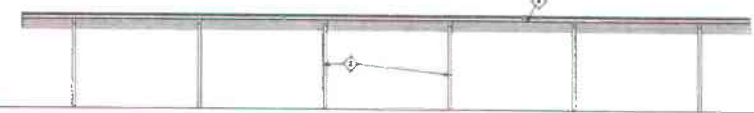
CANOPY A



LOW SIDE ELEVATION



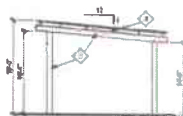
LOW SIDE ELEVATION W/ SOLAR



END ELEVATION

HIGH SIDE ELEVATION

- KEY NOTES
- ◆ GALV LIGHT GAUGE STEEL COLLAR
 - ◆ GALV LIGHT GAUGE STEEL COLUMN AND BEAMS
 - ◆ GALV LIGHT GAUGE PURLINS @ 1' O.C.
 - ◆ 21 GA GALVALUME ROOF PANELS
 - ◆ DROOPY OVERHANG



END ELEVATION

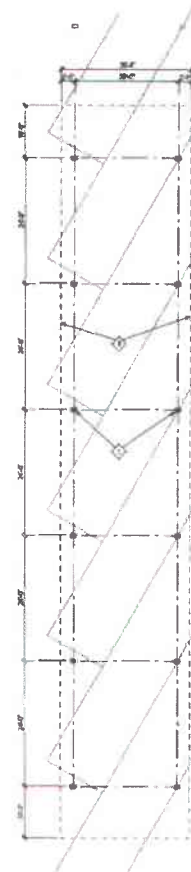
SOLAR PANEL LOCATED
WHERE SHOWN BY FLAT PLAN



PERSPECTIVE



ROOF PLAN
200 A7



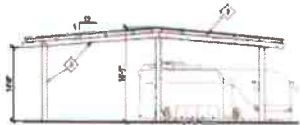
FLOOR PLAN



RY COVERS FOR
FREEDOM SELF-STORAGE
MEMPHIS, TN 38103
PH: 901-527-0077



2011 2012
2013 2014
SCALE 1/8" = 1'-0"
A-2
CAROLYN
D. C. E.

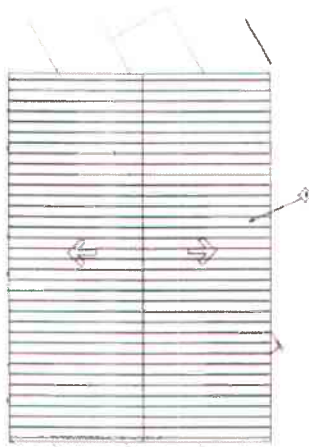


END ELEVATION

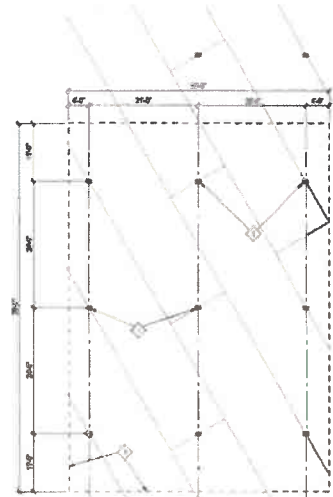
- KEY NOTES**
- ◆ GALV. LIGHT GABE STEEL COLLARY
 - ◆ GALV. LIGHT GABE STEEL COLLAR AND BRIMS
 - ◆ GALV. LIGHT GABE PURLINE @ 7' O.C.
 - ◆ 24 GA GALVALUME ROOF PANELS
 - ◆ CAMPII OVERHANG



SIDE ELEVATION



ROOF PLAN



FLOOR PLAN



10/20/2017 10:20 AM

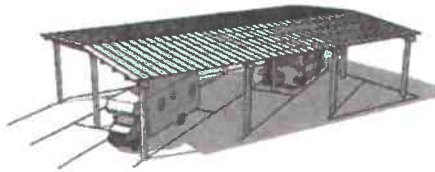


RV COVERS FOR
FREEDOM SELF-STORAGE
MEMPHIS, TN 38117

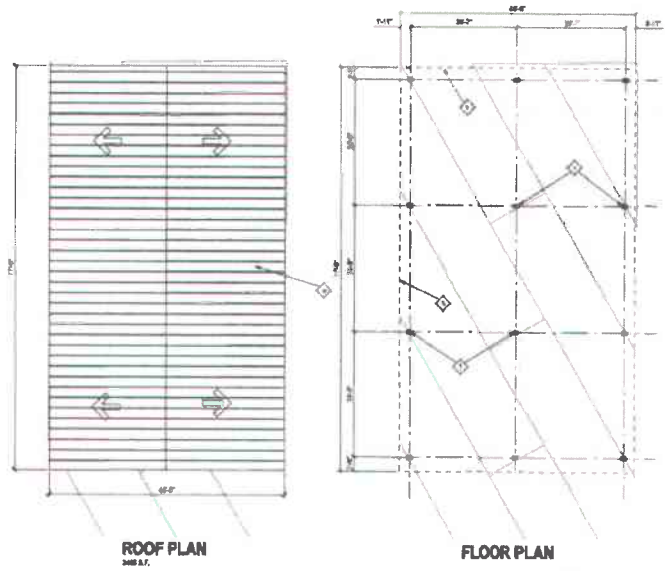


SHEET NO. 10-001
 DATE: 10/20/17
 SCALE: 1/8" = 1'-0"
A-3

DRAWN BY:
R.P.L.G.



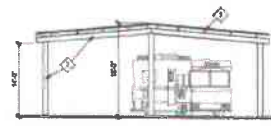
PERSPECTIVE



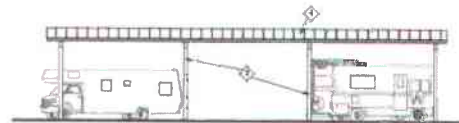
ROOF PLAN
3/10/17

FLOOR PLAN

- KEY NOTES
- ◇ HALF LIGHT GABLE STEEL COLUMN
 - ◇ HALF LIGHT GABLE STEEL COLUMN AND BEAM
 - ◇ HALF LIGHT GABLE PURLIN @ 2' O.C.
 - ◇ 24 GA GALVALUME ROOF PANELS
 - ◇ COVER OVERHANG



END ELEVATION



SIDE ELEVATION



RYCORS FOR
FREEDOM SELF-STORAGE

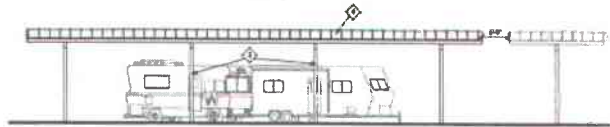


A-4

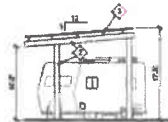
CARDPRED
H THRU 6



HIGH SIDE ELEVATION

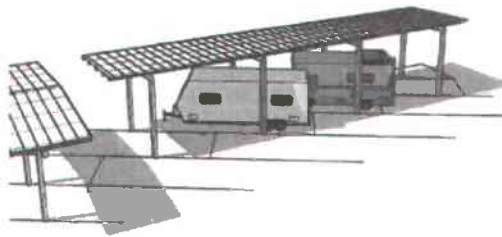


LOW SIDE ELEVATION

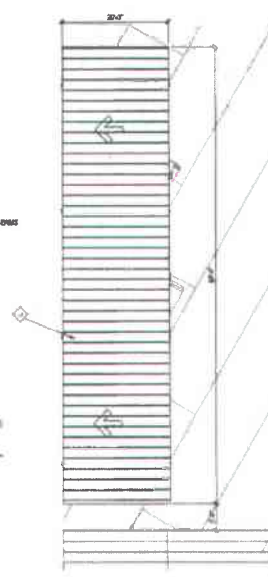


END ELEVATION

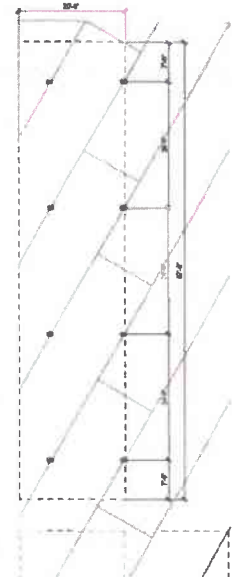
- KEY NOTES
- ◆ GALV. 180° GAGE STEEL COLUMN
 - ◆ GALV. 180° GAGE STEEL COLUMN AND BRIMS
 - ◆ GALV. 180° GAGE PURLIN @ 3' O.C.
 - ◆ 21 GA GALVALUME ROOF PANELS
 - ◆ CANOPY OVERHANG



PERSPECTIVE

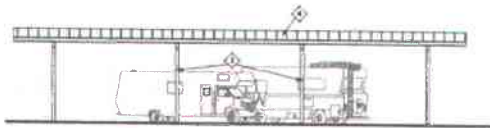


ROOF PLAN
1/8" = 1'-0"



FLOOR PLAN

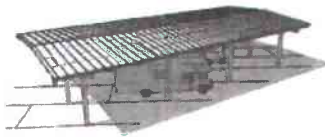




SIDE ELEVATION

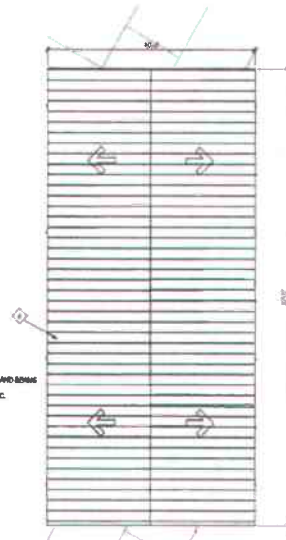


END ELEVATION

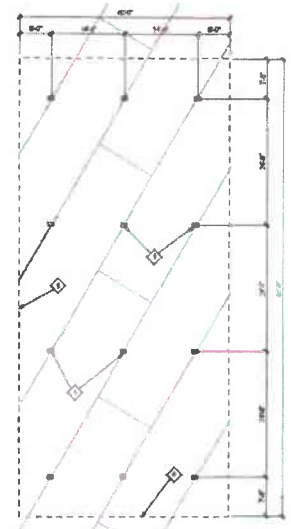


PERSPECTIVE

- KEY NOTES**
- ◆ 0411 LIGHT GAUGE STEEL COLLAR
 - ◆ 0411 LIGHT GAUGE STEEL COLLAR AND BOWME
 - ◆ 0411 LIGHT GAUGE PURLIN @ 8' O.C.
 - ◆ 33-04 GALVALUME ROOF PANELS
 - ◆ CRACKY GARBOARD



ROOF PLAN
240 4.7



FLOOR PLAN



PLAN CHECK OVERSIGHT EMPLOYER: FRANK RADNACHER ASSOCIATES, INC.

PROJECT NO.: 170033

DATE: 11/13/2020

PROJECT NAME: STAXUP SELF-STORAGE

LOCATION: EL TECOLOTE ROAD & VALERA ROAD, ROMOLAND, CA

LANDSCAPE PLANS

for

STAXUP SELF-STORAGE

EL TECOLOTE ROAD & VALERA ROAD

ROMOLAND, CALIFORNIA

AP#: 457-350-027

STRAT PROPERTY MANAGEMENT
 2055 3RD AVENUE SUITE #200
 SAN DIEGO, CALIFORNIA 92101
 OFFICE PH: 619-295-2211
PROJECT MANAGER: DON CLAUSON

DATE: 11/13/2020

PROJECT NO.: 170033

PROJECT NAME: STAXUP SELF-STORAGE

LOCATION: EL TECOLOTE ROAD & VALERA ROAD, ROMOLAND, CA

GENERAL NOTES

1. ACCESSOR'S PARCEL NUMBER: 457-350-027
2. LEGAL DESCRIPTION: PORTION OF PARCEL 2, PARCEL MAP 7736 AS PER MAP RECORDED IN BOOK 36, PAGES 6-7, OF PUBLIC MAPS, RECORDS OF INVERDE COUNTY, CALIFORNIA.
3. PROPOSED PROJECT AREA:
 - GROSS AREA: 7.2 ACRES
 - GROSS AREA: 7.3 NET
4. NO WASTE DISPOSAL AREA PROPOSED WITHIN SITE
5. SITE ZONING: EXIST/PROP: AN 43-SP NEWELL NORTH (SMA1)
6. LAND USE: EXIST: UNCLD; PROPOSED: BUSINESS PARK
7. NO OFF-SITE ROAD-OF-WAY IS REQUIRED FOR PDA SITE ACCESSIBILITY.

MSHCP NOTES

1. THE PROJECT SITE LIES WITHIN THE SAN JACINTO MOUNTAIN MANAGEMENT UNIT, HARVEST VALLEY/SPINDRIFTER AREA PLAN, AND THE SURROUNDING ONE SURVEY AREA. THESE MSHCP AREAS ALSO EXCEED 100' FROM THE PROJECT ON THE NORTH, EAST, SOUTH, AND WEST BOUNDARIES.
2. ALL THE MSHCP AREAS LISTED ABOVE EXTEND ELSEWHERE TOWARD 1 MILE OF THE PROJECT IN ALL DIRECTIONS. IN ADDITION - WITHIN 1 MILE TO THE NORTH OF THE PROJECT ALSO EXISTS THE LAKEVIEW/MESA AREA PLAN. TO THE SOUTH, WITHIN 1 MILE IS THE MAMMAL SURVEY AREA.
3. THERE ARE NO ENVIRONMENTALLY SENSITIVE, PRESERVE, OR CONSERVATION AREAS ON SITE.

SHEET INDEX

L-1	TITLE SHEET
L-2 & L-3	PLANTING PLANS
L-4 & L-5	IRRIGATION PLANS
L-6	IRRIGATION /PLANTING LEGEND & NOTES
L-7, L-8 & L-9	IRRIGATION DETAILS
L-10	IRRIGATION SPECIFICATIONS
L-11	PLANTING DETAILS & SPECIFICATIONS
L-12	FENCE DETAILS

LANDSCAPE MAINTENANCE RESPONSIBILITY:
 CONTINGENT LANDSCAPE MAINTENANCE FOR PROJECT SHALL BE PROVIDED BY THE OWNER OF FREEDOM SELF STORAGE.

I, FRANK RADNACHER, certify that I am a duly licensed landscape architect in the State of California, License No. 65088, and I am the author of these plans.

DATE: 11/13/2020

VICINITY MAP

LEGEND:

- PROJECT SITE
- EL TECOLOTE ROAD
- VALERA ROAD
- TRIPLE CROWN PD.
- ROMOLAND
- NEWELL NORTH

SCALE: 1" = 1/2 MILE

DATE: 11/13/2020

FRANK RADNACHER ASSOCIATES, INC.
 LANDSCAPE ARCHITECTS
 6042 FOUNTAIN ||| DRIVE
 CHULA VISTA, CA 92016-6381
 PHONE: 619-552-1774 / FAX: 619-552-7812
 DATE: 11/13/2020

CITY OF ROMOLAND

APPROVED: [Signature]

DATE: 11/13/2020

PROJECT NO.: 170033

COUNTY OF INVERDE

STAXUP SELF-STORAGE

EL TECOLOTE ROAD

ROMOLAND, CA

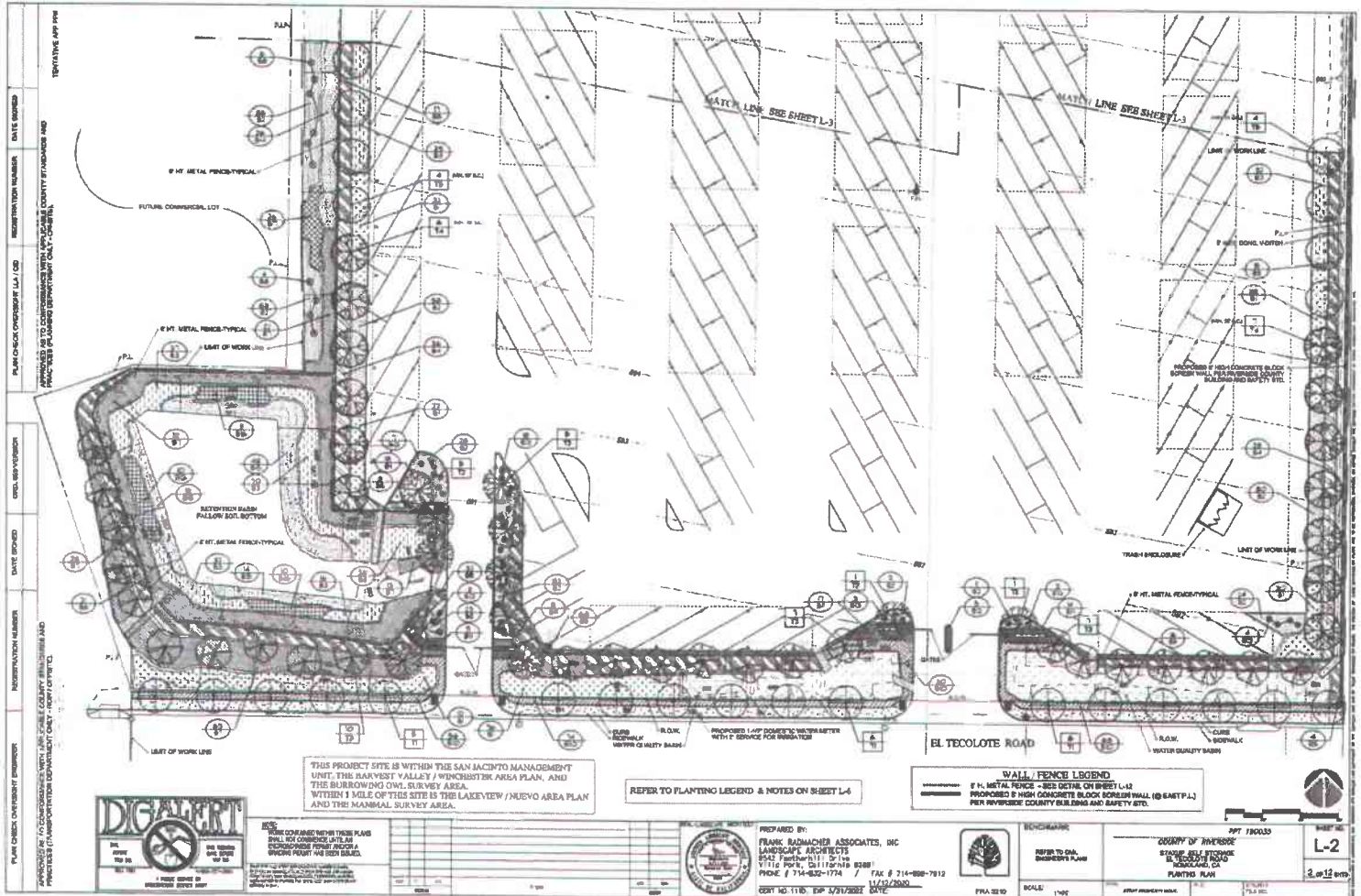
TITLE SHEET

DATE: 11/13/2020

SCALE: 1" = 1/2 MILE

SHEET NO.: L-1

TOTAL SHEETS: 1 of 12 sheets



PLANNING AND DESIGN
 DATE: 05/18/2003
 REGISTERED PROFESSIONAL LANDSCAPE ARCHITECT
 APPROVED AS TO CONFORMANCE WITH LANDSCAPE COUNTY STANDARDS AND
 PLANNING AND DESIGN DEPARTMENT QUALITY CONTROL
 DATE: 05/18/2003
 REGISTERED PROFESSIONAL LANDSCAPE ARCHITECT
 APPROVED AS TO CONFORMANCE WITH LANDSCAPE COUNTY STANDARDS AND
 PLANNING AND DESIGN DEPARTMENT QUALITY CONTROL
 DATE: 05/18/2003
 REGISTERED PROFESSIONAL LANDSCAPE ARCHITECT
 APPROVED AS TO CONFORMANCE WITH LANDSCAPE COUNTY STANDARDS AND
 PLANNING AND DESIGN DEPARTMENT QUALITY CONTROL

THIS PROJECT SITE IS WITHIN THE SAN JACINTO MANAGEMENT UNIT, THE BARKSVIST VALLEY / WINDSHIRE AREA PLAN, AND THE BURROWING OWL SURVEY AREA. WITHIN 1 MILE OF THIS SITE IS THE LAKEVIEW / NUEVO AREA PLAN AND THE MAMMAL SURVEY AREA.

REFER TO PLANTING LEGEND & NOTES ON SHEET L-4

WALL / FENCE LEGEND
 - - - - - 8 FT. METAL FENCE - SEE DETAIL ON SHEET L-4
 - - - - - PROPOSED 8" HIGH CONCRETE BLOCK SCREEN WALL (8" PART L-1) PER NIVARDO COUNTY BARBING AND SAFETY STD.



NOTE:
 THIS PLAN IS TO BE CONSIDERED A PRELIMINARY PLAN. ANY CHANGES TO THIS PLAN MUST BE APPROVED BY THE CLIENT AND THE ARCHITECT BEFORE ANY CONSTRUCTION BEGINS.

NO.	DESCRIPTION	DATE



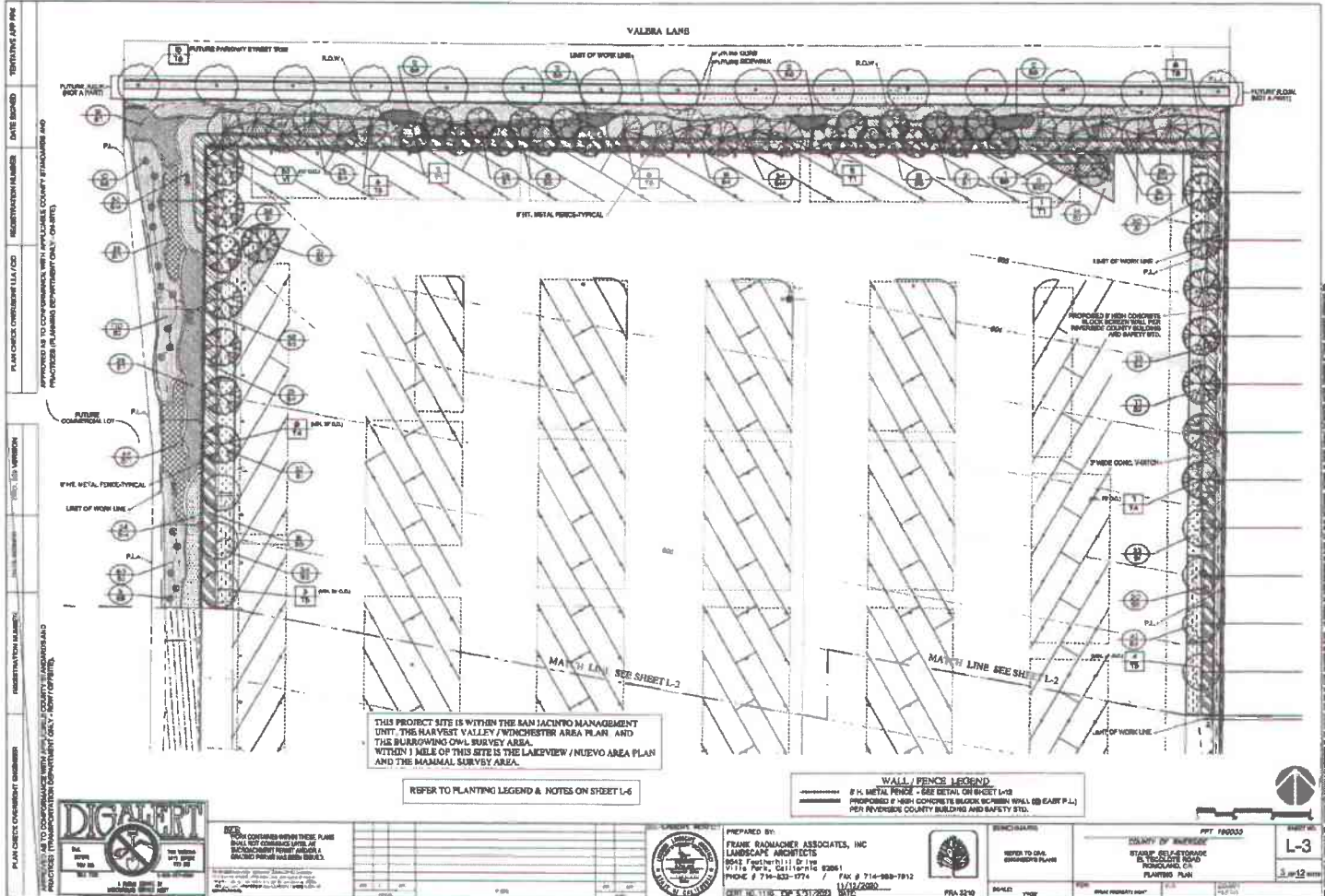
PREPARED BY:
FRANK RADMACHER ASSOCIATES, INC.
 LANDSCAPE ARCHITECTS
 8542 FOURTH STREET, SUITE 100
 YUBA, CALIFORNIA 95994
 PHONE # 714-832-1774 / FAX # 714-888-7812
 11/12/2003
 CERT. NO. 1118, EXP. 5/31/2007 DATE



BENCHMARK:
 REFER TO O&A BUSINESS PLAN

COUNTY OF RIVERSIDE
 STAFF: BILL BROWN
 EL TECOLOTE ROAD
 800000000
 PLANTING PLAN

PPT 180033
 SHEET NO. **L-2**
 2 OF 12 SHEETS
 SCALE: 1"=50'
 DATE: 5/18/03



THIS PROJECT SITE IS WITHIN THE SAN JACINTO MANAGEMENT UNIT, THE HARVEST VALLEY/WINCHESTER AREA PLAN AND THE BURBOWING OWL SUBVEY AREA. WITHIN 1 MILE OF THIS SITE IS THE LAKEVIEW / NUEVO AREA PLAN AND THE MAMMAL SURVEY AREA.

REFER TO PLANTING LEGEND & NOTES ON SHEET L-6

WALL/FENCE LEGEND
 - - - - - 1/2" METAL FENCE - SEE DETAIL ON SHEET L-10
 - - - - - PROPOSED 4" HIGH CONCRETE BLOCK FENCE WITH 4" REINFORCED CONCRETE BATTERING AND SWEET P.L.
 PER RIVERSIDE COUNTY BUILDING AND SAFETY STD.



NOTES:
 1. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE CALIFORNIA CIVIL ENGINEERING BOARD'S STANDARD SPECIFICATIONS FOR HIGHWAY CONSTRUCTION.
 2. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE CALIFORNIA CIVIL ENGINEERING BOARD'S STANDARD SPECIFICATIONS FOR HIGHWAY CONSTRUCTION.
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NO.	DATE	DESCRIPTION

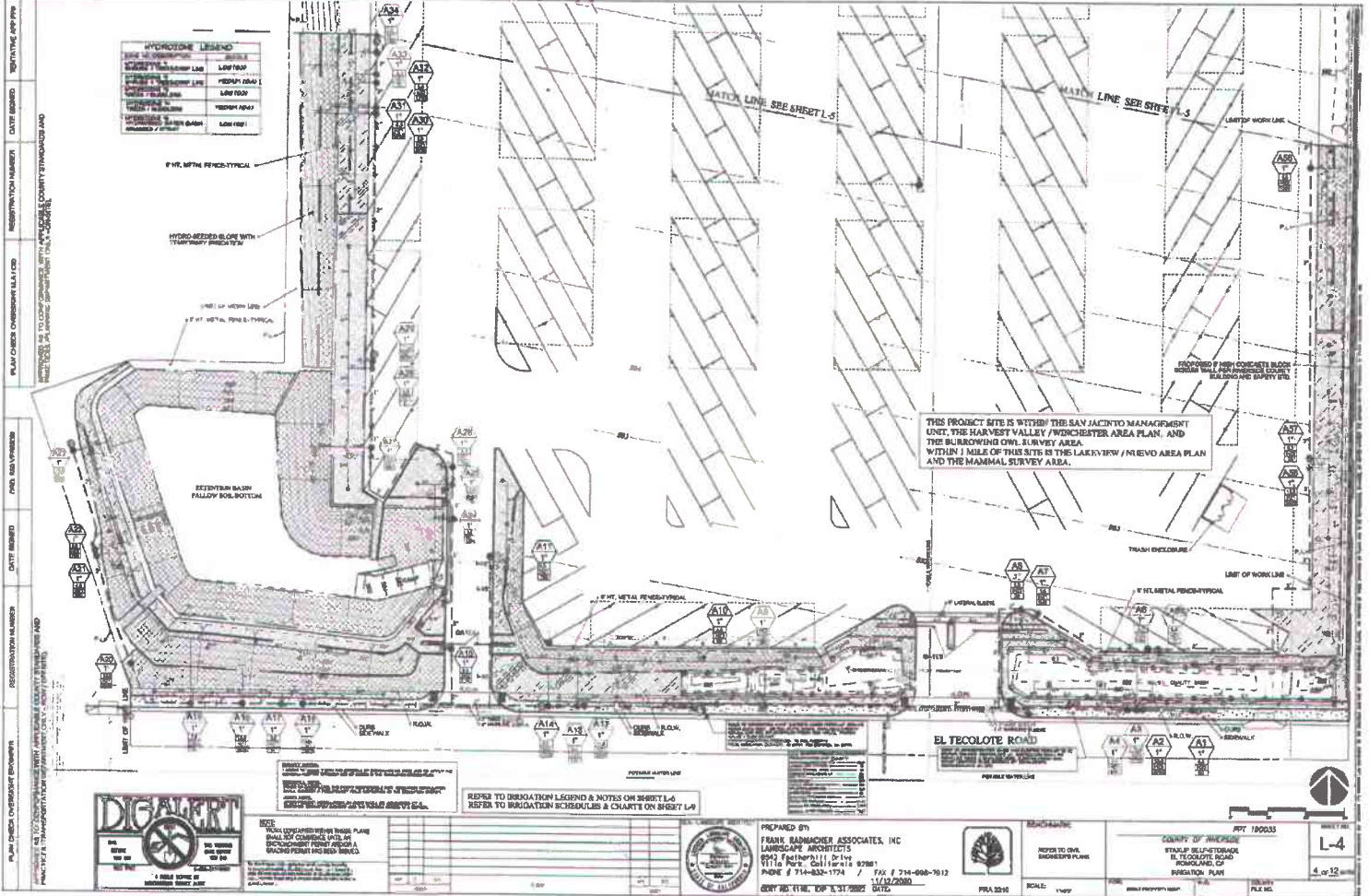


PREPARED BY:
 FRANK RAMONADO ASSOCIATES, INC.
 LANDSCAPE ARCHITECTS
 9041 FOUNTAIN DR. STE. 110
 WILTON, CA 94597-1110
 PHONE # 925-833-1774 / FAX # 925-833-1712
 11/22/2002
 GENT. NO. 11190 EXP. 5/31/2003



REVISIONS:
 REFER TO CIVIL ENGINEER'S PLANS

PROJECT NO. PPT 190033
 COUNTY OF RIVERSIDE
 STAFF: GUYA STORAGE IN TROLORE ROAD
 PLANTING PLAN
 SHEET NO. L-3
 OF 12 SHEETS



HYDRATION LEGEND

PIPE 8\"/>
PIPE 6\"/>
PIPE 4\"/>
PIPE 3\"/>
PIPE 2\"/>
PIPE 1.5\"/>
PIPE 1\"/>
PIPE 0.75\"/>
PIPE 0.5\"/>

8\"/>

HYDRO-SEEPED BLOCK WITH
12\"/>

8\"/>

THIS PROJECT SITE IS WITHIN THE SAN JACINTO MANAGEMENT UNIT, THE HARVEST VALLEY / WORCHESTER AREA PLAN, AND THE BURROWING OWL SURVEY AREA. WITHIN 1 MILE OF THIS SITE IS THE LAKEVIEW / NUEVO AREA PLAN AND THE MAMMAL SURVEY AREA.



NOTES:
1. THIS DRAWING AND ALL WORK SHALL BE CHANGED WITH AN APPROVED PERMIT FROM THE COUNTY OF INYO AND THE CALIFORNIA DEPARTMENT OF WATER RESOURCES.
2. REFER TO IRRIGATION SCHEDULES & CHARTS ON SHEET L-1.

NO.	DESCRIPTION	DATE



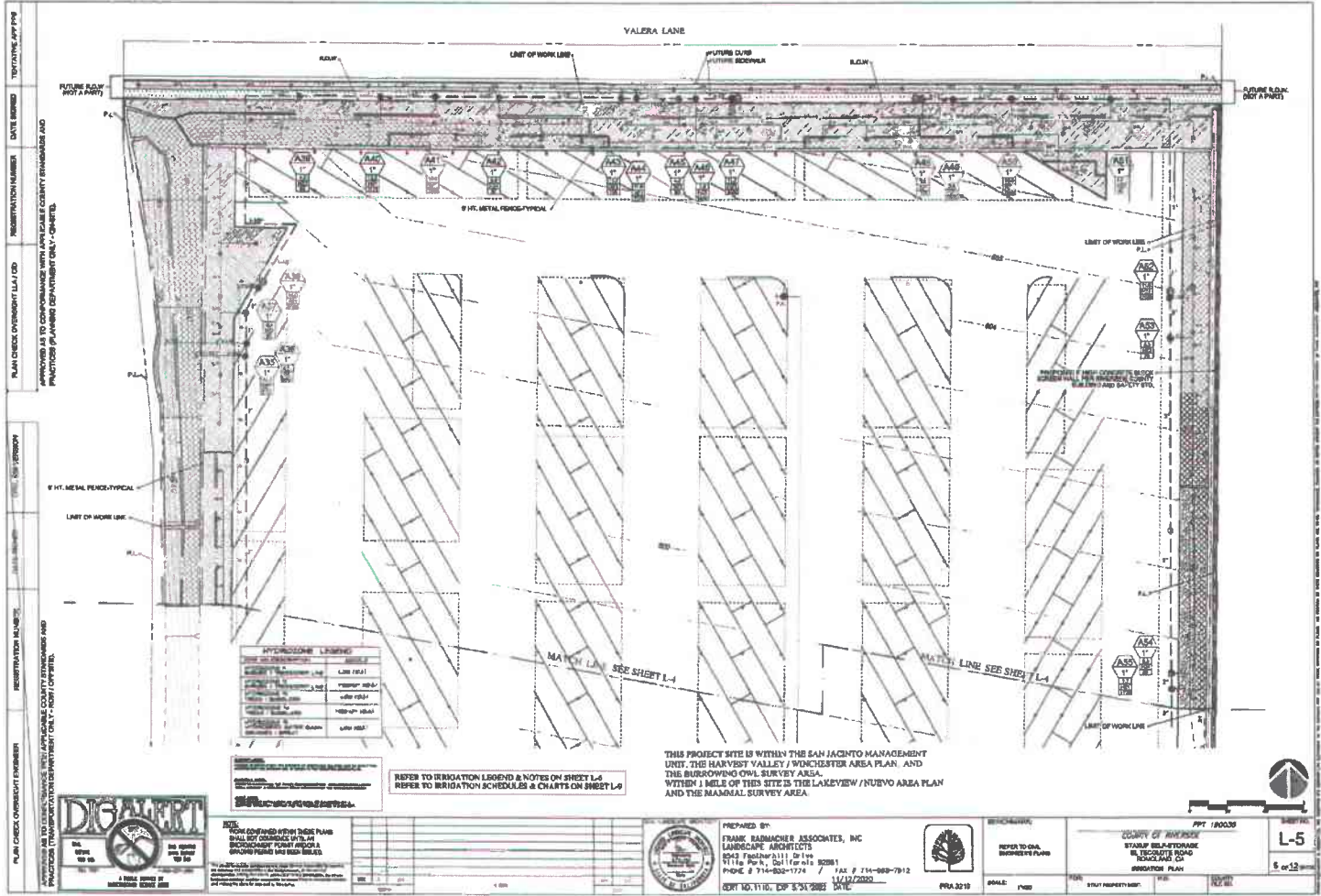
PREPARED BY:
FRANK BANNACKER ASSOCIATES, INC.
LANDSCAPE ARCHITECTS
8943 Fairbairn Hill, Dr. #104
11110 North California Avenue
PHONE # 714-832-1724 / FAX # 714-868-7612
11/19/2000
CITY NO. 1136, EXP. 11/31/2002 DATE



PROJECT:
COUNTY OF INYO
EL TECOLOTE ROAD
BORNEO LANE
IRRIGATION PLAN

PROJECT NO. 150033
SHEET NO. L-4
4 of 12





PLAN CHECK OVERSIGHT ENGINEER	DATE REVISION	REGISTRATION NUMBER	PROJECT NAME

DATE	DESCRIPTION

DATE	DESCRIPTION

DATE	DESCRIPTION

DATE	DESCRIPTION

DATE	DESCRIPTION

DATE	DESCRIPTION

DATE	DESCRIPTION



NOTES:
 1. WORK SHOWN ON THESE PLANS SHALL BE COMPLETED BY THE CONTRACTOR AT HIS OWN RISK AND UNDER HIS OWN SUPERVISION.
 2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM ALL AFFECTED AGENCIES.
 3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM ALL AFFECTED AGENCIES.

REFER TO IRRIGATION LEGEND & NOTES ON SHEET L-4
 REFER TO IRRIGATION SCHEDULES & CHARTS ON SHEET L-9

THIS PROJECT SITE IS WITHIN THE SAN JACINTO MANAGEMENT UNIT, THE HARVEST VALLEY / WINDCHESTER AREA PLAN, AND THE BURROVING OWL SURVEY AREA. WITHIN 1 MILE OF THIS SITE IS THE LAKEVIEW / NUEVO AREA PLAN AND THE MARSHAL SURVEY AREA.

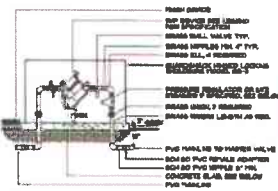
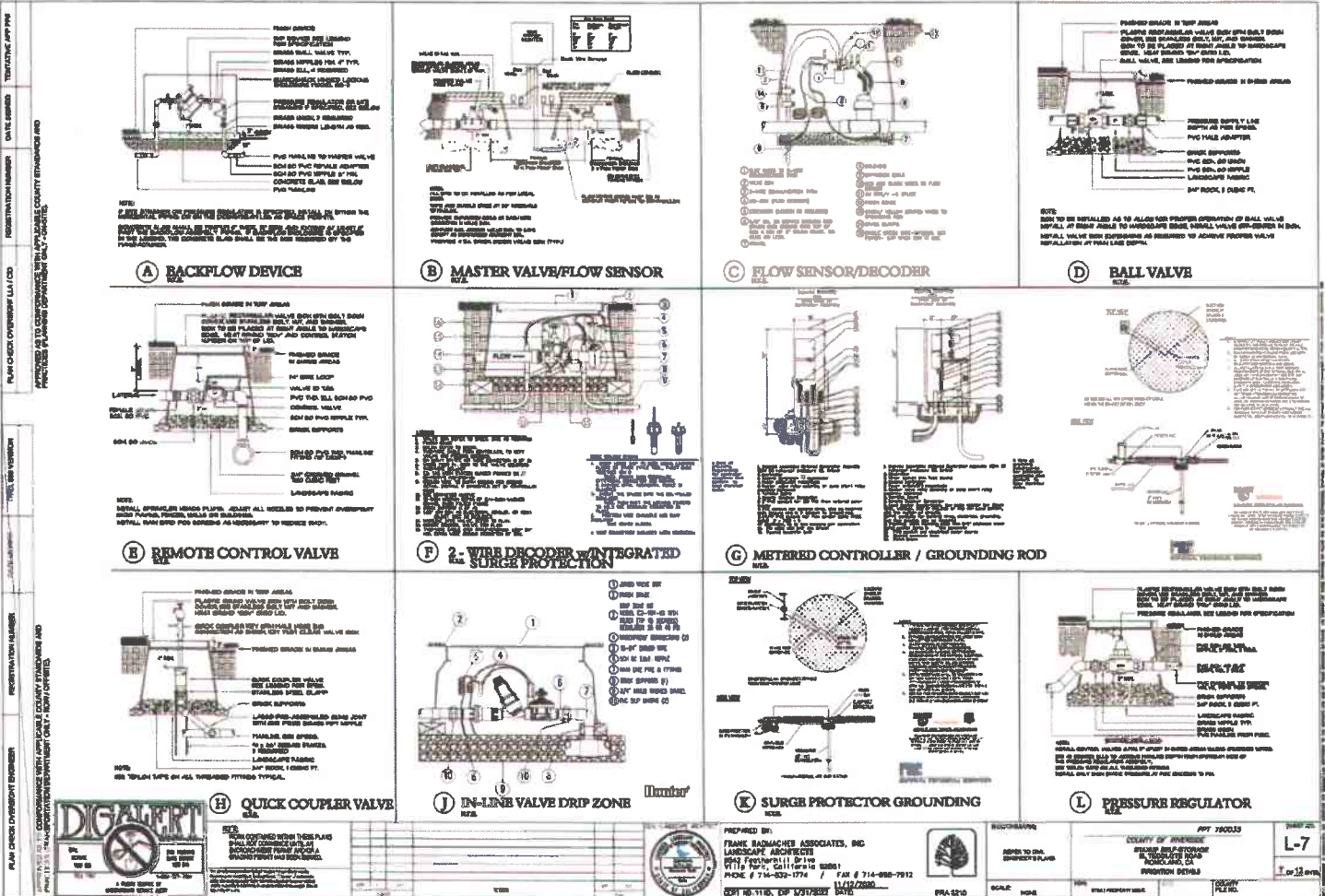
PREPARED BY:
 FRANK BARBACHER ASSOCIATES, INC.
 LANDSCAPE ARCHITECTS
 6543 FISHCAMP BLVD. #100
 7118 Park Way, San Antonio, TX 78217
 PHONE # 714-832-1774 / FAX # 714-889-7912
 CERT. NO. 1110, EXP. 5/31/2005 DATE: 11/12/2004



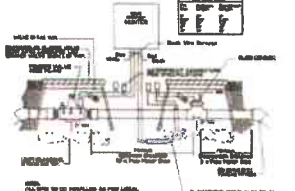
SCALE: 1"=80'
 SHEET: L-5
 TOTAL SHEETS: 5 OF 12

PROJECT: 180038
 COUNTY OF BARRAS
 STAFF BELLEFONTAINE
 16 SOUTH ROAD
 BOZEMAN, MT
 IRRIGATION PLAN

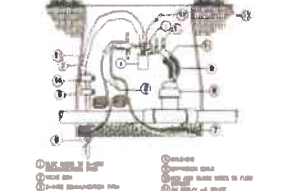




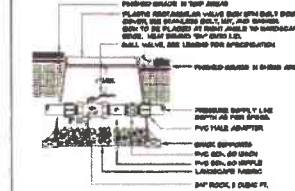
NOTE:
 1. BALL VALVE OPERATOR PROVIDED AS PER PLAN. OTHER THE
 2. OPERATOR SHALL BE PROVIDED AS PER PLAN. OTHER THE
 3. OPERATOR SHALL BE PROVIDED AS PER PLAN. OTHER THE
 4. OPERATOR SHALL BE PROVIDED AS PER PLAN. OTHER THE



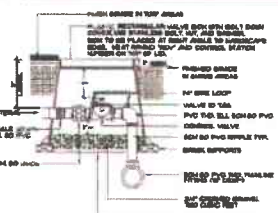
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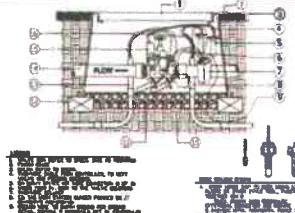
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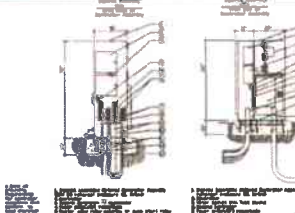
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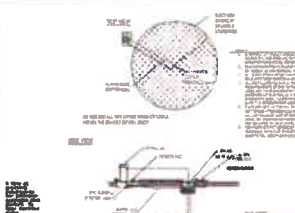
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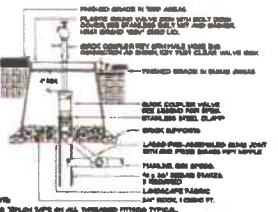
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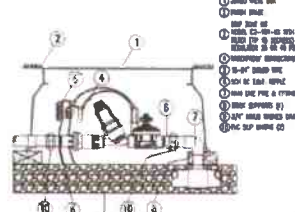
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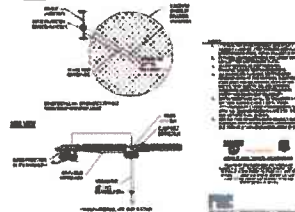
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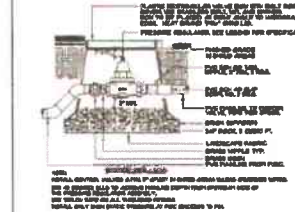
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PLANT CHECK, OVERSEER'S PLAN, DATE ISSUED, REGISTRATION NUMBER, COUNTY ESTABLISHED AND PROCESSED BY, PLANT CHECK, OVERSEER'S PLAN, DATE ISSUED, REGISTRATION NUMBER, COUNTY ESTABLISHED AND PROCESSED BY, PLANT CHECK, OVERSEER'S PLAN, DATE ISSUED, REGISTRATION NUMBER, COUNTY ESTABLISHED AND PROCESSED BY

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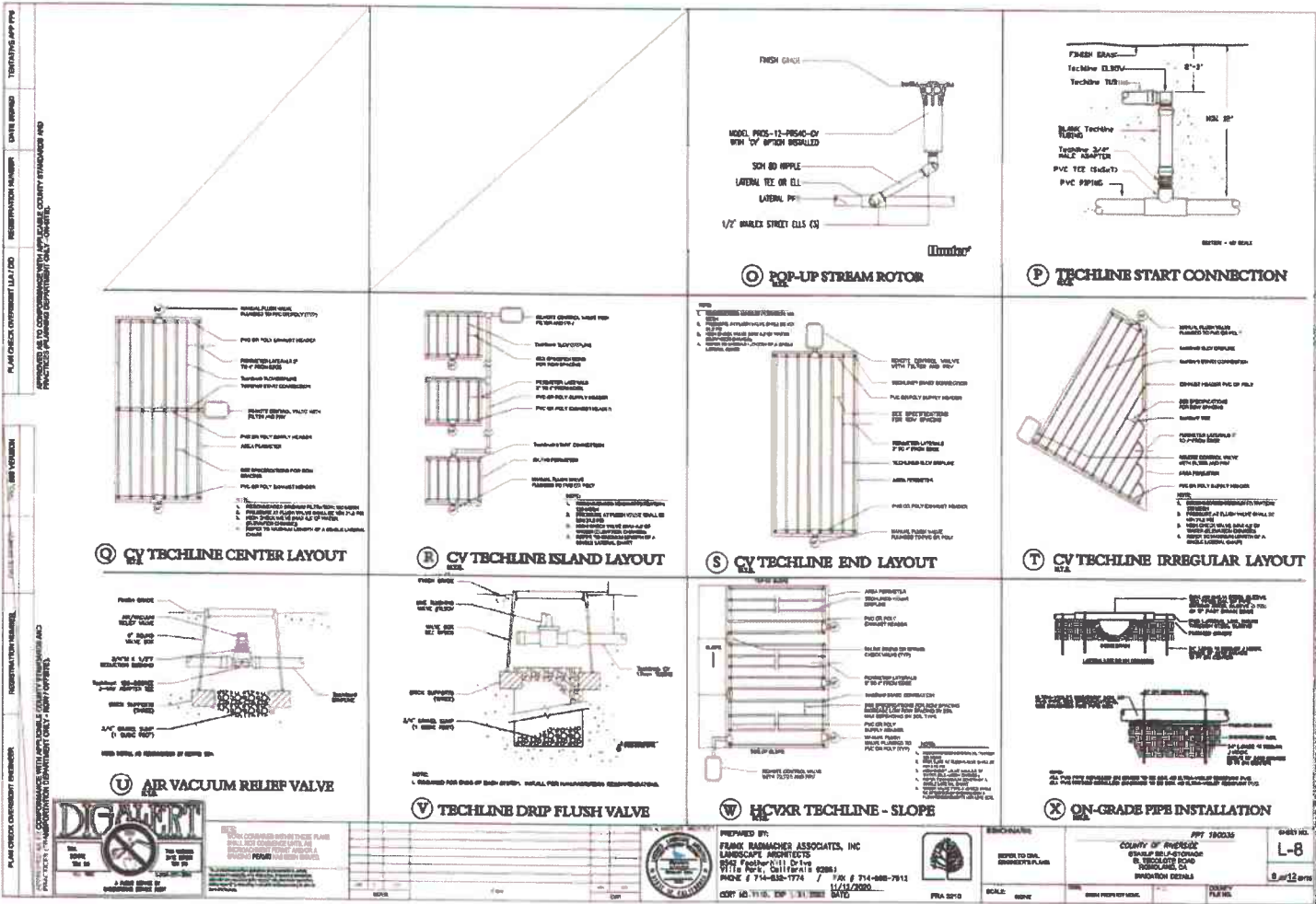


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 2. OPERATOR SHALL BE PROVIDED AS PER PLAN. OTHER THE
 3. OPERATOR SHALL BE PROVIDED AS PER PLAN. OTHER THE
 4. OPERATOR SHALL BE PROVIDED AS PER PLAN. OTHER THE

NO.	DESCRIPTION	DATE

PREPARED BY: FRANK BARNHART ASSOCIATES, INC. LANDSCAPE ARCHITECTS
 11119 79th St, Houston, TX 77036
 PHONE: 714-832-1774 / FAX: 714-988-7912
 DATE: 11/27/2008

SCALE: NONE
 COUNTY OF FREESTONE
 PRESSURE REGULATOR
 PROJECT DETAILS
 SHEET NO. 1 OF 12
 DATE: 11/27/2008



PLANS CHECKED BY: [Signature] DATE: [Date]

REGISTERED PROFESSIONAL ENGINEER

DATE: [Date]

REGISTERED PROFESSIONAL ENGINEER

DATE: [Date]

REGISTERED PROFESSIONAL ENGINEER

DATE: [Date]



DO NOT COVER THESE PLANS. THIS IS A VIOLATION OF THE STATE OF CALIFORNIA'S PROFESSIONAL ENGINEERING ACT.

NO.	DATE	DESCRIPTION

PREPARED BY:
FRANK BARNACKER ASSOCIATES, INC.
 LANDSCAPE ARCHITECTS
 6715 Feather Hill Drive
 11112 Park, Oakland CA 94621
 PHONE 510-835-1774 / FAX 510-835-7911
 11/12/2000

SCALE: 3/8" = 1'-0"

DATE: 11/12/2000

PROJECT: PPT 190035

COUNTY OF FRESNO

67415 PEARL-PORTAGE

6. REGULATED CROP

INDUSTRIAL, COMM.

INVESTMENT DETAILS

DATE: 11/12/2000

FILE NO.:

DATE: 11/12/2000

SCALE: 3/8" = 1'-0"

DATE: 11/12/2000

L-8

11/12/2000

PLAN CHECK OVERSIGHT LIAISON DATE SUBMITTED REGISTRATION NUMBER PROJECT NO. TO COUNTY ENGINEER/PLANNING DIVISION COUNTY ESTIMATOR AND
 DATE SUBMITTED REGISTRATION NUMBER PROJECT NO. TO COUNTY ENGINEER/PLANNING DIVISION COUNTY ESTIMATOR AND
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Y PIPE INSTALLATION

DIMENSION	A	B	C
12" TO 34" N SIZE	1"	1"	1"
3" TO 6" N SIZE	3"	4"	1"

Z SLEEVE INSTALLATION

DIMENSION	A	B	C	D
1/2" TO 4" N SIZE	3"	2 1/2"	3"	4"

Z.1 DEEP ROOTED TREE BUBBLER

1. POSITION 2-3 INCHES FROM BUBBLER PLANT SPACES AROUND PLANT. FOR NEW TREES PLACE NEAR ROOT BALL FOR EXISTING TREES PLACE TOWARD END OF BRANCH BETWEEN CROWN EDGE AND TREE TRUNK.
2. INSTALL PRODUCT WITH TOP 1/2 INCHES BEING BURIED.
3. END BRANCH NEEDS FOR BRANCH LENGTH / WIDTH 1-10.
4. WHEN INSTALLING IN CONCRETE LAID OR CLAY SOILS, USE 3/4" (1.5 DIA) DRINK LUNCH AND AROUND THE END TO ALLOW WATER INGRESS UNDER AND ROOT PENETRATION.
5. CHECK THIS HAS BEEN INSTALLED FILL THE BRACKET WITH FINE DRINKS, BEFORE LEAVING LAB.
6. ORIGINAL END-STOP FOR USE IN SHIRT SLEEVE.

EMITTER SPACING	30"			36"			42"		
	EMITTER FLOW (GPH)	1.50	1.70	1.90	2.10	2.30	2.50	2.70	2.90
30 psi	257	170	138	323	225	182	249	194	261
35 psi	272	189	152	342	244	200	268	213	280
40 psi	288	202	163	360	260	215	287	232	299
45 psi	304	218	175	379	277	230	306	249	318
50 psi	321	234	188	400	295	245	327	268	340
55 psi	338	251	201	423	315	262	350	289	365
60 psi	356	269	215	449	337	280	375	313	392

CV MAXIMUM LATERAL LENGTH CHART

HCVR MAXIMUM LATERAL LENGTH CHART

SEASONAL IRRIGATION SCHEDULES

INITIAL IRRIGATION SCHEDULE

HYDRO-ZONE #	PLANT TYPE	PLANT FACTOR	FLOW (GPH)	SPACING (IN)	EMITTER (GPH)	CYCLES	MINUTE	MINUTE
1	SPRING	0.5	200	30	0.50	1	15	15
2	SPRING	0.5	200	30	0.50	1	15	15
3	SPRING	0.5	200	30	0.50	1	15	15
4	SPRING	0.5	200	30	0.50	1	15	15
5	SPRING	0.5	200	30	0.50	1	15	15
6	SPRING	0.5	200	30	0.50	1	15	15

MAINTENANCE IRRIGATION SCHEDULE

HYDRO-ZONE #	PLANT TYPE	PLANT FACTOR	FLOW (GPH)	SPACING (IN)	EMITTER (GPH)	CYCLES	MINUTE	MINUTE
1	SPRING	0.5	200	30	0.50	1	15	15
2	SPRING	0.5	200	30	0.50	1	15	15
3	SPRING	0.5	200	30	0.50	1	15	15
4	SPRING	0.5	200	30	0.50	1	15	15
5	SPRING	0.5	200	30	0.50	1	15	15
6	SPRING	0.5	200	30	0.50	1	15	15

IRRIGATION OPERATION NOTE: OVERHEAD IRRIGATION SHALL BE LIMITED TO THE HOURS BETWEEN 7 PM AND 6 AM.

DGAERT

1100 S. 10th St. Phoenix, AZ 85006
 602.944.1111
 602.944.1112

PREPARED BY: FRANK BACHMAYER ASSOCIATES, INC. LANDSCAPE ARCHITECTS
 4040 Foothill Blvd. #110
 4118 Park, Scottsdale, AZ 85251
 PHONE # 714-872-1774 / FAX # 714-888-7912
 11/22/2008
 QRT 10.1110. EXP. 3/31/2009

REVISIONS: NONE

SCALE: AS SHOWN

DATE: 11/22/2008

REVISIONS: [REDACTED]

SECTION 01100 - GENERAL NOTES
1. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE CALIFORNIA BUILDING CODE AND ALL APPLICABLE ORDINANCES.
2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL JURISDICTION.
3. THE CONTRACTOR SHALL MAINTAIN ACCESS TO ALL EXISTING UTILITIES AND SERVICES AT ALL TIMES.
4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION AND REPAIR OF ALL EXISTING UTILITIES AND SERVICES.
5. THE CONTRACTOR SHALL MAINTAIN ALL EXISTING CURBS, SIDEWALKS, AND DRIVEWAYS.
6. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION AND REPAIR OF ALL EXISTING CURBS, SIDEWALKS, AND DRIVEWAYS.
7. THE CONTRACTOR SHALL MAINTAIN ALL EXISTING CURBS, SIDEWALKS, AND DRIVEWAYS.
8. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION AND REPAIR OF ALL EXISTING CURBS, SIDEWALKS, AND DRIVEWAYS.
9. THE CONTRACTOR SHALL MAINTAIN ALL EXISTING CURBS, SIDEWALKS, AND DRIVEWAYS.
10. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION AND REPAIR OF ALL EXISTING CURBS, SIDEWALKS, AND DRIVEWAYS.

SECTION 02100 - EXTERIOR FINISHES
1. EXTERIOR WALLS SHALL BE CONCRETE BLOCK WITH A FINISH OF STUCCO OR PLASTER AS SHOWN ON THE DRAWINGS.
2. EXTERIOR WALLS SHALL BE CONCRETE BLOCK WITH A FINISH OF STUCCO OR PLASTER AS SHOWN ON THE DRAWINGS.
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SECTION 04100 - FLOORING
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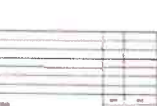
SECTION 06100 - METALS
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SECTION 07100 - WOODWORK
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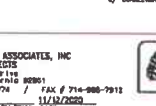


FOR INFORMATION ONLY: THESE PLANS SHALL BE USED IN ACCORDANCE WITH THE CALIFORNIA BUILDING CODE AND ALL APPLICABLE ORDINANCES.

NO.	DATE	REVISION



PREPARED BY:
FRANK BARNHART ASSOCIATES, INC.
LANDSCAPE ARCHITECTS
1110 Park East, Berkeley, CA 94702
PHONE: 925-832-1774 / FAX: 925-832-1772
DATE: 11/12/2023

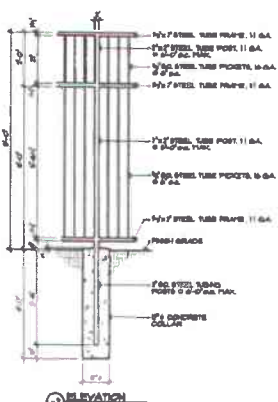
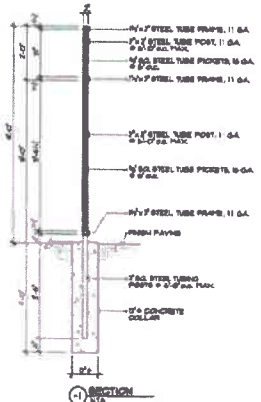


SCALE: AS SHOWN
DATE: 11/12/2023

COUNTY OF ALBERQURE
PLANNING AND DESIGN SERVICES, INC.
PROJECT: [REDACTED]

PLANNING AND DESIGN DIVISION
 DATE REVISION: 01/21/2011
 REGISTRATION NUMBER: 1111111111
 PROJECT: 1111111111

PLANNING AND DESIGN DIVISION
 DATE REVISION: 01/21/2011
 REGISTRATION NUMBER: 1111111111
 PROJECT: 1111111111



METAL FABRICATION NOTES

1. CONNECTIONS TO BE CONTIGUOUS WELDED.
2. REMOVE ALL SLAG AND SPATTER.
3. ALL WELDS TO HAVE ENDS BELTED CLOSED.
4. GRIND ALL BELTS SMOOTH.
5. ALL STEEL TUBING TO BE 16 GA. UNLESS OTHERWISE SPECIFIED.
6. WELD BELTS TO BE MUST PROTECT.
7. ALL MATERIALS TO BE PRE-PALVANISHED, SPRAY PRIMERED AND FIELD PAINT WITH POLYURETHANE, COLOR TO BE SELECTED.

A-A 4x4 TUBULAR STEEL FENCE POST
 1/2" G.A.



DO NOT DISTURB THESE PLANS
 UNLESS YOU ARE A LICENSED PROFESSIONAL ENGINEER
 OR ARCHITECT IN THE STATE OF CALIFORNIA
 ANY VIOLATION OF THESE PLANS IS A VIOLATION OF THE PROFESSIONAL ENGINEERING AND ARCHITECTURE ACTS OF THE STATE OF CALIFORNIA

NO.	DATE	DESCRIPTION
1	01/21/2011	ISSUED FOR PERMIT

PREPARED BY:
 FRANK BADMACHER ASSOCIATES, INC.
 LANDSCAPE ARCHITECTS
 8542 Tenthredin Dr. Ste 100
 Villa Park, CA 94154
 PHONE 925-832-1774 / FAX 925-832-1775
 CEP 101196 EXP 3/31/2011 DATE 1/21/2011



PROJECT NAME: SECURITY OF FRIENDS BORN TO OWN BORNERS PLANS	DATE: 01/21/2011	SCALE: AS SHOWN	PROJECT NO. 1111111111	SHEET NO. L-12
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RIVERSIDE COUNTY PLANNING DEPARTMENT

Charissa Leach, P.E.
Assistant TLMA Director

MITIGATED NEGATIVE DECLARATION

Project/Case Number: SP260S03, CZ2000027, TPM37787, and PPT190035

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

PROJECT DESCRIPTION, LOCATION, AND MITIGATION MEASURES REQUIRED TO AVOID POTENTIALLY SIGNIFICANT EFFECTS. (see Environmental Assessment/Initial Study and Conditions of Approval)

COMPLETED/REVIEWED BY:

By: Deborah Bradford Title: Project Planner Date: 11/24/20

Applicant/Project Sponsor: Strat Property Management, Inc. Date Submitted: November 5, 2019

ADOPTED BY: Board of Supervisors

Person Verifying Adoption: _____ Date: _____

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

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

For additional information, please contact Deborah Bradford at 951-955-6646.

Revised: 11/25/20
Y:\Planning Master Forms\Templates\CEQA Forms\Cover_Sheet_Mitigated_Negative_Declaration.docx

Please charge deposit fee case#: ZEA

ZCFG

FOR COUNTY CLERK'S USE ONLY

STAXUP R.V. STORAGE FACILITY
Tentative Parcel Map 37787
Plot Plan No. 190035
Specific Plan Substantial Conformance No. 3 to Specific Plan
No. 260
Change of Zone No. 2000027

Environmental Assessment/Mitigated Negative Declaration

Lead Agency:

County of Riverside
4080 Lemon Street, 12th Floor
Riverside, CA 92502
(951) 955-3200

Project Applicant:

Strat Property Management, Inc.
2055 3rd Avenue, #200
San Diego, CA 92101
(619) 295-2211

CEQA Consultant:

Phil Martin & Associates
1809 E. Dyer Road, Suite 301
Santa Ana, California 92705
(949) 454-1800

November 12, 2020

Environmental Checklist

For CEQA Compliance

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Appendix C - Cultural Resources Report
Appendix D - Geotechnical Report
Appendix E - Phase I ESA
Appendix F - Hydrology Report and WQMP
Appendix G - Noise Report
Appendix H – Trip Generation Analysis

Environmental Checklist

For CEQA Compliance

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1.0 INTRODUCTION

1.1 Purpose of the Environmental Assessment / Initial Study

This Environmental Assessment (EA) / Initial Study (IS) has been prepared in accordance with the following:

- California Environmental Quality Act (CEQA) of 1970 (Public Resources Code Sections 21000 et seq.);
- California Code of Regulations, Title 14, Division 6, Chapter 3 (State CEQA Guidelines, Sections 15000 et seq.); and

Pursuant to CEQA, this EA/IS has been prepared to analyze the potential for significant impacts on the environment resulting from implementation of the proposed feed production and storage project. As required by State CEQA Guidelines Section 15063, this EA/IS is a preliminary analysis prepared by the Lead Agency, the County of Riverside, in consultation with other jurisdictional agencies, to determine if a Negative Declaration (MND) or an Environmental Impact Report (EIR) is required for the project.

This EA/IS informs County decision-makers, affected agencies, and the public of potentially significant environmental impacts associated with the implementation of the project. A "significant effect" or "significant impact" on the environment means "a *substantial, or potentially substantial, adverse change in any of the physical conditions within the area affected by the project*" (Guidelines §15382).

The County's intent is to adhere to the following CEQA principles:

- Provide meaningful early evaluation of site planning constraints, service and infrastructure requirements, and other local and regional environmental considerations. (Pub. Res. Code §21003.1)
- Encourage the applicant to incorporate environmental considerations into project conceptualization, design, and planning at the earliest feasible time. (State CEQA Guidelines §5004[b][3])
- Specify mitigation measures for reasonably foreseeable significant environmental effects, and commit the City and applicant to future measures containing performance standards to ensure their adequacy when detailed development plans and applications are submitted. (State CEQA Guidelines §15126.4)

1.2 Document Organization

This EA/IS includes the following sections:

Section 1.0 Introduction

Provides information about CEQA and its requirements for environmental review and explains that an EA/IS was prepared by the County of Riverside to evaluate the proposed project's potential to impact the physical environment.

Section 2.0 Project Setting

Provides information about the proposed project's location.

Section 3.0 Project Description

Includes a description of the proposed project's physical features and construction and operational characteristics.

Environmental Checklist

For CEQA Compliance

Section 4.0 Environmental Assessment Form: Initial Study

Includes the County of Riverside Environmental Checklist and evaluates the proposed project's potential to result in significant adverse effects to the physical environment.

Section 5.0 Mitigation Monitoring and Reporting Program

This section provides a table showing the proposed mitigation measures and the timing to implement the measures.

2.0 PROJECT SETTING

2.1 Project Location

The 20.06-gross acre project site is located in the unincorporated Homeland area in Riverside County. The project site is regionally accessed from and is located approximately 3.5 miles east of the I-215/Escondido Freeway interchange as shown in Figure 1, Regional Location Map. Specifically, the project site is located north of El Tecolote Road, south of Triple Crown Road, east of Sultanas Road and west of Branson Lane as shown in Figure 2, Local Vicinity Map. The project site totals 20.6-gross acres (17.72-net acres) and the proposed Tentative Parcel Map 37787 would divide the parcel into two parcels. Parcel 1, which is located on the western portion of the 20.6-gross acre site, totals 11.07-gross acres and Parcel 2, which includes the proposed Staxup Recreational Vehicle (R.V.) self-storage facility and located on the eastern portion of the 20.06-gross acre site totals 8.99-gross acres (8.16-net acres). Parcel 1 would remain vacant. The project is located within the U.S. Geological Survey (USGS) Romoland and Winchester 7.5 Minute Series Topographic Quadrangles.

2.2 Existing Land Uses and Designation of the Project Site

The site is vacant and undeveloped. The project is located in the Harvest Valley/Winchester Area Plan. The land use designation for the site is BP (Business Park) and the zoning is Specific Plan 260 North, Planning Area 43. Elevations range from approximately 1,608 feet above mean sea level (AMSL) near the northeast corner of the site to 1,588 feet above mean sea level at the southwest corner of the site. The project site currently slopes approximately 4 percent from northeast to southwest.

2.3 Surrounding Land Uses and Zoning Designations

The surrounding land uses are described below. An aerial photo of the project site and surrounding land uses is shown in Figure 3.

North: Property to the north of the site is single-family detached and the Homeland Fire Station. The land use designation is Medium Density Residential (MDR) and the zoning is SP Zone, CZ Number 5555.

West: Property to the west of the site, west of Sultanas Road, is vacant. The land use designation is Business Park (BP) and the zoning is SP Zone, CZ Number 5555.

South: Property to the south of the project site is an R.V. storage facility. The land use designation is Business Park (BP) and the zoning is SP Zone, CZ Number 5555.

East: Property to the east of the site is vacant land. The land use designation is Business Park (BP) and Medium Density Residential (MDR) and the zoning is SP Zone, CZ Number 5555.



Figure 1
Regional Location Map



Figure 2
Local Vicinity Map



Figure 3
Aerial Photo

Environmental Checklist

For CEQA Compliance

3.0 PROJECT DESCRIPTION

3.1 Project Characteristics

The project applicant proposes to subdivide the 20.06-gross acre project site into two parcels with Tentative Parcel Map 37787. Parcel 1 is 11.07-gross acres and would remain vacant. Parcel 2 is 8.99-gross acres and proposed to be developed as a R.V. storage facility with 225 R.V. spaces. R.V. spaces would be leased on a monthly (short-term) or annual (long-term) basis. Each R.V. would be assigned a specific parking space on the surface parking lot. The project is located north of Tecolote Road, south of Varela Lane, east of Sultanas Road and west of Branson Lane. The project proposes to construct a temporary turnaround on private property at the east end of El Tecolote Road for emergency vehicle turnaround. A residential project is proposed adjacent to and east of the project site and once that residential project is developed, El Tecolote Road would be extended onto the residential project and the temporary turnaround would be removed.

The project entrance is from El Tecolote Road and secured with an electronic gate. The project would have 24-hour access provided by an electronic key that is assigned to each guest that is renting an R.V. space. The site would be secured with an 8-foot wrought iron fence along the north, west and south project boundary. An 8-foot block wall is proposed for the east boundary. Nighttime safety and security lighting is proposed throughout the site. A thirty-foot (30) wide public utility easement extends along the entire length of the east project boundary from El Tecolote Road to Valera Lane for public utilities and a road. Solar panels are proposed for the roof of the free-standing canopies that would cover most of the parking spaces and provide the electricity necessary to operate all on-site electrical facilities including the electronic gate and safety and security lights. There are no buildings proposed for the R.V. storage site. The project would employ one person that would serve the project from the existing Staxup self-storage project adjacent to and south of the proposed project and available seven days a week from 6 am – 10 pm. A detention basin is also proposed for the site. Tentative Parcel Map 37787 is shown in Figure 4.

Landscaping

The project proposes to install approximately 77,023 square feet of landscaping along the perimeter of the site and would include evergreen trees, shrubs and groundcover. Low water use shrubs and groundcover is also proposed for the slopes of the onsite detention basin and water quality basins. Trees would be installed pursuant to the County Ordinance No. 348, Section 18.12(E), Landscape Screening. The proposed landscape plan is shown in Figures 5 and 6.

Drainage Facilities

The project site would be paved with concrete. The project proposes to construct a water quality and detention basin at the southwest corner of the site that would filter, retain, and allow detained storm water to percolate and/or evaporate. Any excess stormwater would be discharged by a storm drain outlet from the detention basin to an existing 36" storm drain under El Tecolote Road adjacent to and west of the detention basin. The construction of the on-site detention basin would control project stormwater and minimize soil erosion and siltation on the site.

3.1.1 Construction

The project would take approximately 6-9 months to construct. The project would require approximately 37,000 cubic yards of cut and approximately 37,000 cubic yards of fill and grading would be balanced on the project site. All hours of construction would comply with Riverside County Ordinance No. 847.

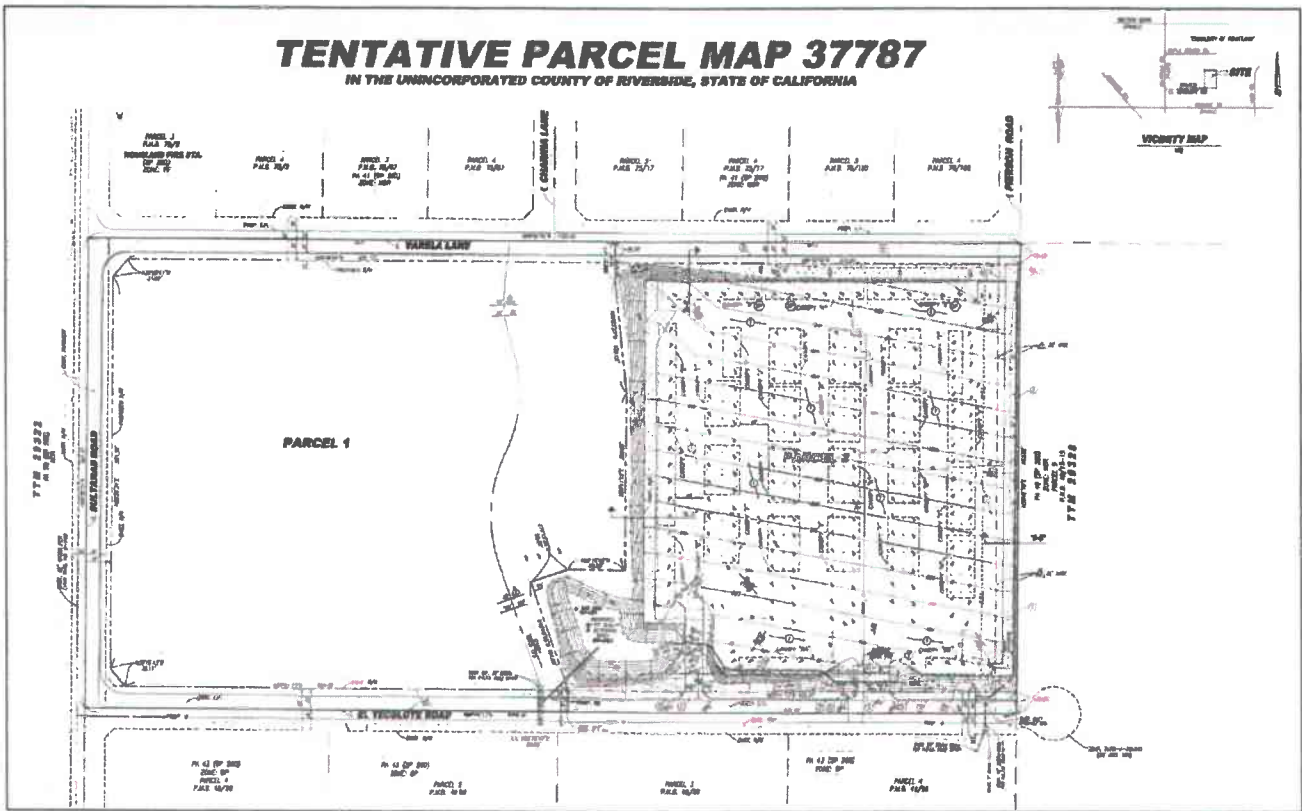


Figure 4
Tentative Parcel Map 37787

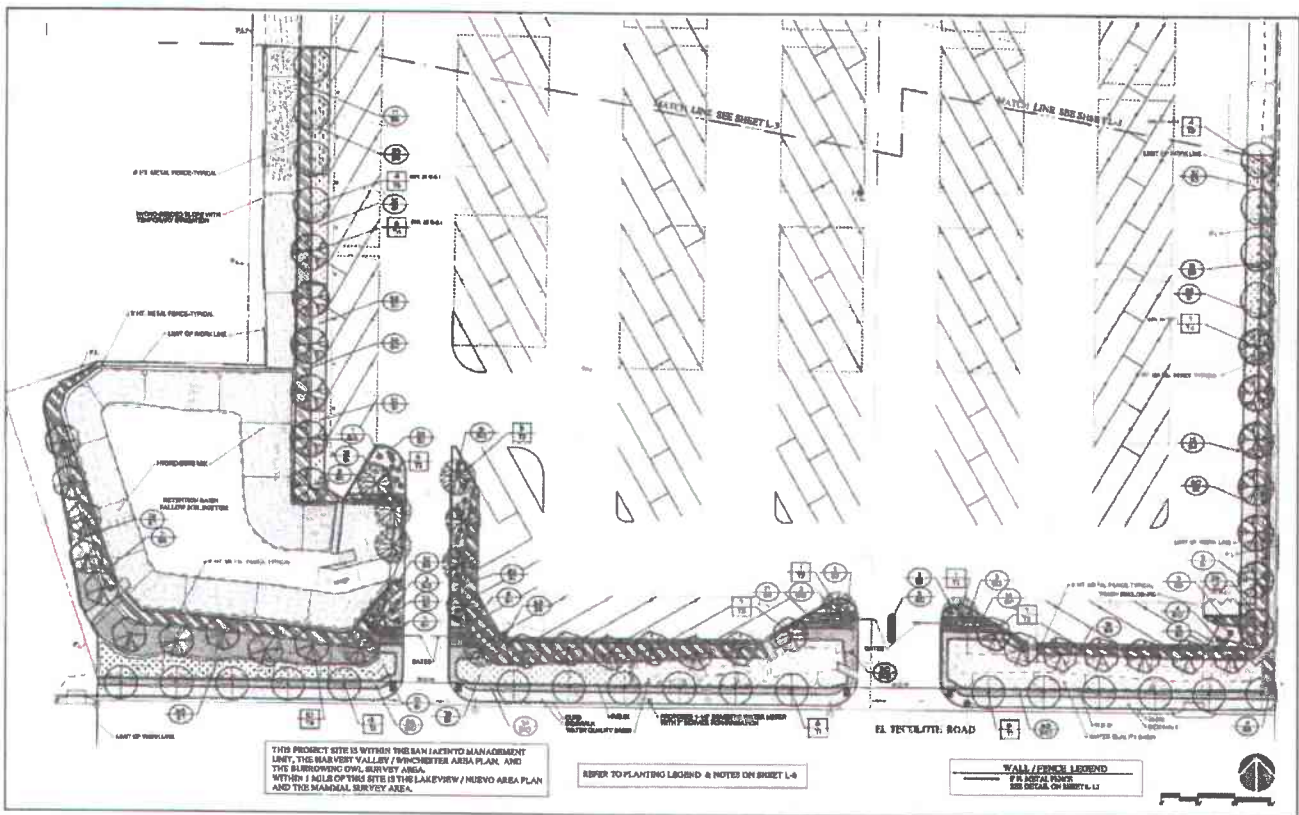


Figure 5
Landscape Plan

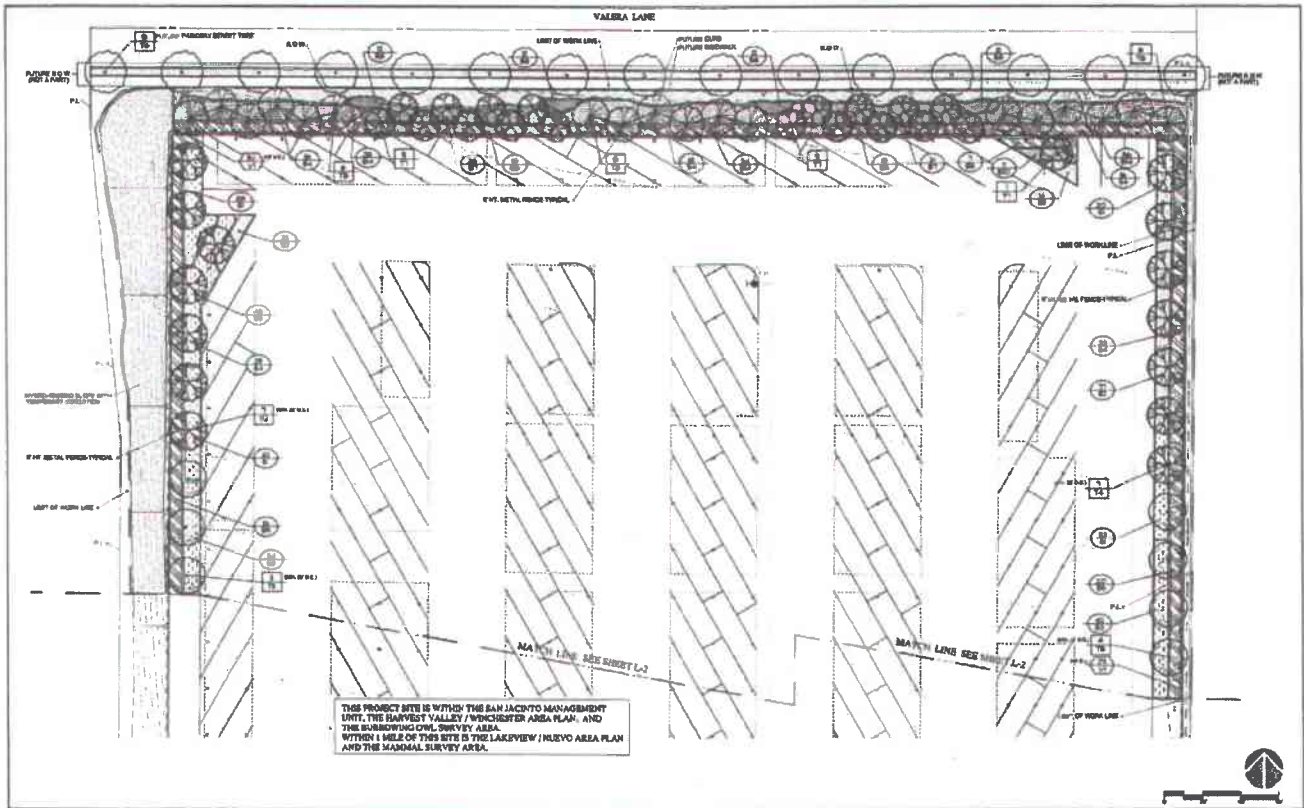


Figure 6
Landscape Plan

Environmental Checklist

For CEQA Compliance

3.2 Discretionary Approvals

The project would require the following discretionary approvals:

COUNTY OF RIVERSIDE

- Adoption of a Mitigated Negative Declaration (MND)
- Approval of Tentative Parcel Map 37787
- Approval of Substantial Conformance No. 3 to Specific Plan No. 260 as previously amended by Amendment No. 2 that proposes to incorporate the revisions to the Specific Plan zoning ordinance into the Specific Plan text.
- Approval of Change of Zone No. 2000027 that proposes to modify the Specific Plan zoning ordinance to modify the development standards of Planning Area 43 and to establish the legal boundaries of Planning Area 43 within Specific Plan No. 260 (Menifee North).
- Grading and Building Permits
- Plot Plan

OTHER AGENCIES

This IS/MND would also provide environmental information to responsible agencies and other public agencies that may be required to grant approvals or coordinate with the County as part of project implementation. These agencies include, but are not limited to the following:

- Santa Ana Regional Water Quality Control Board for approval of a Stormwater Pollution Prevention Plan (SWPPP) and a Water Quality Management Plan (WQMP).
- Eastern Municipal Water District
- South Coast Air Quality Management District (SCAQMD)

COUNTY OF RIVERSIDE

4.0 ENVIRONMENTAL ASSESSMENT FORM: INITIAL STUDY

Environmental Assessment (CEQ / EA) Number: 190162
Project Case Type (s) and Number(s): PPT190035, Tentative Parcel Map 37787, Substantial Conformance No. 3 to Specific Plan No. 260, Change of Zone No. 2000027
Lead Agency Name: Riverside County Planning Department
Address: P.O. Box 1409, Riverside, CA 92502-1409
Contact Person: Deborah Bradford
Telephone Number: (951) 955-1417
Applicant's Name: Strat Property Management, Inc.
Applicant's Address: 2055 3rd Avenue, #200, San Diego, CA 91750

I. PROJECT INFORMATION

Project Description: The project applicant proposes to subdivide the 20.06-gross acre project site into two parcels with Tentative Parcel Map 37787. Parcel 1 is 11.07-gross acres and would remain vacant. Parcel 2 is 8.99-gross acres and proposed to be developed as a R.V. storage facility with 225 R.V. spaces. R.V. spaces would be leased on a monthly (short-term) or annual (long-term) basis. Each R.V. would be assigned a specific parking space on the surface parking lot. The project is located north of Tecolote Road, south of Varela Lane, east of Sultanas Road and west of Branson Lane. The project proposes to construct a temporary turnaround on private property at the east end of El Tecolote Road for emergency vehicle turnaround. A residential project is proposed adjacent to and east of the project site and once that residential project is developed, El Tecolote Road would be extended onto the residential project and the temporary turnaround would be removed.

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A. Type of Project: Site Specific ; Countywide ; Community ; Policy .

B. Total Project Area:

Residential Acres:	Lots:	Units:	Projected No. of Residents:
Commercial Acres: 20.06	Lots: 2	Sq. Ft. of Bldg. Area: N/A	Est. No. of Employees: 1 ¹
Industrial Acres:	Lots:	Sq. Ft. of Bldg. Area:	Est. No. of Employees:
Other:			

C. Assessor's Parcel No(s): 457-350-027

Street References: El Tecolote Road at Sultanas Road

D. Section, Township & Range Description or reference/attach a Legal Description: T5S, R2W Sec. 7, SBM.

E. Brief description of the existing environmental setting of the project site and its surroundings: The project site is vacant. The land uses surrounding the site include single-family detached dwelling units to the north and a Riverside County Fire station is located adjacent to and north of the northwest corner of the site, vacant land adjacent to and west and east of the site and an R.V. storage facility is located adjacent to and south of the site.

II. APPLICABLE GENERAL PLAN AND ZONING REGULATIONS

A. General Plan Elements/Policies:

- 1. Land Use:** The project site has a General Plan land use designation of Business Park (BP), which allows a 0.25-0.60 floor area ratio (FAR). As described in the Harvest Valley/Winchester Area Plan, this designation is for employee intensive uses, including research and development, technology centers, corporate offices, clean industry and supporting retail uses.
- 2. Circulation:** The Riverside County General Plan identifies Sultanas Road as a Collector Street (74' right-of-way) and El Tecolote Street and Valera Way are local streets.
- 3. Multipurpose Open Space:** The project proposes to develop an R.V. storage facility on a site that is permitted for business park use. There are no natural or renewable resources or multi-purpose open space located within the project site that is proposed to be protected or reserved.
- 4. Safety:** The Harvest Valley/Winchester Area Plan shows the site is not located within a Special Flood Hazard Area. The project site does not have steep slopes and is not subject to landslides or rock falls. The site has a low susceptibility to liquefaction. The site is not within a Local Responsibility Area Very High Fire Severity Zone or State Responsibility Area Very High Fire Severity Zone.
- 5. Noise:** The Noise Element requires projects to limit the volume of noise effecting residential or other noise-sensitive uses.

¹ An existing employee at the Staxup Self-Storage facility adjacent to and south of the project would be available to serve the project site.

6. **Housing:** The project does not include housing, and there are no applicable Housing Element policies.
 7. **Air Quality:** The project site is within the South Coast Air Basin and is within the jurisdiction of the South Coast Air Quality Management District.
 8. **Healthy Communities:** The Health Communities Element states that, where feasible, air pollutant sources and sensitive receptors should be sited apart from each other.
 9. **Environmental Justice (After Element is Adopted):** N/A
- B. General Plan Area Plan(s):** Harvest Valley/Winchester Area Plan
- C. Foundation Component(s):** Community Development
- D. Land Use Designation(s):** Business Park
- E. Overlay(s), if any:** N/A
- F. Policy Area(s), if any:** Highway 79
- G. Adjacent and Surrounding:**
1. **General Plan Area Plan(s):** Harvest Valley/Winchester Area Plan
 2. **Foundation Component(s):** Community Development
 3. **Land Use Designation(s):** Medium Residential (7,200 sq. ft. lot min.) to the north and east, Commercial/Business Park to the south and Commercial/Business Park and Medium Residential (6,000 sq. ft. lot min.) to the west.
 4. **Overlay(s), if any:** N/A
 5. **Policy Area(s), if any:** Highway 79
- H. Adopted Specific Plan Information**
1. **Name and Number of Specific Plan, if any:** Menifee North Specific Plan No. 260, Area 43
 2. **Specific Plan Planning Area, and Policies, if any:** N/A
- I. Existing Zoning:** Specific Plan 260 North, Planning Area 43, Business Park.
- J. Proposed Zoning, if any:** No zone change is proposed or required.
- K. Adjacent and Surrounding Zoning:** The zoning of the properties adjacent to and north, south, east and west is SP Zone, CZ Number 5555.

III. ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED

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

- | | | |
|--|--|--|
| <input type="checkbox"/> <u>Aesthetics</u> | <input type="checkbox"/> <u>Hazards & Hazardous Materials</u> | <input type="checkbox"/> <u>Recreation</u> |
| <input type="checkbox"/> <u>Agriculture & Forest Resources</u> | <input type="checkbox"/> <u>Hydrology / Water Quality</u> | <input type="checkbox"/> <u>Transportation</u> |
| <input type="checkbox"/> <u>Air Quality</u> | <input type="checkbox"/> <u>Land Use / Planning</u> | <input type="checkbox"/> <u>Tribal Cultural Resources</u> |
| <input checked="" type="checkbox"/> <u>Biological Resources</u> | <input type="checkbox"/> <u>Mineral Resources</u> | <input type="checkbox"/> <u>Utilities / Service Systems</u> |
| <input checked="" type="checkbox"/> <u>Cultural Resources</u> | <input checked="" type="checkbox"/> <u>Noise</u> | <input type="checkbox"/> <u>Wildfire</u> |
| <input type="checkbox"/> <u>Energy</u> | <input checked="" type="checkbox"/> <u>Paleontological Resources</u> | <input type="checkbox"/> <u>Mandatory Findings of Significance</u> |
| <input type="checkbox"/> <u>Geology / Soils</u> | <input type="checkbox"/> <u>Population / Housing</u> | |
| <input type="checkbox"/> <u>Greenhouse Gas Emissions</u> | <input type="checkbox"/> <u>Public Services</u> | |

IV. DETERMINATION

On the basis of this initial evaluation:

A PREVIOUS ENVIRONMENTAL IMPACT REPORT/NEGATIVE DECLARATION WAS NOT PREPARED

- I find that the proposed project **COULD NOT** have a significant effect on the environment, and a **NEGATIVE DECLARATION** will be prepared.
- I find that although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because revisions in the project, described in this document, have been made or agreed to by the project proponent. A **MITIGATED NEGATIVE DECLARATION** will be prepared.
- I find that the proposed project **MAY** have a significant effect on the environment, and an **ENVIRONMENTAL IMPACT REPORT** is required.

A PREVIOUS ENVIRONMENTAL IMPACT REPORT/NEGATIVE DECLARATION WAS PREPARED

- I find that although the proposed project could have a significant effect on the environment, **NO NEW ENVIRONMENTAL DOCUMENTATION IS REQUIRED** because (a) all potentially significant effects of the proposed project have been adequately analyzed in an earlier EIR or Negative Declaration pursuant to applicable legal standards, (b) all potentially significant effects of the proposed project have been avoided or mitigated pursuant to that earlier EIR or Negative Declaration, (c) the proposed project will not result in any new significant environmental effects not identified in the earlier EIR or Negative Declaration, (d) the proposed project will not substantially increase the severity of the environmental effects identified in the earlier EIR or Negative Declaration, (e) no considerably different mitigation measures have been identified and (f) no mitigation measures found infeasible have become feasible.
- I find that although all potentially significant effects have been adequately analyzed in an earlier EIR or Negative Declaration pursuant to applicable legal standards, some changes or additions are necessary but none of the conditions described in California Code of Regulations, Section 15162 exist. An **ADDENDUM** to a previously-certified EIR or Negative Declaration has been prepared and will be considered by the approving body or bodies.

I find that at least one of the conditions described in California Code of Regulations, Section 15162 exist, but I further find that only minor additions or changes are necessary to make the previous EIR adequately apply to the project in the changed situation; therefore a **SUPPLEMENT TO THE ENVIRONMENTAL IMPACT REPORT** is required that need only contain the information necessary to make the previous EIR adequate for the project as revised.

I find that at least one of the following conditions described in California Code of Regulations, Section 15162, exist and a **SUBSEQUENT ENVIRONMENTAL IMPACT REPORT** is required: (1) Substantial changes are proposed in the project which will require major revisions of the previous EIR or negative declaration due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects; (2) Substantial changes have occurred with respect to the circumstances under which the project is undertaken which will require major revisions of the previous EIR or negative declaration due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects; or (3) New information of substantial importance, which was not known and could not have been known with the exercise of reasonable diligence at the time the previous EIR was certified as complete or the negative declaration was adopted, shows any the following:(A) The project will have one or more significant effects not discussed in the previous EIR or negative declaration;(B) Significant effects previously examined will be substantially more severe than shown in the previous EIR or negative declaration;(C) Mitigation measures or alternatives previously found not to be feasible would in fact be feasible, and would substantially reduce one or more significant effects of the project, but the project proponents decline to adopt the mitigation measures or alternatives; or,(D) Mitigation measures or alternatives which are considerably different from those analyzed in the previous EIR or negative declaration would substantially reduce one or more significant effects of the project on the environment, but the project proponents decline to adopt the mitigation measures or alternatives.

Signature _____

Date _____

For: John Hildebrand
Interim Planning Director

Printed Name _____

V. ENVIRONMENTAL ISSUES ASSESSMENT

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

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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AESTHETICS: Would the project:

1. Scenic Resources

a) Have a substantial effect upon a scenic

highway corridor within which it is located?

b) Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings and unique or landmark features; obstruct any prominent scenic vista or view open to the public; or result in the creation of an aesthetically offensive site open to public view?

c) In non-urbanized areas, substantially degrade the existing visual character or quality of public views of the site and its surroundings? (Public views are those that are experienced from publicly accessible vantage points.) If the project is in an urbanized area, would the project conflict with applicable zoning and other regulations governing scenic quality?

Source(s): Riverside County General Plan Figure C-8 "Scenic Highways"; Harvest Valley/Winchester Area Plan Figure 10 "Scenic Highways"; California Scenic Highway Mapping System (Caltrans 2016). Accessed: <https://dot.ca.gov/programs/design/lap-landscape-architecture-and-community-livability/lap-liv-i-scenic-highways>

Findings of Fact:

a) No Impact. The project site is not located along or adjacent to a designated scenic highway corridor. The closest designated State Scenic Highway is Highway 243 at Highway 74, located approximately 23 miles east of the project site. State Highway 74, approximately 625 feet south of the project site, is an Eligible State Scenic Highway. Due to the distance from both Highway 74 and Highway 243, the project site is not visible from Highway 243, therefore the project would not impact the scenic qualities associated with scenic highway 243. While the project is visible from Eligible State Scenic Highway 74, the site is more than 625 feet from the highway and would not impact the eligible scenic qualities of the highway. The project would not result in any impacts to an existing scenic highway corridor.

b) Less Than Significant Impact. The project site is vacant and undeveloped and does not have any known scenic resources. Public views along Sultanas Road and El Tecolote Road adjacent to the site include long distance, unobstructed views of the hills and mountains to the north, east, south and west. The project site and the immediate project vicinity is relatively flat, and does not include any unique visual features, significant rock outcroppings, or landmark features.

The project proposes to provide 225 R.V. parking spaces, including free-standing canopies with solar panels over most of the parking spaces to provide the electricity necessary to operate all on-site electrical facilities, including the electronic gate, safety and security lights. Light standards are proposed throughout the site for safety and security. Wrought iron fencing is proposed around the perimeter of the site for security. The project proposes to install 53,700 square feet of landscaping along the perimeter of the site. The landscaping would include trees, shrubs and groundcover. The size and height of the trees would be installed pursuant to the County Ordinance No. 348, Section 18.12(E), Landscape Screening, which states that landscape screening located around the perimeter of the project shall be designed to be opaque up to a minimum height of 6 feet at maturity, except that planting within 10 feet of an entry or exit driveway shall not be permitted to grow higher than 30 inches and no trees shall be planted within 10 feet of driveways or street intersections. The proposed landscape plan was shown previously in Figure 5 and Figure 6.

The proposed site improvements and perimeter landscaping would not have any significant aesthetic impacts. The project would protect and not impact the existing scenic views of the distant hills and mountains from both Sultanas Road and El Tecolote Road. The project would have less than significant aesthetic impacts.

c) Less Than Significant Impact. The area within the immediate vicinity of the project site includes residential development adjacent to and north of the site, commercial development adjacent to and south of the site and vacant land to the west and east. As described in the previous response, the proposed project would develop an R.V. storage facility on vacant land. The proposed free-standing shade canopies, R.V.'s and wrought iron fencing around the perimeter of the site would not encroach into the existing long-distance views of the distant hills and mountains surrounding the site from Sultanas Road and El Tecolote Road. The project does not propose any buildings and the site would be relatively open, with the exception of the R.V.'s and shade canopies. The proposed site improvements are not out of character with the existing storage facility located adjacent to and south of the site, except the proposed project does not propose to construct any buildings. Therefore, the project would not substantially degrade the existing visual character or quality of public views of the site and its surroundings, and the visual character impacts would be less than significant.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

2. Mt. Palomar Observatory

a) Interfere with the nighttime use of the Mt. Palomar Observatory, as protected through Riverside County Ordinance No. 655?

Source(s): Riverside County General Plan, Ord. No. 655 (Regulating Light Pollution); Riverside County Ordinance No. 915 (Regulating Outdoor Lighting); Harvest Valley/Winchester Area Plan Figure 7 "Harvest Valley/Winchester Area Plan Mt. Palomar Night Time Lighting Policy Area"

Findings of Fact:

a) Less Than Significant Impact. The project site is located approximately 31 miles northwest of the Mt. Palomar Observatory and located within Zone B, as designated by Riverside County Ordinance No. 655. Zone B includes areas between 15 and 45 miles from the observatory. Property within Zone B is required to meet specific lighting design standards to minimize light that could have a detrimental effect on astronomical observation and research. To ensure that project lighting meets the required lighting standards for Zone B, the project is required to submit lighting plans to the County for approval that meet and comply with Ordinance No. 655 and Riverside County Ordinance No. 915 that regulates outdoor lighting as part of the project permitting process. As required, all parking lot lights and other outdoor lighting would be required to be hooded and directed so as not to shine directly upon adjoining property or public rights-of-way, and shall be shown on the electrical plans. All outdoor luminaires shall be appropriately located and adequately shielded and directed so that no direct light falls outside the project site, or onto the public right-of-way. In addition, outdoor luminaires shall not blink, flash, or rotate and shall be shown on electrical plans submitted to the Department of Building and Safety during the plan check approval process. Therefore, through the County's development review process, the project would be required to comply with Riverside County Ordinance No. 655 and Ordinance No. 915, to reduce potential project lighting impacts to the Mt. Palomar Observatory to less than significant.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

3. Other Lighting Issues

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

Source(s): Riverside County Ord. No. 655 (Regulating Light Pollution); Ord. No. 915 (Regulating Outdoor Lighting).

Findings of Fact:

a) Less Than Significant Impact. The project site is vacant and undeveloped and there is no source of on-site nighttime lighting. However, there are areas adjacent to and in close proximity of the site that are developed and generate nighttime lighting, including security and outdoor lighting associated with the self-storage facility adjacent to and south of the site, the residential homes adjacent to and north of the site and headlights from motor vehicles traveling along Sultanas Road and El Tecolote Road adjacent to the site.

The project proposes to install new lighting sources throughout the parking lot area for safety and security. All on-site lighting would be required to comply with the County's lighting ordinance and Building and Safety standards per County Ordinances No. 655 and No. 915. The project would be required to submit lighting plans for approval as part of the project permitting process to ensure compliance with the Riverside County lighting requirements per County Ordinances No. 655 and No. 915. The project would not result in substantial new sources of light and the impacts would be less than significant.

Reflective light (glare) can be caused by sunlight or artificial light reflecting from finished surfaces such as window glass and other reflective materials. Solar panels are proposed for the top of the free-standing shade canopies to provide some of the electricity required for the project. Solar panels are designed to capture and absorb sunlight and as a result would minimize the amount of glare generated by the solar panels. The solar panels are proposed for the roof of the free-standing canopies that would cover most of the parking spaces and provide the electricity necessary to operate all on-site electrical facilities including the electronic gate and safety and security lights. The solar panels would be elevated approximately 18 feet above the parking lot and would not be directed in a position that would generate a glare to any off-site receptor. The project does not propose and structures or materials that would generate a substantial amount of glare. Project glare impacts would be less than significant.

b) Less Than Significant Impact. The closest residences to the project are located approximately 200 feet north of the site. The project would be required to meet all applicable Riverside County lighting regulations, including the requirement that all exterior lighting be hooded and angled to focus on the project site and away from residential uses. The project would be required to submit lighting plans for approval as part of the project permitting process per Ordinances No. 655 and No. 915 to ensure that all project lighting complies with the Riverside County lighting requirements. Project

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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compliance with all applicable County lighting requirements would reduce project lighting impacts to less than significant.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

AGRICULTURE & FOREST RESOURCES: Would the project:

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
4. Agriculture				
a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland) as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Conflict with existing agricultural zoning, agricultural use or with land subject to a Williamson Act contract or land within a Riverside County Agricultural Preserve?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Cause development of non-agricultural uses within 300 feet of agriculturally zoned property (Ordinance No. 625 "Right-to-Farm")?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source(s): Riverside County General Plan Figure OS-2 "Agricultural Resources", Harvest Valley/Winchester Area Plan Figure 3, Land Use Plan, and the Farmland Mapping and Monitoring Program (FMMP) California Important Farmland Finder. Accessed at: <http://www.conservation.ca.gov/dlrp/fmmp> <https://maps.conservation.ca.gov/dlrp/ciff/>.

Findings of Fact:

a) No Impact. The project site is identified by the Farmland Mapping and Monitoring Program as Farmland of Local Importance and is not identified as Prime Farmland, Unique Farmland, or Farmland of Statewide Importance. Similarly, none of the land adjacent to and surrounding the site is identified as Prime, Unique, or Farmland of Statewide importance. The site is designated as Farmland of Local Importance by Figure OS-2 of the General Plan. The land surrounding the site to the east is identified as Urban and Built-Up Land and the other land surrounding the site to the north, west and south are designated as Farmland of Local Importance. The project would not convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance to non-agricultural use. The project would not impact any Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland).

b) No Impact. The project site is zoned for Business Park use by the Menifee North Specific Plan No. 260. The project site is vacant and has not been in agricultural use for many years. The project site and none of the adjacent surrounding areas are in a Williamson Act contract or a Riverside County Agricultural Preserve. Thus, the project would not conflict and impact with any agricultural zoning, existing agricultural use, a Williamson Act contract, or a Riverside County Agricultural Preserve.

c) No Impact. The project site is zoned Specific Plan 260 North, Planning Area 43. The zoning of the surrounding properties includes SP Zone, CZ Number 5555 to the north, south, east and west. None

of the parcels adjacent to the site are zoned for agricultural use. The project would not impact any agriculturally zoned property.

d) No Impact. As discussed in Section "4.b)" above, the project site has not been in agricultural use for many years. There is no existing agricultural use on any of the adjacent surrounding properties. The project site is designated as Farmland of Local Importance by Figure OS-2 of the General Plan. There is no agricultural zoned land adjacent to the site. Because there is no agricultural zoned property or any existing agricultural use on any land adjacent to the site, the project would not result in the conversion of any agricultural land to non-agricultural use. Therefore, the project would not impact any farmland.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

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

Source(s): Riverside County General Plan Figure OS-3a "Forestry Resources Western Riverside County Parks, Forests, and Recreation Areas."

Findings of Fact:

a-c) No Impact. The project area and surrounding lands include single-family residential to the north, vacant land to the west and east and a self-storage facility to the south. The land to the east and west is vacant and undeveloped. As shown in Figure OS-3a of the General Plan, there is no forest or timberland either on the project site or any of properties adjacent to or within the immediate project vicinity. The Specific Plan 260 North, Planning Area 43 zoning for the site does not include or allow forest or timberland. Therefore, the project would not conflict with any current zoning or cause the rezoning of any forest or timberland, result in the loss of any forest land, or involve other changes that could result in the conversion of forest land to non-forest uses. The project would not have any forest or timberland impacts.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

AIR QUALITY: Would the project:

6. Air Quality Impacts	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
a) Conflict with or obstruct implementation of the applicable air quality plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

b) Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Expose sensitive receptors, which are located within one (1) mile of the project site, to substantial pollutant concentrations?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Result in other emissions (such as those leading to odors) adversely affecting a substantial number of people?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Source(s): Riverside County General Plan, Riverside County Climate Action Plan ("CAP"), SCAQMD CEQA Air Quality Handbook, Air Quality and GHG Impact Analysis, Freedom RV Self-Storage, Homeland (Riverside County), California, Giroux & Associates, April 6, 2020 – Appendix A.

Findings of Fact:

a) Less Than Significant Impact. The project site is located in the South Coast Air Basin, which is under the jurisdictional boundaries of the South Coast Air Quality Management District (SCAQMD). The SCAQMD and Southern California Association of Governments (SCAG) are responsible for preparing the Air Quality Management Plan (AQMP), which addresses federal and state Clean Air Act (CAA) requirements. The AQMP details goals, policies, and programs for improving air quality in the Basin. In preparation of the AQMP, SCAQMD and SCAG use land use designations contained in General Plan documents to forecast, inventory, and allocate regional emissions from land use and development-related sources. For purposes of analyzing consistency with the AQMP, if a proposed project would have a development density and vehicle trip generation that is substantially greater than what was anticipated in the General Plan, then the proposed project would conflict with the AQMP. On the other hand, if a project's density is consistent with the General Plan, its emissions would be consistent with the assumptions in the AQMP, and the project would not conflict with SCAQMD's attainment plans. In addition, the SCAQMD considers projects consistent with the AQMP if the project would not result in an increase in the frequency or severity of existing air quality violations or cause a new violation.

The project site is designated for Business Park use by the Menifee North Specific Plan No. 260. The proposed RV storage project is consistent with the types of uses allowed in a Business Park. Therefore, the project is consistent with the assumptions in the AQMP and would not conflict with SCAQMD's attainment plans.

In addition, emissions generated by construction and operation of the project would not exceed thresholds as described in the air quality analysis below, which is based on the AQMP and are designed to bring the Basin into attainment for the criteria pollutants for which it is in nonattainment. Because the project does not exceed any SCAQMD adopted air quality thresholds the project would not conflict with SCAQMD's goal of bringing the Basin into attainment for all criteria pollutants and is consistent with the AQMP. Therefore, the project's air quality emissions related to the AQMP would be less than significant.

b) Less Than Significant Impact. Cumulative projects include local development as well as general growth within the project area. However, as with most development, the greatest source of emissions is from mobile sources that travel well out of the local area. Therefore, from an air quality standpoint, the cumulative analysis would extend beyond any local projects and when wind patterns are considered, would cover an even larger area.

The project site is located within the SCAB, which is non-attainment for ozone and PM10 particulate matter. The emissions generated with the construction and operation of cumulative projects would further degrade the local air quality, as well as the air quality of the SCAB. The greatest cumulative impact on the regional air quality is the incremental addition of pollutants mainly from increased traffic by residential, commercial, and industrial development and the use of heavy equipment and trucks to construct these projects. Air quality would be temporarily degraded during construction activities that occur separately or simultaneously. However, in accordance with the SCAQMD methodology, projects that do not exceed the SCAQMD criteria or can be mitigated to less than criteria levels are not significant and do not add to the overall cumulative impact.

As stated in Section "6. c)" below the project would not generate any short- or long-term air emissions that exceed SCAQMD emission thresholds. Therefore, the project would not have any significant cumulative criteria pollutant impacts.

c) Less Than Significant Impact. A sensitive receptor is a person in the population who is particularly susceptible to health effects due to exposure to an air contaminant. The following are land uses (sensitive sites) where sensitive receptors are typically located:

- Schools, playgrounds and childcare centers
- Long-term health care facilities
- Rehabilitation centers
- Convalescent centers
- Hospitals
- Retirement homes
- Residences²

The closest sensitive receptors to the project site are the residents the live adjacent to and north of the site.

Criteria Pollutants, Health Effects, and Standards

Under the Federal Clean Air Act (FCAA), the U.S. EPA has established National Ambient Air Quality Standards (NAAQS) for six major pollutants; ozone (O₃), respirable particulate matter (PM₁₀), fine particulate matter (PM_{2.5}), carbon monoxide (CO), nitrogen dioxide (NO₂), sulfur dioxide (SO₂), and lead. These seven air pollutants are referred to as the criteria pollutants. The NAAQS are two tiered: primary, to protect public health, and secondary, to prevent degradation to the environment (i.e., impairment of visibility, damage to vegetation and property).

Under the California Clean Air Act (CCAA), the California Air Resources Board has established California Ambient Air Quality Standards (CAAQS) to protect the health and welfare of Californians. State standards have been established for the six criteria pollutants as well as four additional pollutants; visibility reducing particles, sulfates, hydrogen sulfide, and vinyl chloride. Table 1 presents the state and national ambient air quality standards. Table 2 shows the health effects of the various pollutants.

Monitored Air Quality

Air quality at any site is dependent on the regional air quality and local pollutant sources. Regional air quality is determined by the release of pollutants throughout the air basin. Long term air quality monitoring is carried out by the South Coast Air Quality Management District (SCAQMD) at 38 air-

² South Coast Air Quality Management District, Guidance Document for Addressing Air Quality Issues in General Plans and Local Planning, Chapter 2, page 2-1, May 6, 2005.

**Table 1
Ambient Air Quality Standards**

Ambient Air Quality Standards						
Pollutant	Averaging Time	California Standards ¹		National Standards ²		
		Concentration ³	Method ⁴	Primary ^{3,5}	Secondary ^{3,6}	Method ⁷
Ozone (O ₃) ⁸	1 Hour	0.08 ppm (180 µg/m ³)	Ultraviolet Photometry	—	Same as Primary Standard	Ultraviolet Photometry
	8 Hour	0.070 ppm (137 µg/m ³)		0.070 ppm (137 µg/m ³)		
Respirable Particulate Matter (PM ₁₀) ⁹	24 Hour	50 µg/m ³	Gravimetric or Beta Attenuation	150 µg/m ³	Same as Primary Standard	Inertial Separation and Gravimetric Analysis
	Annual Arithmetic Mean	20 µg/m ³		—		
Fine Particulate Matter (PM _{2.5}) ⁹	24 Hour	—	—	35 µg/m ³	Same as Primary Standard	Inertial Separation and Gravimetric Analysis
	Annual Arithmetic Mean	12 µg/m ³	Gravimetric or Beta Attenuation	12.0 µg/m ³		
Carbon Monoxide (CO)	1 Hour	20 ppm (23 mg/m ³)	Non-Dispersive Infrared Photometry (NDIR)	35 ppm (40 mg/m ³)	—	Non-Dispersive Infrared Photometry (NDIR)
	8 Hour	9.0 ppm (10 mg/m ³)		9 ppm (10 mg/m ³)	—	
	8 Hour (Lake Tahoe)	6 ppm (7 mg/m ³)		—	—	
Nitrogen Dioxide (NO ₂) ¹⁰	1 Hour	0.18 ppm (339 µg/m ³)	Gas Phase Chemiluminescence	100 ppb (188 µg/m ³)	—	Gas Phase Chemiluminescence
	Annual Arithmetic Mean	0.030 ppm (57 µg/m ³)		0.053 ppm (100 µg/m ³)	Same as Primary Standard	
Sulfur Dioxide (SO ₂) ¹¹	1 Hour	0.25 ppm (655 µg/m ³)	Ultraviolet Fluorescence	75 ppb (196 µg/m ³)	—	Ultraviolet Fluorescence, Spectrophotometry (Parosalanine Method)
	3 Hour	—		—	0.5 ppm (1300 µg/m ³)	
	24 Hour	0.04 ppm (105 µg/m ³)		0.14 ppm (for certain areas) ¹¹	—	
	Annual Arithmetic Mean	—		0.030 ppm (for certain areas) ¹¹	—	
Lead ^{12,13}	30 Day Average	1.5 µg/m ³	Atomic Absorption	—	—	High Volume Sampler and Atomic Absorption
	Calendar Quarter	—		1.5 µg/m ³ (for certain areas) ¹²	Same as Primary Standard	
	Rolling 3-Month Average	—		0.15 µg/m ³		
Visibility Reducing Particles ¹⁴	8 Hour	See footnote 14	Beta Attenuation and Transmittance through Filter Tape	No National Standards		
Sulfates	24 Hour	25 µg/m ³	Ion Chromatography			
Hydrogen Sulfide	1 Hour	0.03 ppm (42 µg/m ³)	Ultraviolet Fluorescence			
Vinyl Chloride ¹²	24 Hour	0.01 ppm (26 µg/m ³)	Gas Chromatography			

See footnotes on next page ...

For more information please call ARB-PIO at (916) 322-2990

California Air Resources Board (5/4/16)

1. California standards for ozone, carbon monoxide (except 8-hour Lake Tahoe), sulfur dioxide (1 and 24 hour), nitrogen dioxide, and particulate matter (PM10, PM2.5, and visibility reducing particles), are values that are not to be exceeded. All others are not to be equalled or exceeded. California ambient air quality standards are listed in the Table of Standards in Section 70200 of Title 17 of the California Code of Regulations.
2. National standards (other than ozone, particulate matter, and those based on annual arithmetic mean) are not to be exceeded more than once a year. The ozone standard is attained when the fourth highest 8-hour concentration measured at each site in a year, averaged over three years, is equal to or less than the standard. For PM10, the 24-hour standard is attained when the expected number of days per calendar year with a 24-hour average concentration above $150 \mu\text{g}/\text{m}^3$ is equal to or less than one. For PM2.5, the 24-hour standard is attained when 98 percent of the daily concentrations, averaged over three years, are equal to or less than the standard. Contact the U.S. EPA for further clarification and current national policies.
3. Concentration expressed first in units in which it was promulgated. Equivalent units given in parentheses are based upon a reference temperature of 25°C and a reference pressure of 760 torr. Most measurements of air quality are to be corrected to a reference temperature of 25°C and a reference pressure of 760 torr; ppm in this table refers to ppm by volume, or micromoles of pollutant per mole of gas.
4. Any equivalent measurement method which can be shown to the satisfaction of the ARB to give equivalent results at or near the level of the air quality standard may be used.
5. National Primary Standards: The levels of air quality necessary, with an adequate margin of safety to protect the public health.
6. National Secondary Standards: The levels of air quality necessary to protect the public welfare from any known or anticipated adverse effects of a pollutant.
7. Reference method as described by the U.S. EPA. An "equivalent method" of measurement may be used but must have a "consistent relationship to the reference method" and must be approved by the U.S. EPA.
8. On October 1, 2015, the national 8-hour ozone primary and secondary standards were lowered from 0.075 to 0.070 ppm.
9. On December 14, 2012, the national annual PM2.5 primary standard was lowered from $15 \mu\text{g}/\text{m}^3$ to $12.0 \mu\text{g}/\text{m}^3$. The existing national 24-hour PM2.5 standards (primary and secondary) were retained at $35 \mu\text{g}/\text{m}^3$, as was the annual secondary standard of $15 \mu\text{g}/\text{m}^3$. The existing 24-hour PM10 standards (primary and secondary) of $150 \mu\text{g}/\text{m}^3$ also were retained. The form of the annual primary and secondary standards is the annual mean, averaged over 3 years.
10. To attain the 1-hour national standard, the 3-year average of the annual 98th percentile of the 1-hour daily maximum concentrations at each site must not exceed 100 ppb. Note that the national 1-hour standard is in units of parts per billion (ppb). California standards are in units of parts per million (ppm). To directly compare the national 1-hour standard to the California standards the units can be converted from ppb to ppm. In this case, the national standard of 100 ppb is identical to 0.100 ppm.
11. On June 2, 2010, a new 1-hour SO_2 standard was established and the existing 24-hour and annual primary standards were revoked. To attain the 1-hour national standard, the 3-year average of the annual 99th percentile of the 1-hour daily maximum concentrations at each site must not exceed 75 ppb. The 1971 SO_2 national standards (24-hour and annual) remain in effect until one year after an area is designated for the 2010 standard, except that in areas designated nonattainment for the 1971 standards, the 1971 standards remain in effect until implementation plans to attain or maintain the 2010 standards are approved.
Note that the 1-hour national standard is in units of parts per billion (ppb). California standards are in units of parts per million (ppm). To directly compare the 1-hour national standard to the California standard the units can be converted to ppm. In this case, the national standard of 75 ppb is identical to 0.075 ppm.
12. The ARB has identified lead and vinyl chloride as 'toxic air contaminants' with no threshold level of exposure for adverse health effects determined. These actions allow for the implementation of control measures at levels below the ambient concentrations specified for these pollutants.
13. The national standard for lead was revised on October 15, 2008 to a rolling 3-month average. The 1978 lead standard ($1.5 \mu\text{g}/\text{m}^3$ as a quarterly average) remains in effect until one year after an area is designated for the 2008 standard, except that in areas designated nonattainment for the 1978 standard, the 1978 standard remains in effect until implementation plans to attain or maintain the 2008 standard are approved.
14. In 1989, the ARB converted both the general statewide 10-mile visibility standard and the Lake Tahoe 30-mile visibility standard to instrumental equivalents, which are "extinction of 0.23 per kilometer" and "extinction of 0.07 per kilometer" for the statewide and Lake Tahoe Air Basin standards, respectively.

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**Table 2
Health Effects of Major Criteria Pollutants**

Pollutants	Sources	Primary Effects
Carbon Monoxide (CO)	<ul style="list-style-type: none"> • Incomplete combustion of fuels and other carbon-containing substances, such as motor exhaust. • Natural events, such as decomposition of organic matter. 	<ul style="list-style-type: none"> • Reduced tolerance for exercise. • Impairment of mental function. • Impairment of fetal development. • Death at high levels of exposure. • Aggravation of some heart diseases (angina).
Nitrogen Dioxide (NO ₂)	<ul style="list-style-type: none"> • Motor vehicle exhaust. • High temperature stationary combustion. • Atmospheric reactions. 	<ul style="list-style-type: none"> • Aggravation of respiratory illness. • Reduced visibility. • Reduced plant growth. • Formation of acid rain.
Ozone (O ₃)	<ul style="list-style-type: none"> • Atmospheric reaction of organic gases with nitrogen oxides in sunlight. 	<ul style="list-style-type: none"> • Aggravation of respiratory and cardiovascular diseases. • Irritation of eyes. • Impairment of cardiopulmonary function. • Plant leaf injury.
Lead (Pb)	<ul style="list-style-type: none"> • Contaminated soil. 	<ul style="list-style-type: none"> • Impairment of blood function and nerve construction. • Behavioral and hearing problems in children.
Respirable Particulate Matter (PM-10)	<ul style="list-style-type: none"> • Stationary combustion of solid fuels. • Construction activities. • Industrial processes. • Atmospheric chemical reactions. 	<ul style="list-style-type: none"> • Reduced lung function. • Aggravation of the effects of gaseous pollutants. • Aggravation of respiratory and cardio respiratory diseases. • Increased cough and chest discomfort. • Soiling. • Reduced visibility.
Fine Particulate Matter (PM-2.5)	<ul style="list-style-type: none"> • Fuel combustion in motor vehicles, equipment, and industrial sources. • Residential and agricultural burning. • Industrial processes. • Also, formed from photochemical reactions of other pollutants, including NO_x, sulfur oxides, and organics. 	<ul style="list-style-type: none"> • Increases respiratory disease. • Lung damage. • Cancer and premature death. • Reduces visibility and results in surface soiling.
Sulfur Dioxide (SO ₂)	<ul style="list-style-type: none"> • Combustion of sulfur-containing fossil fuels. • Smelting of sulfur-bearing metal ores. • Industrial processes. 	<ul style="list-style-type: none"> • Aggravation of respiratory diseases (asthma, emphysema). • Reduced lung function. • Irritation of eyes. • Reduced visibility. • Plant injury. • Deterioration of metals, textiles, leather, finishes, coatings, etc.

Source: California Air Resources Board, 2002.

monitoring areas with a designated ambient air monitoring station in most areas. There are no baseline air quality data available directly from the project site. Long-term air quality monitoring for ozone, nitrogen oxides, and 10-micron diameter particulate matter (PM-10) is conducted by the South Coast Air Quality Management District (SCAQMD) in the City of Perris, but the closest data resource for some gaseous and/or particulate species is in the City of Riverside. Table 3 summarizes the last

Table 3
Air Quality Monitoring Summary (2015-2018)
(Number of Days Standards Were Exceeded, and
Maximum Levels During Such Violations)
(Entries shown as ratios = samples exceeding standard/samples taken)

Pollutant/Standard	2015	2016	2017	2018
<i>Ozone</i>				
1-Hour > 0.09 ppm (S)	25	23	33	31
8-Hour > 0.07 ppm (S)	49	55	80	67
8-Hour > 0.075 ppm (F)	31	30	52	47
Max. 1-Hour Conc. (ppm)	0.124	0.131	0.120	0.117
Max. 8-Hour Conc. (ppm)	0.102	0.098	0.105	0.103
<i>Carbon Monoxide</i>				
1-Hour > 20. ppm (S)	0	0	0	0
8-Hour > 9. ppm (S, F)	0	0	0	0
Max 8-Hour Conc. (ppm)	1.6	1.4	1.7	2.0
<i>Nitrogen Dioxide</i>				
1-Hour > 0.18 ppm (S)	0	0	0	0
Max. 1-Hour Conc. (ppm)	0.019	0.064	0.063	0.055
<i>Inhalable Particulates (PM-10)</i>				
24-Hour > 50 µg/m ³ (S)	3/57	5/57	11/59	3/60
24-Hour > 150 µg/m ³ (F)	0/57	0/57	0/59	0/60
Max. 24-Hr. Conc. (µg/m ³)	74.	76.	75.	64.
<i>Ultra-Fine Particulates (PM-2.5)</i>				
24-Hour > 35 µg/m ³ (F)	9/341	4/357	6/353	2/354
Max. 24-Hr. Conc. (µg/m ³)	54.7	39.1	50.3	64.8

S=State Standard

F=Federal Standard

Source: South Coast AQMD

Perris Air Monitoring Station- Ozone and PM-10

Rubidoux Air Monitoring Station – Carbon Monoxide, Nitrogen Dioxide and PM-2.5

data: www.arb.ca.gov/adam/

four years of monitoring data from a composite of these data resources. The following conclusions can be drawn from this data:

- Photochemical smog (ozone) levels occasionally exceed air quality standards. The 8-hour state ozone standard has been exceeded on nine percent of all days. The 1-hour state standard as well as the 8-hour federal standard have been exceeded approximately five percent of all days in the past four years. While ozone levels are still high, they are lower than 10 to 20 years ago. Attainment of all clean air standards in the project vicinity is not likely to occur soon, but the severity and frequency of violations is expected to continue to slowly decline during the current decade.
- Measurements of carbon monoxide have shown low baseline levels in comparison to the most stringent one- and eight-hour standards.
- Respirable dust (PM-10) levels exceed the state standard on approximately four percent of measurement days, but the less stringent federal PM-10 standard has not

been violated once for the same time period. Year to year fluctuations of overall maximum 24-hour PM-10 levels seem to follow no discernable trend, though 2016 had the lowest maximum 24-hour concentration in recent history.

A substantial fraction of PM-10 is comprised of ultra-small diameter particulates capable of being inhaled into deep lung tissue (PM-2.5). Both the frequency of violations of particulate standards, as well as high percentage of PM-2.5, are occasional air quality concerns in the project area. However, approximately two percent of all days exceeded the current national 24-hour standard of 35 ug/m3 (micrograms per cubic meter of air) from 2015-2018.

Air Emission Thresholds

In the "1993 CEQA Air Quality Handbook", SCAQMD establishes significance thresholds to assess the impact of project related air pollutant emissions. These emissions are shown in Table 4. As shown, there are separate thresholds for short-term construction and long-term operational emissions. A project with daily emission rates below these thresholds is considered to have a less than significant effect on air quality. The thresholds shown below are used to evaluate the potential project air emission impacts of the project.

**Table 4
SCAQMD Daily Emissions Thresholds of Significance³**

Pollutant	Construction	Operations
ROG	75	55
NOx	100	55
CO	550	550
PM-10	150	150
PM-2.5	55	55
SOx	150	150
Lead	3	3

Source: SCAQMD CEQA Air Quality Handbook, November, 1993 Rev.

Additional Indicators

The SCAQMD CEQA Handbook states that additional indicators should be used as screening criteria to determine the need for further analysis with respect to air quality. The additional indicators include the following:

- Project could interfere with the attainment of the federal or state ambient air quality standards by either violating or contributing to an existing or projected air quality violation.
- Project could result in population increases within the regional statistical area, which would be in excess of that projected in the AQMP and in other than planned locations for the project's build-out year.
- Project could generate vehicle trips that cause a CO hot spot.

³ lbs/day

Construction Emission Impacts

Dust is typically the primary concern during project grading and construction. Because such emissions are not amenable to collection and discharge through a controlled source they are called "fugitive emissions." Emission rates vary as a function of many parameters (soil silt, soil moisture, wind speed, area disturbed, number of vehicles, depth of disturbance or excavation, etc.). Because of the inherent uncertainty in the predictive factors for estimating fugitive dust generation, regulatory agencies typically use one universal "default" factor based on the area disturbed assuming that all other input parameters into emission rate prediction fall into midrange average values.

CalEEMod was developed by the SCAQMD to provide a model to calculate both construction and operational emissions from a variety of land use projects. It calculates both the daily maximum and annual average emissions for criteria pollutants as well as total or annual greenhouse gas (GHG) emissions.

Estimated construction emissions were modeled using CalEEMod2016.3.2 to identify maximum daily emissions for each pollutant during construction are shown in Table 5 using default construction equipment and a construction schedule for a project of the size proposed.

Utilizing the equipment fleet in Table 5, the worst-case daily construction emissions were calculated and are shown in Table 6.

**Table 5
Construction Activity Equipment Fleet**

Phase Name and Duration	Equipment
Grading (20 days)	1 Grader
	1 Excavator
	1 Dozer
	2 Tractors
Solar Panel Installation (60 days)	1 Crane
	3 Loader/Backhoes
	1 Welder
	1 Generator Set
	3 Forklifts
Paving (80 days)	2 Pavers
	2 Paving Equipment
	2 Rollers

**Table 6
Construction Activity Emissions
Maximum Daily Emissions (pounds/day)**

Maximal Construction Emissions	ROG	NOx	CO	SO ₂	PM-10	PM-2.5
2021						
Unmitigated	3.0	35.0	24.0	0.1	8.2	4.7
Mitigated	3.0	26.4	24.0	0.1	4.2	2.7
SCAQMD Thresholds ⁴	75	100	550	150	150	55

⁴ lbs./day

As shown, the peak daily construction activity emissions are estimated to be below SCAQMD CEQA thresholds without the need for mitigation. The only model-based mitigation measure that was applied to the project was watering exposed dirt surfaces at least three times per day during grading to minimize the generation of fugitive dust as required by SCAQMD Rule 403.

SCAQMD's Rule 403

The project would be required to comply with SCAQMD rules to reduce fugitive dust emissions during project construction and the life of the project. Project compliance with Rule 403 is achieved through the application of standard best management practices during construction and operation activities, which include the application of water or chemical stabilizers to disturbed soils, manage haul road dust by the use of water, cover haul vehicles, restrict vehicle speeds on on-site unpaved roads to 15 mph, sweep loose dirt from paved site access roadways, stop construction activity when wind speeds exceed 25 mph and establish a permanent ground cover on finished areas.

While construction activities are not anticipated to cause dust emissions to exceed SCAQMD CEQA thresholds, especially with compliance with Rule 403, the following mitigation measure is recommended for enhanced dust control because the air basin is non-attainment.

Mitigation Measure AQ- 1

Prior to the start and throughout project construction, the contractor shall implement and maintain the following fugitive dust control measures:

- Apply soil stabilizers or moisten inactive areas.
- Water exposed surfaces as needed to avoid visible dust leaving the construction site (typically 2-3 times/day).
- Cover all stockpiles with tarps at the end of each day or as needed.
- Provide water spray during loading and unloading of earthen materials.
- Minimize in-out traffic from construction zone.
- Cover all trucks hauling dirt, sand, or loose material and require all trucks to maintain at least two feet of freeboard.
- Sweep streets daily if visible soil material is carried out from the construction site.

Similarly, ozone precursor emissions (ROG and NO_x) are calculated to be below SCAQMD thresholds. However, because of the regional non-attainment for photochemical smog, the use of reasonably available control measures to control diesel exhaust emissions is recommended. The following mitigation measure is recommended to control combustion emissions:

Mitigation Measure AQ- 2

Throughout project construction the contractor shall:

- Utilize well-tuned off-road construction equipment.
- Establish a preference for contractors using Tier 3 or better heavy equipment.
- Enforce 5-minute idling limits for both on-road trucks and off-road equipment.

Construction-Related Toxic Air Contaminant Impacts

The greatest potential for toxic air contaminant emissions from the project would be due to diesel particulate emissions due to the operation of heavy equipment operations during construction of the project. According to SCAQMD methodology, health effects from carcinogenic air toxics are described in terms of "individual cancer risk". "Individual Cancer Risk" is the likelihood that a person exposed to concentrations of toxic air contaminants over a 30-year lifetime would contract cancer, based on the use of standard risk-assessment methodology. Given the relatively limited number of heavy-duty construction equipment and the short-term construction schedule, the project would not result in a long-term (i.e., 30 years) substantial source of toxic air contaminant emissions and corresponding individual cancer risk. Furthermore, construction-based particulate matter (PM) emissions (including diesel exhaust emissions) do not exceed local or regional thresholds. Therefore, no significant short-term toxic air contaminant impacts would occur during project construction.

Localized Significance Thresholds

The SCAQMD developed analysis parameters to evaluate ambient air quality on a local level in addition to the more regional emissions-based thresholds of significance. These analysis elements are called Localized Significance Thresholds (LSTs). LSTs were developed in response to Governing Board's Environmental Justice Enhancement Initiative 1-4 and the LST methodology was provisionally adopted in October 2003 and formally approved by SCAQMD's Mobile Source Committee in February 2005

While an LST analysis for a project is optional, the analysis was conducted due to the presence of existing residents approximately 25 meters north of the project. For the project, the primary source of potential LST impact would be during construction. LSTs are applicable for a sensitive receptor where it is possible that an individual could remain for 24 hours such as a residence, hospital or convalescent facility. LSTs are only applicable to the following criteria pollutants: oxides of nitrogen (NOx), carbon monoxide (CO), and particulate matter (PM-10 and PM-2.5) and represent the maximum emissions by a project that are not expected to cause or contribute to an exceedance of the most stringent applicable federal or state ambient air quality standard. The following LST thresholds and estimated emissions (pounds per day) are shown in Table 7 based on a disturbance of 2.0 acres per day.

**Table 7
LST and Project Emissions (pounds/day)**

LST 2.0 acres/25 meters Perris Valley	CO	NOx	PM-10	PM-2.5
LST Threshold	883	170	7	4
Max. On-Site Emissions				
Unmitigated	24	35	8	5
Mitigated	24	35	4	3

As shown, the project construction emissions are less than the LST emission thresholds. As a result, project construction emissions would be less than significant.

Operational Emission Impacts

The calculated operational emissions generated by the project based on 40 daily vehicle trips are shown in Table 8. As shown, the operational emissions would not exceed SCAQMD

operational emission thresholds of significance. The long-term operational emissions generated by the project would be less than significant.

**Table 8
Daily Operational Emissions (2021)**

Source	Operational Emissions (lbs/day)					
	ROG	NOx	CO	SO ₂	PM-10	PM-2.5
Area	0.2	0.0	0.0	0.0	0.0	0.0
Energy	0.0	0.0	0.0	0.0	0.0	0.0
Mobile	0.5	2.2	4.4	0.0	0.8	0.3
Total	0.7	2.2	4.4	0.0	0.8	0.3
SCAQMD Threshold ⁵	55	55	550	150	150	55
Exceeds Threshold?	No	No	No	No	No	No

d) Less Than Significant Impact. The project would not generate any air emissions that have not been discussed above that would impact any employees or sensitive receptors (residents) in the project vicinity. Also, typical land uses generally associated with odor complaints include: agricultural uses (livestock and farming), wastewater treatment plants, food processing plants, chemical plants, composting operations, refineries, landfills, dairies, and fiberglass molding facilities. None of these types of odor generating facilities are adjacent to or within one mile of the project.

The potential sources of odors during project construction include exhaust from the operation of construction equipment and the application of asphalt and architectural coatings. The potential odors during project operations includes exhaust emissions from the operation of diesel trucks on the site to deliver materials or pick up finished products for delivery and on-site trash storage areas.

The closest sensitive receptors to the site are adjacent to and north of the site. The construction odor emissions would be temporary, short-term, and intermittent in nature and would cease upon completion of project construction and would be less than significant. On-site solid waste would be stored in covered containers and removed on a regular basis in compliance with Riverside County solid waste regulations. The project would be required to comply with SCAQMD Rule 402 (included as a County condition of approval and verified during the permitting and plan check process) to prevent odor nuisances on sensitive land uses.

Based on the proposed use and the requirement for the project to comply with SCAQMD Rule 402 to reduce and minimize nuisance odor, the odor impacts of the project would be less than significant.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

BIOLOGICAL RESOURCES: Would the project:

7. Wildlife & Vegetation

a) Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Conservation Community Plan, or other approved local, regional, or state conservation plan?

⁵ lbs./day.

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

Source(s): Biological Technical Report for the Staxup Self Storage Project, Glenn Lukos Associates, Inc., May 2020, Jurisdictional Evaluation for the Staxup Self Storage Project, Glenn Lukos Associates, May 21, 2020. – Appendix B.

Findings of Fact:

a) No Impact. The project site is located within the Harvest Valley/WInchester Area Plan of the Western Riverside County Multiple Species Habitat Conservation Plan (MSHCP). The project is not located within a MSHCP Criteria Area, a Criteria Area Plant Species Survey Area, a Narrow Endemic Plant Species Survey Area, Mammal and Amphibian Survey Areas, or a Core and Linkage area. However, the project site is within a Burrowing Owl Survey Area for the MSHCP.

As stated in the Biological Technical Report, the project would be consistent with the biological requirements of the MSHCP; specifically pertaining to the project’s relationship to reserve assembly, *Section 6.1.2* (Protection of Species Associated with Riparian/Riverine Areas and Vernal Pools), *Section 6.1.3* (Protection of Narrow Endemic Plant Species), *Section 6.1.4* (Guidelines Pertaining to the Urban/Wildlands Interface), and *Section 6.3.2* (Additional Survey Needs and Procedures).⁶ Therefore, the project would not conflict with the MSHCP.

b-c) Less Than Significant Impact with Mitigation Incorporated. The project site is vacant and has been vacant for many years. The project site consists of ruderal and disturbed land and does not support any native or natural vegetation communities. The project is not located within the MSHCP Narrow Endemic Plant Species Survey Area (NEPSSA) or Criteria Area Plant Species Survey Area

⁶Biological Technical Report for the Staxup Self Storage Project, Glenn Lukos Associates, Inc., May 2020, page 48, section 7.6 Conclusion of MSHCP Consistency.

(CAPSSA). As a result, there is no potential for rare plants to be present and focused plant surveys were not required by the MSHCP.

No special-status animal species were observed on the project site during a site survey that was conducted on February 18, 2020. However, the project site is located within the MSHCP survey area for burrowing owl, which is a Species of Special Concern as designated by the California Department of Fish and Wildlife (CDFW). The site was surveyed for the presence of burrowing owls and suitable burrowing owl habitat. Based on the burrowing owl survey the project site has habitat that is suitable for burrowing owls in the ruderal and disturbed areas throughout the site. Because suitable habitat is present on the site, focused burrowing owl surveys were conducted pursuant to the MSHCP in March and April 2020. Based on the focused surveys no burrowing owls or any evidence of burrowing owls were observed on the site.⁷ However, a preconstruction burrowing owl survey (herein referred to as Mitigation Measure BIO-1) shall be complete a maximum of 30 days prior to the start of construction to ensure conditions related to burrowing owl do not change prior to construction.

The project has the potential to impact active bird nests if vegetation on the site is removed during nesting season that extends from February 1 to August 31. Impacts to nesting birds are prohibited by the Migratory Bird Treaty Act (MBTA) and California Fish and Game Code. Therefore, Mitigation Measure BIO-2 is recommended to require a nesting bird survey if construction activities occur during the nesting season. The implementation of Mitigation Measure BIO-1 and Mitigation Measure BIO-2 would reduce potential biological resource impacts to less than significant.

d) No Impact. The project site does not support any migratory wildlife corridors/linkages or wildlife nursery sites. Therefore, the project would not interfere with or impact the movement of native resident or migratory fish or wildlife species or established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites.⁸ The project would not have any migratory wildlife corridor or native wildlife nursery site impacts.

e-f) No Impact. As defined in the MSHCP, riparian/riverine areas are lands that contain habitat dominated by trees, shrubs, persistent emergent or emergent mosses and lichens that occur close to or depend on a nearby freshwater source or areas that contain a freshwater flow during all or a portion of the year.

There are no features on the project site that meet and are subject to the jurisdiction of the U.S. Army Corps of Engineers (Corps), CDFW, or the Santa Ana Regional Water Quality Control Board (SARWQCB). In addition, the project site does not have any riparian/riverine or vernal pool resources.⁹ Therefore, the project would not impact any riparian habitat or other sensitive natural community identified in local or regional plans, policies, and regulations or by the California Department of Fish and Game or U. S. Fish and Wildlife Service.

The project site does not have any state or federally protected wetlands since none exist on the site.¹⁰ Therefore, the project would not have any wetlands impact.

g) No Impact. There are no biological resources on the site that are protected by a local policy or ordinance. The project would not conflict with any county policy or ordinance protecting biological resources.

⁷ Ibid, page 37, section 4.5.2, Birds

⁸ Biological Technical Report for the Staxup Self Storage Project, Glenn Lukos Associates, Inc., May 2020, page 38-39, section 4.7 Wildlife Linkages/Corridors and Nursery Sites.

⁹ Ibid, page 44, section 5.8 Jurisdictional Waters.

¹⁰ Ibid, page 42, section 5.4 Wetlands.

Mitigation:

Mitigation Measure BIO- 1

Pre-Construction Burrowing Owl Survey. A preconstruction burrowing owl survey shall be completed by a qualified biologist a maximum of 30 days prior to the start of construction. All areas of the site shall be included, as well as a visual survey of the undeveloped property around the site. The results shall be provided to the Riverside County Planning Director as a letter report. If burrowing owls are observed within the site, additional coordination with the MSHCP and/or CDFW shall be required. No burrowing owls may be harmed, and no burrowing owl occupied burrows may be collapsed between February 1 and August 31 to avoid the nesting season. If burrowing owl are documented and need to be impacted, a Determination of Biological Equivalent or Superior Preservation Report, as required by the MSHCP shall be prepared.

Mitigation Measure BIO- 2

Nesting Birds Survey. If project activities occur during the nesting season, a nesting bird survey shall be conducted by a qualified biologist at a maximum of one (1) week prior to start of grading or construction activities, whichever occurs first, to avoid taking of nesting birds, vegetation removal, and initial ground disturbance should it occur outside the nesting bird breeding season (February through August). If active nests of protected native species are located, construction work shall be delayed until after the nesting season or until the young are no longer dependent upon the nest site. Construction near an active nest shall be conducted at the discretion of a biological monitor utilizing appropriate buffers and other methods to minimize potential impacts.

Monitoring: 30-days prior to the start of grading for a Burrowing owl survey and one week prior to the start of grading or construction for the nesting bird survey.

CULTURAL RESOURCES: Would the project:

8. Historic Resources

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

Source(s): Phase I Cultural Resources Assessment, The Staxup Storage Project, Tentative Parcel Map No. 37787 and Plot Plan No. 190035, Assessor Parcel Number 457-350-027, Jean Keller, Ph.D., March 2020 – Appendix C.

Findings of Fact:

a-b) No Impact. The project is vacant and undeveloped. The Phase I Cultural Resources Assessment that was prepared for the site included archival research and a site survey and did not identify any existing historic resources on the property. The project site does not have any historic sites or historical resources. Therefore, the project would not have any impacts to a historic site or historical resource.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

9. Archaeological Resources

a) Alter or destroy an archaeological site?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Cause a substantial adverse change in the significance of an archaeological resource, pursuant to California Code of Regulations, Section 15064.5?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c) Disturb any human remains, including those interred outside of formal cemeteries?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Source(s): Phase I Cultural Resources Assessment, The Staxup Storage Project, Tentative Parcel Map No. 37787 and Plot Plan No. 190035, Assessor Parcel Number 457-350-027, Jean Keller, Ph.D., March 2020 – Appendix C.

Findings of Fact:

a-b) Less Than Significant Impact with Mitigation Incorporated. A records search at the Eastern Information Center in July, 2019 did not identify any recorded cultural resources on the project site. A reconnaissance-level survey of the site was conducted on August 10, 2019 and based on the site survey no cultural resources were identified. Although no cultural resources were identified during a field survey and the fact that there are no recorded cultural resources on the property, there are numerous prehistoric archaeological sites that have been recorded within one mile of the project vicinity. The project site is therefore considered to be sensitive for buried cultural resources. Therefore, Mitigation Measure No. CUL-1 is recommended to reduce potential cultural resource impacts to less than significant.

c) Less Than Significant Impact. The project site has been previously disturbed, as described above, and has not been previously used as a cemetery. Therefore, impacts related to human remains are less than significant. However, California Health and Safety Code Section 7050.5, CEQA Section 15064.5, and Public Resources Code Section 5097.98 mandate the process to be followed in the event of an accidental discovery of any human remains in a location other than a dedicated cemetery. Specifically, California Health and Safety Code Section 7050.5 requires that if human remains are discovered within the project site, disturbance of the site shall remain halted until the coroner has conducted an investigation into the circumstances, manner, and cause of death, and made recommendations concerning the treatment and disposition of the human remains to the person responsible for the excavation, or to his or her authorized representative, in the manner provided in Section 5097.98 of the Public Resources Code. If the coroner determines that the remains are not subject to his or her authority and if the coroner has reason to believe the human remains to be those of a Native American, he or she shall contact, by telephone within 24 hours, the Native American Heritage Commission. Although soil-disturbing activities associated with the project could result in the discovery of human remains, compliance with existing law would ensure that significant impacts to human remains would be less than significant.

Mitigation:

Mitigation Measure CUL-1

Prior to issuance of a grading permit: The applicant/developer shall provide evidence to the County of Riverside Planning Department that a County certified professional archaeologist (Project Archaeologist) has been contracted to implement a Cultural Resource Monitoring Program. A Cultural Resource Monitoring Plan shall be developed that addresses the details of

all activities and provides procedures that must be followed in order to reduce the impacts to cultural and historic resources to a level that is less than significant as well as address potential impacts to undiscovered buried archaeological resources associated with this project. A fully executed copy of the contract and a wet-signed copy of the Monitoring Plan shall be provided to the County Archaeologist to ensure compliance with this condition of approval. Working directly under the Project Archaeologist, an adequate number of qualified Archaeological Monitors shall be present to ensure that all earth moving activities are observed and shall be on-site during all grading activities for areas to be monitored including off-site improvements. Inspections will vary based on the rate of excavation, the materials excavated, and the presence and abundance of artifacts and features. The frequency and location of inspections would be determined by the Project Archaeologist.

Monitoring: By the Riverside County Department of Building and Safety through the plan check and construction permitting process and by the County qualified archaeologist, as described in Mitigation Measure CUL-1.

ENERGY: Would the project:

10. Energy Impacts

a) Result in potentially significant environmental impacts due to wasteful, inefficient, or unnecessary consumption of energy resources, during project construction or operation?

b) Conflict with or obstruct a State or Local plan for renewable energy or energy efficiency?

Source(s): Riverside County General Plan, Riverside County Climate Action Plan ("CAP"), Air Quality and GHG Impact Analysis, Freedom RV Self-Storage, Homeland (Riverside County), California, Giroux & Associates, April 6, 2020 – Appendix A.

Findings of Fact:

a) Less Than Significant Impact.

Construction

The project would consume energy in three general forms during construction:

1. Petroleum-based fuels used to power off-road construction vehicles and equipment on the project sites, construction worker travel to and from the project sites, as well as delivery truck trips;
2. Electricity associated with providing temporary power for lighting and electric equipment; and
3. Energy used in the production of construction materials, such as asphalt, steel, concrete, pipes, and manufactured or processed materials such as lumber and glass.

Construction activities to construct the project and required infrastructure is not anticipated to demand fuel in greater per-unit quantities than other similar type of development throughout Southern California. The project is estimated to take approximately 6-9 months to construct and once

construction is completed the demand for construction-related energy, including electricity and fuels, would cease.

Project contractors are required to demonstrate compliance with applicable California Air Resources Board (CARB) regulations governing the accelerated retrofitting, repowering, or replacement of heavy-duty diesel on- and off-road equipment. In addition, compliance with existing CARB idling restrictions and the use of newer engines and equipment and implementation of Mitigation Measure AQ-2 would reduce fuel combustion and energy consumption as much as feasible. Overall, construction activities would require limited energy consumption, would comply with all existing regulations, and would therefore not be expected to use large amounts of energy or fuel in a wasteful manner. The project impacts related to construction energy usage would be less than significant.

Operation

Once operational, the project would generate a minimal demand for electricity because solar panels are proposed for the roof of the free-standing canopies that would cover most of the parking spaces and would provide the electricity necessary to operate the electronic gate and safety and security lights. The project would not require natural gas or consume any gasoline because the one person that would manage the project is employed by the existing self-storage facility adjacent to and south of the proposed project. Therefore, the demand and use of energy by the project would be minimal.

As with all development in California, the project would be required to meet all applicable adopted California Energy Code (Code of Regulations, Title 24 Part 6) and the California Green (CalGreen) Building Standards. The County's administration of the Title 24 requirements and the County's Climate Action Plan (CAP) includes review of design components and energy conservation measures that occurs during the permitting process to ensure that all applicable energy requirements are met. Typical Title 24 measures the project would be required to meet solar-reflective roofing materials and energy-efficient outdoor lighting systems. Project compliance with the Title 24 standards would reduce and minimize peak energy usage periods and impacts to statewide and regional energy needs would be reduced. As a result, the project would not consume large amounts of energy or fuel in a wasteful manner and project operational energy impacts would be less than significant.

b) Less Than Significant Impact. The State of California has a comprehensive framework for the use of efficient energy through the implementation of the Clean Energy and Pollution Reduction Act of 2015 (SB 350), Title 24 Energy Efficiency Standards, and the California Green (CalGreen) Building Standards. CalGreen specifications are required to be incorporated into building plans as a condition of building permit approval and verified through the plan check process.

Based on the global climate change report that was prepared for the project, the project's air emissions would meet the threshold for compliance with Executive Order S-3-05 and comply with the goals of AB 32 and the County of Riverside Climate Action Plan (CAP). Additionally, the project meets the current interim emissions targets/thresholds established by SCAQMD and meets the reduction target to reduce GHG emissions by 40 percent below 1990 levels by 2030 mandated by SB-32 and AB 398. Furthermore, the project would be required to meet and comply with all post 2020 reductions in GHG emissions as required by regulations at the State level as the regulations come into effect. Therefore, the energy impacts of the project will be less than significant.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

GEOLOGY AND SOILS: Would the project directly or indirectly:

11. Alquist-Priolo Earthquake Fault Zone or County Fault Hazard Zones

a) Be subject to rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault?

Source(s): Riverside County General Plan Figure S-2 "Earthquake Fault Study Zones," Geology Report (Preliminary Geotechnical Investigation, Proposed Storage Center, Assessor's Parcel Number 457-035-027, Homeland Area, Riverside County, California, LOR Geotechnical Group, Inc., May 31, 2019) – Appendix D.

Findings of Fact:

a) **No Impact.** Based on Figure S-2 of the Safety Element of the General Plan and the preliminary geotechnical report that was prepared for the project, the site is not located within an Alquist-Priolo fault rupture hazard study zone. Furthermore, there are no active faults known to exist or extend through the site. The closest Alquist-Priolo Earthquake Fault zones to the project include the San Jacinto Fault zone that is located approximately 6.7 miles northeast of the project site and the Elsinore Fault zone that is located 11.2 miles southwest of the project site. The project would not be impacted by the rupture of an on-site fault.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

12. Liquefaction Potential Zone

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

Source(s): Riverside County General Plan Figure S-3 "Generalized Liquefaction," Geology Report (Preliminary Geotechnical Investigation, Proposed Storage Center, Assessor's Parcel Number 457-035-027, Homeland Area, Riverside County, California, LOR Geotechnical Group, Inc., May 31, 2019).

Findings of Fact:

a) **Less Than Significant Impact.** Liquefaction occurs when vibrations or water pressure causes soil particles to lose its friction properties. As a result, soil behaves like a liquid, has an inability to support weight, and can flow down very gentle slopes. This condition is usually temporary and is most often caused by an earthquake vibrating water-saturated fill or unconsolidated soil. However, effects of liquefaction can include sand boils, settlement, and structural foundation failures. Soils that are most susceptible to liquefaction are clean, loose, saturated, and uniformly graded fine-grained sands in areas where the groundwater table is within approximately 50 feet below ground surface.

Based on Figure S-3 of the Safety Element of the General Plan the project site is located within an area mapped by Riverside County GIS as having a very low liquefaction susceptibility. The Preliminary Geotechnical Investigation that was prepared for the site determined the liquefaction

potential at the site is "nil" due to groundwater being more than 50 feet or more below the ground surface and the onsite earth materials are dense.¹¹

All structures that are constructed in the County are required to be developed in compliance with the CBC (California Code of Regulations, Title 24, Part 2), which is adopted by the County of Riverside. Project compliance with the CBC requires proper construction of building footings and foundations to ensure that the building withstand the effects of potential ground movement, including liquefaction. The Riverside County Department of Building and Safety reviews structural plans and geotechnical data prior to issuance of grading and building permits and conducts inspections during construction, which would ensure that all required CBC measures are incorporated. Compliance by the project with the CBC as verified by the County's review and permitting process would ensure that impacts to the project due to liquefaction are less than significant.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

13. Ground-shaking Zone

a) Be subject to strong seismic ground shaking?

Source(s): Riverside County General Plan Figure S-4 "Earthquake-Induced Slope Instability Map," and Figures S-13 through S-21 (showing General Ground Shaking Risk), Geology Report (Preliminary Geotechnical Investigation, Proposed Storage Center, Assessor's Parcel Number 457-035-027, Homeland Area, Riverside County, California, LOR Geotechnical Group, Inc., May 31, 2019).

Findings of Fact:

a) Less Than Significant Impact. The project site, like most areas of southern California, could be subject to seismically related strong ground shaking. Ground shaking is a major cause of structural damage from earthquakes. The amount of motion expected at a specific building site can vary from none to forceful depending upon the distance to the fault, the magnitude of the earthquake, and the local geology at the site.

The project site is located approximately 6.7 miles from the San Jacinto Fault zone and 11.2 miles from the Elsinore Fault Zone. A major earthquake along either of these faults could cause substantial seismic ground shaking at the site. Based on the preliminary geotechnical report, the project site could be exposed to a moderate to large seismic event at the site. Structures that are constructed in the County are required to be constructed in compliance with the CBC (California Code of Regulations, Title 24, Part 2) that provides provisions for earthquake safety based on factors including shade canopy supports, the types of soils on-site, and the probable strength of ground motion. Compliance with the CBC would require the incorporation of: 1) proper shade canopy footings so the shade canopies and solar panels would withstand the effects of strong ground shaking.

The Riverside County Department of Building and Safety permitting process would require that all applicable CBC seismic safety measures are incorporated into the project. Project compliance with the CBC as verified by the County's review and permitting project process would reduce strong seismic ground shaking impacts to less than significant level.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

¹¹ Preliminary Geotechnical Investigation, Proposed Storage Center, Assessor's Parcel Number 457-035-027, Homeland Area, Riverside County, California, LOR Geotechnical Group, Inc., May 31, 2019, page 8.

14. Landslide Risk

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

Source(s): Riverside County General Plan Figure S-5 "Regions Underlain by Steep Slope," Geology Report (Preliminary Geotechnical Investigation, Proposed Storage Center, Assessor's Parcel Number 457-035-027, Homeland Area, Riverside County, California, LOR Geotechnical Group, Inc., May 31, 2019).

Findings of Fact:

a) No Impact. Landslides are the downhill movement of masses of earth and rock, and are often associated with earthquakes; but other factors, such as the slope, moisture content of the soil, composition of the subsurface geology, heavy rains, and improper grading can influence the occurrence of landslides. The project site and the adjacent parcels are flat and do not contain any hills or steep slopes. Based on Figure S-5 of the Safety Element of the General Plan and Figure 14 Steep Slopes of the Harvest Valley/Winchester Area Plan, the project site is not exposed to a landslide. The project would not be impacted by a landslide and would not generate an on-site landslide that would impact adjacent properties. The project would not have any landslide impacts.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

15. Ground Subsidence

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

Source(s): Riverside County General Plan Figure S-7 "Documented Subsidence Areas Map," Geology Report (Preliminary Geotechnical Investigation, Proposed Storage Center, Assessor's Parcel Number 457-035-027, Homeland Area, Riverside County, California, LOR Geotechnical Group, Inc., May 31, 2019).

Findings of Fact:

a) Less Than Significant Impact. Subsidence is a general lowering of the ground surface over a large area that is generally attributed to lowering of the ground water levels within a groundwater basin. Localized or focal subsidence or settlement of the ground can occur as a result of earthquake motion in an area where groundwater in a basin is lowered. The project area overlies the Perris North Groundwater basin, which is located within the West San Jacinto (WSJ) Basin, which is managed through the WSJ Groundwater Management Plan that was adopted in 1995. The plan manages groundwater extraction, supply, and quality. Because the groundwater basin is managed through this plan it limits the allowable withdrawal of water from the basin by water purveyors. The project does not propose and would not pump local ground water from the site to serve the project. Rather, water for the project would be provided by Eastern Municipal Water District.

Based on Figure S-7 of the Safety Element of the General Plan the project site is susceptible to subsidence. The geotechnical investigation states that maximum settlement of shallow foundations are estimated to be 0.5 inches. Thus, the potential for subsidence at the site is low. Project compliance with the CBC would be required by the Riverside County Department of Building and

Safety. In addition, the project would be required to comply with the requirements of the CBC as part of the building plan check and development review process to ensure the on-site soils are stable. The potential for subsidence on the site would be less than significant.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

16. Other Geologic Hazards

- a) Be subject to geologic hazards, such as seiche, mudflow, or volcanic hazard?

Source(s): Geology Report (Preliminary Geotechnical Investigation, Proposed Storage Center, Assessor's Parcel Number 457-035-027, Homeland Area, Riverside County, California, LOR Geotechnical Group, Inc., May 31, 2019).

Findings of Fact:

a) No Impact. A seiche is the sloshing of a closed body of water from earthquake shaking. Seiches are of concern relative to water storage facilities because inundation from a seiche can occur if the wave overflows a containment wall, such as the wall of a reservoir, water storage tank, dam, or other artificial body of water. The closest open body of water to the site is Diamond Valley Reservoir that is approximately 5.5 miles southeast of the project. Due to the distance, a seiche at Diamond Valley Reservoir would not impact the project. There are no water bodies near to the project that could pose a flood hazard to the site resulting from a seiche. Therefore, no seiche impacts would occur.

A mudflow is an earthflow consisting of material that is wet enough to flow rapidly and typically occurs in small, steep stream channels. The project site and the adjacent parcels are flat. The site and adjacent properties do not contain steep slopes that could generate a mudflow. The proposed project would not be impacted by a mudflow.

There are no known volcanoes in the immediate project region. Thus, the project would not be exposed to or impacted by volcanic hazards. Overall, the project would not be impacted by a seiche, mudflow, or volcanic hazard.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

17. Slopes

- a) Change topography or ground surface relief features?
- b) Create cut or fill slopes greater than 2:1 or higher than 10 feet?
- c) Result in grading that affects or negates subsurface sewage disposal systems?

Source(s): Riverside County General Plan Figure S-5 "Regions Underlain by Steep Slopes," Harvest Valley/Winchester Area Plan, Figure 14 Harvest Valley/Winchester Area Plan Steep Slope, Plot Plan and Conceptual Grading Plan, Geology Report (Preliminary Geotechnical Investigation, Proposed Storage Center, Assessor's Parcel Number 457-035-027, Homeland Area, Riverside County, California, LOR Geotechnical Group, Inc., May 31, 2019).

Findings of Fact:

a-c) No Impact. The project site and the adjacent parcels are generally flat and do not contain any hills or significant slopes. The existing ground surface elevations on the site range from approximately 1,608 AMSL near the northeast corner of the site to approximately 1,580 feet AMSL at the southwest corner of the site that results in a 4 percent slope.

The project would require approximately 37,000 cubic yards of cut and fill and would be balanced on-site. The project proposes slopes that would range from 2:1 to 4:1. There would not be any slopes greater than 2:1. The project would not significantly change the existing topography and the site would remain relatively flat once the project is constructed. Therefore, any impacts related to a change in topography or cut and fill slopes greater than 2:1 would be less than significant. The project would not generate any sewage. Therefore, the project would not be required to connect to a public sewer system and does not propose to construct an on-site sewage disposal system. The project would not have any slope impacts.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

18. Soils

a) Result in substantial soil erosion or the loss of topsoil?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Be located on expansive soil, as defined in Section 1803.5.3 of the California Building Code (2019), creating substantial direct or indirect risks to life or property?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Have soils incapable of adequately supporting use of septic tanks or alternative waste water disposal systems where sewers are not available for the disposal of waste water?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source(s): Geology Report (Preliminary Geotechnical Investigation, Proposed Storage Center, Assessor's Parcel Number 457-035-027, Homeland Area, Riverside County, California, LOR Geotechnical Group, Inc., May 31, 2019).

Findings of Fact:

a) Less Than Significant Impact. There is a potential for soil erosion and the loss of topsoil during project grading and construction. Grading activities would expose and loosen topsoil, which could be eroded by wind or water.

To reduce the potential for soil erosion and the loss of topsoil, a Stormwater Pollution Prevention Plan (SWPPP) is required by the County and Regional Water Quality Control Board (RWQCB) regulations to be developed by a QSD (Qualified SWPPP Developer), as implemented by standard conditions of approval. The SWPPP is required to address site-specific conditions related to specific grading and construction activities that could cause erosion and the loss of topsoil, and provide erosion control Best Management Practices (BMPs) to reduce and/or eliminate soil erosion and the loss of topsoil. Typical erosion control BMPs that would be incorporated into the project include the use of silt fencing, fiber rolls, or gravel bags, stabilized construction entrance/exit and hydroseeding.

In addition, the project proposes to install landscaping around the project perimeter as required by County Ordinance No. 348, Section 18.12(E), Landscape Screening. The project landscaping would

reduce the loss of topsoil after construction due to wind and water erosion. In addition, the hydrologic features of the project, including a water quality and detention basin at the southwest corner of the site is designed to slow, filter, and retain stormwater and reduce potential soil erosion due to stormwater. The County requires the approval of a Water Quality Management Plan (WQMP), which would ensure that RWQCB requirements and appropriate operational BMPs would be incorporated into the project to minimize or eliminate the potential for soil erosion and the loss of topsoil throughout the life of the project. As a result, compliance with Riverside County Ordinance No. 754 and standard conditions of approval, as verified by the County's plan check process, the soil impacts related to soil erosion and loss of topsoil by the project would be less than significant.

b) Less Than Significant Impact. Expansive soils contain significant amounts of clay particles that swell when wet and shrink when dry. Foundations constructed on expansive soils are subjected to forces caused by the swelling and shrinkage of the soils. Without proper measures taken, heaving and cracking of both building foundations and slabs-on-grade could result.

The Preliminary Geotechnical Report that was prepared for the project conducted soils testing and determined that on-site soils have a very low expansion index. In addition, as described above, compliance with the CBC is required for all development projects in the state and is verified through the County's plan check process as a standard County practice. Therefore, compliance with soil expansion requirements of the CBC as part of the building plan check and development review process, would ensure that expansive soil related impacts would be less than significant.

c) No Impact. The project would not generate any wastewater. Therefore, the project does not propose to connect to the public wastewater collection system and does not propose to install an on-site wastewater collection and disposal system. The project would not have any septic tank or alternative waste water disposal system impacts.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

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

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

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

Findings of Fact:

a) Less Than Significant Impact. Like the majority of the County, the project site is identified by the General Plan Safety Element Figure S-8 as having a moderate wind erosion susceptibility. The General Plan, Safety Element Policy for Wind Erosion requires buildings and structures to be designed to resist wind loads that are covered by the CBC. The project proposes free-standing canopies with solar panels are proposed over most of the parking spaces that would have to meet CBC wind load calculations. The project proposes to install landscaping along the project perimeter that would somewhat reduce wind erosion on the site. The project does not propose any use that would be significantly impacted by wind erosion. In addition, the project would not increase wind erosion within the project or to any properties adjacent to the site. As described previously, the project would be developed in compliance with CBC regulations, which would be verified by the County Department of Building and Safety prior to approval of building permits. The project would not have any significant wind erosion impacts.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

GREENHOUSE GAS EMISSIONS: Would the project:

20. Greenhouse Gas Emissions

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

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

Source(s): Riverside County General Plan, Riverside County Climate Action Plan ("CAP"), Air Quality and GHG Impact Analysis, Freedom RV Self-Storage, Homeland (Riverside County), California, Giroux & Associates, April 6, 2020 – Appendix A.

Findings of Fact:

Thresholds

The analysis methodologies from SCAQMD are used to evaluate the potential GHG impacts of the project. SCAQMD does not have approved thresholds, however, SCAQMD does have draft thresholds that provides a tiered approach to evaluate GHG impacts of a project that includes:

- Tier 1: determine whether or not the project qualifies for any applicable exemption under CEQA
- Tier 2: determine whether the project is consistent with a greenhouse gas reduction plan, which would mean that it does not have significant greenhouse gas emissions.
- Tier 3: determine if the project would be below screening values; if a project's GHG emissions are under one of the following screening thresholds, then the project is less than significant:
 - All land use types: 3,000 MTCO_{2e}¹² per year
 - Residential: 3,500 MTCO_{2e} per year
 - Commercial: 1,400 MTCO_{2e} per year
 - Mixed use: 3,000 MTCO_{2e} per year

Climate Action Plan

The County of Riverside adopted a Climate Action Plan (CAP) in December 8, 2015. The CAP was designed under the premise that Riverside County's emission reduction efforts should coordinate with the state strategies of reducing emissions in order to accomplish these reductions in an efficient and cost-effective manner. To determine whether the project GHG emissions are significant, the County of Riverside uses the conservative SCAQMD Tier 3 threshold of 3,000 MTCO_{2e} per year.

a) Less Than Significant Impact. Project construction activities would produce combustion emissions from various sources, such as site excavation, grading, the operation of construction vehicles, equipment hauling materials to and from the site, concrete paving, and construction workers commuting to the site. Exhaust emissions from the operation of on-site construction equipment would vary daily depending upon the type and level of construction activity.

¹² Million tonnes of carbon dioxide equivalents.

In addition, the daily operation of the project would generate indirect sources of operational GHG emissions primarily due to vehicle trips. The solar panels that are proposed for the site would provide the electricity required to operate all on-site electrical equipment for nighttime safety, security lighting and operation of the electronic access gate. The project would not require or consume any of source of energy, including natural gas or electricity. GHG emissions from water transportation are also indirect emissions resulting from the energy required to transport water from its source to the site.

The estimated operational GHG emissions that would be generated from implementation of the proposed project are shown in Table 9. Additionally, in accordance with SCAQMD recommendation, the project's amortized construction-related GHG emissions are added to the operational emissions estimate in order to determine the project's total annual GHG emissions.

**Table 9
Operational Emissions**

Consumption Source	MTCO ₂ e
Area Sources	0.0
Energy Utilization	0.0
Mobile Source	239.3
Solid Waste Generation	56.65
Water Consumption	116.06
Construction	9.5 ¹³
Total Emissions	248.8
Guideline Thresholds	3,000

As shown in Table 9, the project would generate approximately 248.8 MTCO₂e per year of GHG emissions and would not exceed the County's screening threshold of 3,000 MTCO₂e per year. Project GHG emissions would meet the threshold for compliance with Executive Order S-3-05 and comply with the goals of AB 32 and the County of Riverside CAP. Additionally, the project meets the current interim emissions targets/thresholds established by SCAQMD and meet the reduction target of GHG emissions by 40 percent below 1990 levels by 2030 mandated by SB-32 and AB 398. Furthermore, the project would be required to meet and comply with all post 2020 reductions in GHG emissions as required by regulations at the State level as the regulations come into effect. Therefore, impacts related to greenhouse gas emissions would be less than significant.

b) No Impact. The project must meet and comply with all mandatory efficient energy and water consumption measures pursuant to California Title 24, California Energy Code, and the CALGreen Code. In addition, the CARB Scoping Plan provides strategies to reduce GHG emissions and applicable to the project. The project would be consistent with the County's CAP, and would not exceed the screening threshold, as shown above in Table 9. The project would not conflict with existing plans, policies, and regulations adopted for the purpose to reduce the emissions of greenhouse gas. The project would not impact the County's CAP or any other applicable plan, policy or regulation adopted for to reduce GHG emissions.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

¹³ The 9.5 MTCO₂e of construction emissions represents 285.3 MTCO₂e of estimated construction emissions amortized over 30 years.

HAZARDS AND HAZARDOUS MATERIALS: Would the project:

21. Hazards and Hazardous Materials

a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Impair implementation of or physically interfere with an adopted emergency response plan or an emergency evacuation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter (1/4) mile of an existing or proposed school?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source(s): Phase I Environmental Site Assessment, Undeveloped Approximate 20.06-Acre Parcel – APN 457-350-027 Northwest of the Eastern Terminus of El Tecolote Road, Homeland, Riverside County, California, 92548, CW Soils, March 8, 2020 - Appendix E.

Findings of Fact:

a) Less Than Significant Impact. A hazardous material is typically defined as any material that due to its quantity, concentration, or physical or chemical characteristics, poses a significant potential hazard to human health and safety or the environment if released. Hazardous materials may include, but are not limited to hazardous substances, hazardous wastes, and any material that would be harmful if released.

There are multiple state and local laws that regulate the storage, use, and disposal of hazardous materials. The Riverside County Department of Environmental Health Hazardous Materials Branch is the local administrative agency that coordinates the following programs that regulate use, storage, and handling of hazardous materials, including Hazardous Materials Disclosure Plan Business Plans, per the County's Standard Conditions of Approval 90.E Health 001, listed below (should future uses utilize or transport hazardous materials) and the California Accidental Release Program (CalARP).

Construction

Construction activities for the project include the transport, use, and disposal of hazardous materials such as paints, solvents, oils, grease, and calking. In addition, hazardous materials would be used for fueling and servicing on-site construction equipment. These types of hazardous materials used during construction are not acutely hazardous, and all storage, handling, use, and disposal of these materials are regulated by existing state and federal laws that the project contractor is required to strictly adhere to. Therefore, the project would have less than significant impacts with the routine transport, use or disposal of hazardous materials during construction.

Operation

The operation of the project includes the storage of recreational vehicles on a concrete parking lot. The project does not propose and is not anticipated to handle or use any hazardous materials in the daily operation and maintenance of the business. However, should the daily operations of the project require the use of any acutely hazardous materials (as defined in Section 25500 of California Health and Safety Code, Division 20, Chapter 6.95) the business would require a permit from the Riverside County Department of Environmental Health Hazardous Materials Branch. If the business has to use or store hazardous materials on the site in the future, the business owner would be required to comply with all applicable federal, state, and local regulations, as permitted by the County Department of Environmental Health Hazardous Materials Branch to ensure proper use, storage, and disposal of hazardous substances. The proposed project would result in a less than significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials.

b) Less Than Significant Impact.

Construction

As described above, construction of the project would result in the limited use and disposal of hazardous materials during construction. Equipment that would be used to construct the project has the potential to release gas, oils, greases, solvents should spills occur. However, the amount of on-site hazardous materials would be limited and construction activities would be required to adhere to all applicable regulations regarding hazardous materials storage and handling, as well as to implement construction BMPs (through implementation of a required SWPPP implemented by County conditions of approval) to prevent a hazardous materials release and to promptly contain and clean up any spills, which would minimize the potential for harmful exposures. Project compliance with existing hazardous material laws and regulations, which is mandated by the County through construction permitting, would ensure that the project's construction-related impacts would be less than significant.

Operation

The project would not use or store any hazardous materials other than typical janitorial and maintenance materials such as household cleaners, solvents, grease, paints, and pesticides. Any hazardous materials used on the site for routine cleaning, maintenance, etc. would be brought to the site short-term for that specific use. Thus, no hazardous materials would be stored on the project site. These types of hazardous materials are not acutely hazardous and are regulated by existing federal, state, and local laws that have been implemented to reduce risks related to the use of these substances. As discussed above, any future use of acutely hazardous materials associated with the daily operation of the business would be required to file a Hazardous Materials Business Plan and receive a permit from the County Department of Environmental Health Hazardous Materials Branch to ensure proper use, storage, and disposal of hazardous substances. As a result, the daily operation of the project would not create a reasonably foreseeable upset and accident condition involving the release of hazardous materials into the environment, and impacts would be less than significant.

c) No Impact. The County of Riverside has implemented a Multi-Jurisdictional Local Hazard Mitigation Plan¹⁴. The plan, "aims to reduce the impact of a disaster by identifying hazards and developing ways to decrease their impact. Risk assessments rate hazards with the greatest potential impact to the community. In addition, long-term prevention or protection steps are developed to lessen the impact of the hazard. This plan creates awareness of hazards, threats, and vulnerabilities within the community, and paves a path forward for jurisdictions to prepare for local disasters". As

¹⁴ County of Riverside, Multi-Jurisdictional Local Hazard Mitigation Plan, July 2018

proposed, the project would not conflict with or impact the Implementation by the County of the Multi-Jurisdictional Local Hazard Mitigation Plan.

Construction

The construction activities required to construct the project include equipment and supply staging and storage, would occur within the project site and would not restrict access of emergency vehicles to the project site or adjacent properties. During construction of the project driveway, El Tecolote Road would remain open to allow adequate emergency access to the project site as well as properties adjacent to and within the immediate project area. The project would not impact or interfere with the County's adopted emergency response and evacuation plan.

Operation

The operation of the project would not physically interfere with an emergency response evacuation. Direct access to the project site would be provided from El Tecolote Road Street that is adjacent to the site. The project is also required to design and construct suitable internal access and circulation and provide adequate on-site fire suppression facilities (e.g., hydrants) in conformance with Ordinance No. 787. The Riverside County Fire Department would review the proposed development plans prior to their approval to ensure that adequate emergency access is provided to and throughout the site pursuant to the requirements in the International Fire Code and Section 503 of the California Fire Code (Title 24, California Code of Regulations, Part 9. As a result, the project would not impact or impair the implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan.

d) No Impact. There are no schools or proposed schools within one-quarter mile of the project site. The closest school to the site is Harvest Valley Elementary School that is located at 29955 Watson Road and approximately three-quarters of a mile northwest of the project site. As discussed above, the use of hazardous materials during the life of the project would be limited to typical janitorial and cleaning materials and used and disposed of in compliance with federal, state, and local regulations and would reduce the potential of accidental release into the environment.

Furthermore, the emissions that would be generated from construction and operation of the project were evaluated in the air quality analysis presented in Section "6.b)" above, and the emissions generated from the project in that analysis would not cause or contribute to an exceedance of the federal or state air quality standards. Therefore, the project would not emit hazardous or handle acutely hazardous materials, substances, or waste within one-quarter mile of school. The project would not have any hazardous material impacts to any existing or proposed schools.

e) No Impact. The Phase I ESA that was prepared for the project conducted a database search to determine if the project site or any nearby properties are identified as having hazardous materials. The Phase I record search determined that the project site is not located on or near by a site that is included on a list of hazardous materials sites (ERM 2018). As a result, the project would not be impacted by an existing hazardous material site.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

22. Airports

a) Result in an inconsistency with an Airport Master Plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Require review by the Airport Land Use Commission?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) For a project located within an airport land use plan or, where such a plan has not been adopted, within two (2) miles of a public airport or public use airport, would the project result in a safety hazard for people residing or working in the project area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) For a project within the vicinity of a private airstrip, or heliport, would the project result in a safety hazard for people residing or working in the project area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source(s): Harvest Valley/Winchester Area Plan, Figure 5.

Findings of Fact:

a) No Impact. The closest airport to the project site is the Hemet-Ryan Airport that is located approximately 5.5 miles east of the site. As shown in Figure 5 of the Harvest Valley/Winchester Area Plan the project site is not located within the Hemet-Ryan Airport Influence Area. The second closest airport to the project is Perris Valley Aviation that is approximately 5.6 miles west of the site. The project is not within the influence area of this airport.¹⁵ The project would not result in a safety hazard to people working at the project site.

b) No Impact. Because the project site is not located with the influence area of either the Hemet-Ryan Airport or Perris Valley Aviation the project would not require review by the Riverside County Airport Land Use Commission.

c) No Impact. As discussed above, the project site is not located with the influence area of either the Hemet-Ryan Airport or Perris Valley Aviation the project would not require review by the Riverside County Airport Land Use Commission. As a result, the project would not result in a safety hazard for anyone employed at the project site. The project would not have any safety impacts associated with airport operations at either Hemet-Ryan Airport or Perris Valley Aviation.

d) No Impact. Because the project is located outside of the influence area of Hemet-Ryan Airport and Perris Valley Airport the project would not have any safety hazard for any employees of the project.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

HYDROLOGY AND WATER QUALITY: Would the project:**23. Water Quality Impacts**

a) Violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or ground water quality?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Substantially decrease groundwater supplies or interfere substantially with groundwater recharge such that the project may impede sustainable groundwater management of the basin?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

¹⁵ Perris Valley Airport Compatibility Plan, Map PV-2

c) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river or through the addition of impervious surfaces?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Result in substantial erosion or siltation on-site or off-site?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Substantially increase the rate or amount of surface runoff in a manner which would result in flooding on-site or off-site?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f) Create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
g) Impede or redirect flood flows?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
h) In flood hazard, tsunami, or seiche zones, risk the release of pollutants due to project inundation?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
i) Conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Source(s): Riverside County General Plan Figure S-9 "Special Flood Hazard Areas," Figure S-10 "Dam Failure Inundation Zone," Eastern Municipal Water District 2015 Urban Water Management Plan (UWMP 2015), Preliminary Hydrology and Hydraulics Report, Tentative Parcel Map 37787, Stevenson, Porto & Pierce, October 22, 2019, Project Specific Water Quality Management Plan, Freedom Self Storage – Homeland, TTM 37787, Stevenson, Porto & Pierce, October 25, 2019, Federal Emergency Management (FEMA) Flood Insurance Rate Map (FIRM) Community Panel No. 06065C2060H dated August 18, 2014, Community Panel No. 06065C2080H dated August 18, 2014, Harvest Valley/Winchester Area Plan Figure 11, Flood Hazards – Appendix F.

Findings of Fact:

a) Less Than Significant Impact. The project is within the Santa Ana River watershed, San Jacinto River basin and under the jurisdiction of the Santa Ana RWQCB, which sets water quality standards for all ground and surface waters within its region. Water quality standards are defined under the Clean Water Act (CWA) to include both the beneficial uses of specific water bodies and the levels of water quality that must be met and maintained to protect those uses (water quality objectives). Water quality standards for all ground and surface waters overseen by the Santa Ana RWQCB are documented in its Basin Plan, and the regulatory program of the Santa Ana RWQCB is designed to minimize and control discharges to surface and groundwater, largely through permitting, such that water quality standards are effectively attained.

The project site is undeveloped and the soil surface is pervious. The runoff from the existing site flows from northeast to the southwest in a sheet flow condition and flows to a double 36" reinforced concrete pipe (RCP) that extends under El Tecolote Road adjacent to the southwest project boundary. A drainage inlet at the southeast corner of the project site collects on-site runoff along the eastern portion of the site along with runoff from east of the project site and discharges the runoff into a catch basin adjacent to El Tecolote Road where the runoff evaporates and percolates.

Construction

Construction of the project would require grading and excavation of soils that would loosen sediment, and have the potential to mix with surface water runoff and degrade water quality. Project grading

and construction would require the use of heavy equipment and construction-related chemicals, such as cement, asphalt, fuels, oils, antifreeze, transmission fluid, grease, solvents and paints that could potentially be accidentally spilled or improperly disposed and inadvertently mixed with surface water runoff that could pollute downstream waters.

These types of construction related water quality impacts would be prevented through implementation of a grading and erosion control plan that is required by the Construction Activities General Permit (State Water Resources Board Order No. 2012-0006-DWQ, NPDES No. CAS000002), which requires preparation of a SWPPP by a Qualified SWPPP Developer as discussed previously in Section "18.a)" above. The SWPPP is required to be approved by the County's Building and Safety Division, prior to the issuance of a project grading permit. The SWPPP includes construction BMPs such as:

- Silt fencing, fiber rolls, or gravel bags
- Street sweeping and vacuuming
- Storm drain inlet protection
- Stabilized construction entrance/exit
- Vehicle and equipment maintenance, cleaning, and fueling
- Hydroseeding
- Material delivery and storage
- Stockpile management
- Spill prevention and control
- Solid waste management
- Concrete waste management

Project compliance with the SWPPP, including the incorporation and maintenance of the BMPs, would ensure that activities associated with grading and construction would not violate any water quality standards. Therefore, impacts related to the degradation of water quality during grading and construction of the project would be less than significant.

Operation

The project proposes the construction of a paved parking lot and striped to park recreational vehicles. The project would introduce minimal pollutants associated with stored recreational vehicles such including drippings of oil and grease from the parked vehicles, pesticides and sediment from landscape maintenance, trash and debris. These pollutants could potentially discharge into surface waters and result in the degradation of local surface water quality. However, in accordance with State Water Resources Board Order No. 2012-0006-DWQ, NPDES No. CAS000002 the project would be required to incorporate a WQMP with post-construction (or permanent) Low Impact Development (LID) site design, source control, and treatment control BMPs. The LID site design would minimize impervious surfaces and to the extent feasible, given the nature of the proposed land use, and provide infiltration of runoff into landscaped areas.

The source control BMPs would minimize the introduction of pollutants that may result in water quality impacts; and treatment control BMPs that would treat stormwater runoff. The project proposes to construct a water quality and detention basin at the southwest corner of the site that would filter, retain, and allow detained high storm water flows to percolate and/or evaporate. Excess stormwater would be discharged by a storm drain outlet from the detention basin to an existing 36" storm drain adjacent to and west of the detention basin that extends under El Tecolote Road. The construction of the on-site detention basin would control project stormwater and minimize soil erosion and siltation on the site and remove trash and debris and pollutants (i.e., bacteria, metals, nutrients, pesticides, toxic organic compounds, sediments, and oil and grease). A 3-foot wide "v" ditch is proposed along the east project boundary and would collect surface water east of the project and discharge runoff into the water quality basins that are proposed along the southern project boundary. High storm water flow in

the eastern most water quality basin would be discharged into an existing 24-inch storm drain located in El Tecolote Road at the east project boundary and high storm water flow from the other four water quality basins would drain to the proposed water quality and detention basin at the southwest corner of the site.

The Implementation and continued maintenance of the operational source and treatment control BMPs identified in the proposed WQMP and required by the County during the project permitting and approval process, the potential pollutants generated by the project would be reduced to the maximum extent feasible. The project would not substantially degrade water quality and the potential to violate water quality standards or waste discharge requirements or otherwise substantially degrade surface or ground water quality would be less than significant.

b) Less Than Significant Impact. The project would not significantly deplete groundwater supplies. The Eastern Municipal Water District (EMWD) provides water services to the project area, which receives a large portion of water from imported sources (UWMP 2015). The project area overlies the Perris South Groundwater basin, which is located within the West San Jacinto Basin, and managed through the West San Jacinto (WSJ) Groundwater Management Plan that was adopted in 1995. The URMP manages groundwater extraction, supply, and quality. Because the groundwater basin is managed through this plan, which limits the allowable withdrawal of water from the basin by water purveyors, and the project would not directly pump water from the project area (as water supplies would be provided by EMWD), the project would not result in a substantial depletion of local groundwater supplies.

The project proposes the construction of a water quality and detention basin at the southwest corner of the site that would filter, retain, and allow detained high storm water flows to percolate into the groundwater basin or evaporate. The project also proposes to install landscaping on the site that would also allow stormwater to infiltrate within the landscaped areas. The project would consume a minimal amount of water for landscape irrigation. Therefore, the project would not substantially interfere with groundwater recharge such that there would not be a net deficit in aquifer volume or a lowering of the local groundwater table level, or impede sustainable groundwater management of the Perris South Groundwater basin. As a result, impacts to groundwater supplies by the project would be less than significant.

c) Less Than Significant Impact. There are no streams or rivers either on or adjacent to the project site. Therefore, the project would not alter or impact the course of a stream or river.

The increased stormwater runoff generated by the project due to an increase of impervious surfaces by the project would be conveyed to a water quality and detention basin at the southwest corner of the site that would filter, retain, and allow detained high storm water flows to percolate and/or evaporate. The project also proposes to construct a 3-foot wide "v" ditch along the east project boundary and collect surface water east of the project and discharge runoff into the water quality basins that are proposed along the southern project boundary. High storm water flow in the eastern most water quality basin would be discharged into an existing 24-inch storm drain located in El Tecolote Road at the east project boundary and high storm water flow from the other four water quality basins would drain to the proposed water quality and detention basin at the southwest corner of the site. The construction of the on-site detention basin and water quality basins would control project stormwater and minimize soil erosion and siltation both on and off the site. In addition, a WQMP is required to be approved and implemented to satisfy the requirements of the NPDES program, which would be verified by the County's Building and Safety Division through the County's permitting process. The compliance by the project with existing state and Riverside County regulations, including plan reviews and permitting would reduce impacts to existing drainage patterns both on and off the site to less than significant.

d) Less Than Significant Impact. As discussed in Section “23.a)” and “23.c)” above, the project is required by the RQWCB and the County to implement a project specific SWPPP during grading and construction, which includes the implementation of erosion control BMPs to reduce potential siltation and erosion impacts. In addition, the project would be required by the state to implement a WQMP that would implement operational BMPs to ensure that throughout the life of the project erosion and siltation control measures are maintained to minimize erosion impacts. Project compliance with state and Riverside County regulations to control erosion and siltation throughout project construction and the life of the project would reduce on and off-site erosion and siltation impacts to less than significant.

e) Less Than Significant Impact. As discussed in Section “23.c)” above, the project proposes an on-site water quality and detention basin at the southwest corner of the site to capture project generated surface water runoff. The project also proposes to construct a 3-foot wide “v” ditch along the east project boundary and collect surface water east of the project and discharge runoff into the water quality basins that are proposed along the southern project boundary. The on-site detention basin and water quality basins would not only filter and retain stormwater, the basins would also meter and slowly discharge collected on-site stormwater that has not infiltrated or evaporated into the local storm drain system such that generated offsite stormwater would be controlled. Therefore, the project would not generate stormwater flows that would result in either on or off-site flooding. Based on the hydrology report, the on-site detention basin and water quality basins are designed to adequately control and maintain surface water flows by the project to minimize flooding by the project. Therefore, on- and offsite flooding impacts by the project would be less than significant.

f) Less Than Significant Impact. As discussed in Section “23.e)” above, the proposed water quality and detention basin and the water quality basins along the southern project boundary are designed to capture and retain project runoff and slowly discharge stormwater from the basins to the existing local storm drain system. The basins have been designed to adequately accommodate the calculated stormwater flows by the project and as a result, project generated runoff would not create or contribute runoff water that would exceed the capacity of existing stormwater drainage system that currently serves the site. In addition, Section “23.a)” and Section “23.c)” above, provide information on the measures the project is required to meet, including a SWPPP and WQMP, which includes the implementation of erosion control BMPs to reduce potential siltation and erosion impacts. As part of the County’s permitting process, the project developer would be required to provide a SWPPP and a WQMP for approval to satisfy the requirements of the adopted NPDES program, which would be verified by the County’s Building and Safety Division. The County’s permitting process would ensure the project would not provide additional sources of polluted runoff. Thus, the project would have less than significant polluted water runoff impacts.

g) No Impact. According to the Federal Emergency Management (FEMA) Flood Insurance Rate Map (FIRM) Community Panel No. 06065C2060H dated August 18, 2014 and Community Panel No. 06065C2080H dated August 18, 2014 and Harvest Valley/Winchester Area Plan Figure 11, Flood Hazards, the project site is not located within a flood zone. The project would impede or redirect flood flows and would have no flooding impacts.

h) No Impact. As discussed in Section “23.g)” above, the project is not located within a flood zone. Therefore, the project would not release pollutants due to a flood. The project site is located approximately 36 miles northeast of the Pacific Ocean and separated by the Santa Ana Mountains. Therefore, the project would not be impacted by a tsunami. Similarly, a seiche is the disturbance or oscillation sloshing of a closed body of water from earthquake shaking. Seiches are of concern relative to water storage facilities because inundation from a seiche can occur if the wave overflows a containment wall, such as the wall of a reservoir, water storage tank, dam, or other artificial body of water. Diamond Valley Reservoir, which is approximately 5.5 miles southeast of the project, is the closest body of water to the site. Due to the distance, a seiche at Diamond Valley Reservoir would not impact the project. The project would not be impacted by a flood hazard, tsunami, or seiche.

I) Less Than Significant Impact. As discussed in Section "23.a)" and Section "23.c)" above, the project would be required to have an approved SWPPP, which would include construction BMPs to minimize the potential for construction related sources of pollution. The project would also be required to implement source control BMPs throughout the life of the project to minimize the introduction of pollutants; and treatment control BMPs to treat runoff. The required implementation of construction and operational treatment control BMPs by the state, RWQCB and the County during the project approval and permitting process would reduce potential conflicts and obstruction of the implementation of a water quality control plan to less than significant.

As discussed in Section "23.b)" above, the project area overlies the Perris South Groundwater basin, which is located within the West San Jacinto Basin, and managed through the WSJ Groundwater Management Plan that manages groundwater extraction, supply, and quality. The Groundwater Management Plan limits the allowable withdrawal of water from the basin by water purveyors. The project does not propose to directly withdraw groundwater. Therefore, the project would not conflict with or obstruct EMWD's Groundwater Management Plan.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

LAND USE/PLANNING: Would the project:

24. Land Use

a) Cause a significant environmental impact due to a conflict with any land use plan, policy, or regulation adopted for the purpose of avoiding or mitigating an environmental effect?

b) Disrupt or divide the physical arrangement of an established community (including a low-income or minority community)?

Source(s): Riverside County General Plan

Findings of Fact:

a) No Impact. The project site is currently vacant and undeveloped. The land use designation for the site is BP (Business Park) with a Floor Area Ratio (FAR) of 25-0.60 and the zoning is Specific Plan 260 North, Planning Area 43. As described in the General Plan, the Business Park land use allows employee intensive uses, including research and development, technology centers, corporate offices, clean industry and supporting retail uses. The Menifee North Specific Plan 260, Planning Area 43 allows R.V. parks, which is a commercial use and allowed by the specific plan. Thus, the proposed R.V. Storage project is consistent with the General Plan and the Business Park land use designation for the site.

The density proposed for the site is consistent with the assumptions in the AQMP and would not conflict with SCAQMD's attainment plans. As discussed in Section "6.a)" above, the project construction and operational emissions would not exceed adopted air emission thresholds. Because the project does not exceed any SCAQMD adopted air quality thresholds the project would not conflict with SCAQMD's goal of bringing the South Coast Air Basin into attainment for all criteria pollutants and is consistent with the AQMP. The project's air quality emissions related to the AQMP would be less than significant. As a result, the project is consistent with the AQMP.

The project would be consistent with applicable land use plans, policies and regulations regarding the development of the site and not have any land use impacts.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

b) No Impact. The R.V. storage facility proposed for the site is consistent with both the Business Park Industrial land use and the Specific Plan 260 North, Planning Area 43 zoning and meets the required development standards for the site based on Riverside County Ordinance No. 348.4835. The project would not divide or impact the established community adjacent to and surrounding the site.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

MINERAL RESOURCES: Would the project:

25. Mineral Resources

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

Source(s): Riverside County General Plan Figure OS-6 "Mineral Resources Area".

Findings of Fact:

a-b) No Impact. The Riverside County General Plan Figure OS-6 "Mineral Resources Area" identifies the project area as located within MRZ-3 Mineral Resource Zone. MRZ-3 is designated for areas where the significance of the mineral deposits is undetermined. Thus, impacts related to the loss of availability of a known mineral resource that would be of value to the region or the residents of the state or a mineral resource recovery site delineated on a land use plan would not occur with the project.

There are no existing surface mines either on the project site, adjacent to the site or on any of the properties within in the immediate project vicinity. Therefore, the project would not result in the loss of a locally-important mineral resource designated on the Riverside County General Plan.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

c) No Impact. There are no existing surface mines or rock quarries either on the project site, adjacent to or within in the immediate project vicinity. Therefore, the project would not expose and impact any project employees to any hazards associated with any quarries or mines on or adjacent to the project.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

NOISE: Would the project result in:

26. Airport Noise

a) For a project located within an airport land use plan or, where such a plan has not been adopted, within two (2) miles of a public airport or public use airport would the project expose people residing or working in the project area to excessive noise levels?

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

Source(s): Riverside County General Plan Figure S-20 "Airport Locations," County of Riverside Airport Facilities Map, Noise Impact Analysis, Staxup RV Self-Storage, Giroux & Associates, April 12, 2020, Perris Valley Airport Compatibility Plan, Map PV-2 – Appendix G.

Findings of Fact:

a) Less Than Significant Impact. The closest airport to the project site is the Hemet-Ryan Airport that is located approximately 5.5 miles east of the site. As shown in Figure 5 of the Harvest Valley/Winchester Area Plan the project site is not located within the Hemet-Ryan Airport Influence Area. The second closest airport to the project is Perris Valley Aviation that is approximately 5.6 miles west of the site. The project is not within the influence area of this airport. The project would not expose either the project employee or users of the R.V. storage facility to excessive noise levels from either Hemet-Ryan Airport or Perris Valley Aviation. There are no other airports within two miles of the project that could impact the project due to airport noise.

b) No Impact. As discussed in Section "26 a)" above, the project site is located approximately 5.6 miles east of Perris Valley Aviation airport, which is a private airport. Due to the distance of the airport from the project, the project is not within the influence area of this airport and the project would not expose the project employee to excessive noise associated with the operations at the Perris Valley Aviation airport.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

27. Noise Effects by the Project

a) Generation of a substantial temporary or permanent increase in ambient noise levels in the vicinity of the project in excess of standards established in the local general plan, noise ordinance, or applicable standards of other agencies?

b) Generation of excessive ground-borne vibration or ground-borne noise levels?

Source(s): Riverside County General Plan, Table N-1 ("Land Use Compatibility for Community Noise Exposure").

Findings of Fact:

a) Less Than Significant With Mitigation Incorporated.

Construction

Riverside County Ordinance No.847 exempts private construction projects located within one-quarter (1/4) of a mile from an inhabited dwelling, provided that:

1. Construction does not occur between the hours of 6:00 p.m. and 6:00 a.m. during the months of June through September; and
2. Construction does not occur between the hours of 6:00 p.m. and 7:00 a.m. during the months of October through May.

There are existing single-family detached residences north of the project, north of Varela Lane. The closest that any grading or construction equipment would be to these existing residential units is approximately 200 feet, which includes approximately 132 feet of the residences north of Varela Lane and 60 feet for the Varela Lane right of way. Grading of the site, construction of the fencing, landscaping and pavement along the northern project boundary would generate the greatest sources of construction noise to the residents to the north. The time-period of the grading and construction along the northern project boundary that could impact residents to the north is estimated to be approximately five days. Although construction noise would have a temporary or periodic increase in the ambient noise levels above the existing noise levels to the residents north of the project, the noise levels would only occur during the hours of construction allowed by the Riverside County Ordinance No. 847. Project grading and construction on the remainder of the site would generate construction noise levels to the residents north of the site less than the noise levels when construction occurs along the northern project boundary. The canopies along the northern project boundary are approximately 225 feet from the closest residence north of the project. The installation of solar panels on the top of the canopies along the northern project boundary and throughout the site would require a small power lift to lift the solar panels onto the canopies and the panels would be screwed to the canopies. The noise associated with the installation of the solar panels would not be any greater than the operation of any other on-site construction equipment. The installation of the solar panels would not significantly impact the residents north of the project.

The movement of recreational vehicles within the project site would not generate noise levels any greater than is typically associated with the movement of motor vehicles on a parking lot. Noise such as the closing of vehicle doors, alarms, horns, etc. can be anticipated, but these sources of noise would be short-term and would not significantly impact area residents.

To ensure that construction noise impacts do not significantly impact residents north of the site during construction, Mitigation Measures NOI-1 through NOI-7 are recommended to reduce construction noise levels to the residences closest to the project to less than significant.

Operation

The General Plan Noise Element Policy N 4.1 establishes a noise standard for sensitive uses of 45 dBA 10-minute Leq between 10 pm and 7 am and 65 dBA 10-minute Leq between 7 am and 10 pm. Once constructed, the project would generate minimal noise. The noise that would be generated during the operation of the project would be associated with motor noise associated with the movement of recreational vehicles into and out of the site, conversations of the users and routine maintenance of the facility. The routine noise levels associated with and expected to occur with the daily operation of the proposed R.V. storage facility are not anticipated to be significant and impact the noise sensitive receptors north of the project.

The following measures are recommended to reduce construction noise impacts to less than significant.

Mitigation:

- Mitigation Measure NOI-1** During project construction, contractors shall equip all construction equipment, fixed or mobile, with properly operating and maintained mufflers, consistent with manufacturer standards.
- Mitigation Measure NOI-2** During project construction all contractors shall place all stationary construction equipment so that emitted noise is directed away from the noise sensitive receptors nearest the project site.
- Mitigation Measure NOI-3** All equipment shall be shut off and not allowed to idle when not in use.
- Mitigation Measure NOI-4** During project construction all contractors shall locate equipment staging in areas that shall create the greatest distance between the construction-related noise/vibration sources and sensitive receptors nearest the project site.
- Mitigation Measure NOI-5** Jackhammers, pneumatic equipment and all other portable stationary noise sources shall be shielded and noise shall be directed away from sensitive receptors.
- Mitigation Measure NOI-6** The project developer shall mandate that the construction contractor prohibit the use of music or sound amplification on the project site during construction.
- Mitigation Measure NOI-7** During project construction all contractors shall limit haul truck deliveries to the same hours specified for construction.

Monitoring: On-going throughout project construction by the project construction manager.

b) Exposure of person to or generation of excessive groundborne vibration or groundborne noise levels? Less Than Significant Impact.

The way that vibration is transmitted through the earth is called propagation. There are three main types of vibration propagation: surface, compression and shear waves. Surface waves, or Raleigh waves, that travel along the ground's surface. These waves carry most of their energy along an expanding circular wave front, similar to ripples produced by throwing a rock into a pool of water. Compression waves, or P-waves, are body waves that carry their energy along an expanding spherical wave front. The particle motion in these waves is longitudinal (i.e., in a "push-pull" fashion). P-waves are analogous to airborne sound waves. Shear waves, or S-waves, are also body waves that carry energy along an expanding spherical wave front. However, unlike P-waves, the particle motion is transverse or "side-to-side and perpendicular to the direction of propagation."

As vibration waves propagate from a source, the energy is spread over an ever-increasing area such that the energy level striking a given point is reduced with the distance from the energy source. Wave energy is reduced with distance as a result of material damping in the form of internal friction, soil

layering, and void spaces. The amount of attenuation provided by material damping varies with soil type and condition as well as the frequency of the wave.

Construction activities generate ground-borne vibration when heavy equipment travels over unpaved surfaces or when it is engaged in soil movement. The effects of ground-borne vibration include discernable movement of building floors, rattling of windows, shaking of items on shelves or hanging on walls, and rumbling sounds. Within the "soft" sedimentary surfaces of much of Southern California, ground vibration is quickly damped out.

Vibration is most commonly expressed in terms of the root mean square (RMS) velocity of a vibrating object when considering vibration annoyance potential. RMS velocities are expressed in units of vibration decibels. The range of vibration decibels (VdB) is as follows:

- 65 VdB - threshold of human perception
- 72 VdB - annoyance due to frequent events
- 80 VdB - annoyance due to infrequent events
- 100 VdB - minor cosmetic damage

To determine the project's potential vibration impacts during project construction, estimates of the vibration levels generated during the operation of various types of construction equipment that are anticipated to operate on the site at various distances are shown in Table 10.

**Table 10
Estimated Construction Equipment Vibration Levels**

Equipment	Approximate Vibration Levels (VdB)*				
	25 feet	50 feet	100 feet	350 feet	1000 feet
Large Bulldozer	87	81	75	64	55
Loaded Truck	86	80	74	63	54
Jackhammer	79	73	67	56	47
Small Bulldozer	58	52	46	35	26

* (FTA Transit Noise & Vibration Assessment, Chapter 12, Construction, May, 2006)

As shown in Table 10, the construction equipment that would generate the maximum potential vibration during operation on the project site is a large bulldozer and loaded truck. The existing residences approximately 200 feet north of the project site are the closest sensitive use from the northern project site. While grading would be required along the northern project site to grade the site for development, the majority of the grading would occur away from the northern project boundary. Based on information in Table 10, the estimated vibration levels to the closest residences approximately 200 feet north of the project is approximately 69.5 – 70 VdB. As shown above, vibration levels in this range would range from a low threshold of human perception (65 VdB) to less than annoyance due to frequent events (72 VdB). Once grading along the northern project boundary is completed and grading activities are focused on the remainder of the site away from the northern boundary, the groundborne vibrations levels to the residents north of the project would decrease to levels lower than human perception. Project construction groundborne vibration activities would not reach annoyance levels. Therefore, construction activity groundborne vibration impacts would be less than significant.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

PALEONTOLOGICAL RESOURCES:

28. Paleontological Resources

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

Source(s): Riverside County General Plan Figure OS-8 "Paleontological Sensitivity."

Findings of Fact:

a) Less Than Significant Impact with Mitigation Incorporated. Based on Figure OS-8 of the Open Space Element of the Riverside County General Plan, the project is located in an area that is designated for the potential (High B) for the presence of paleontological resources. High B sensitivity indicates that excavation has the potential to impact paleontological resources on the site.

Mitigation Measure No. 13 is included below to provide a paleontological resource monitoring plan that requires on-site monitoring, provides procedures to follow for monitoring and fossil discovery, and requires a curation agreement with an appropriate, accredited institution. Mitigation Measure PAL-2 below is included to require preparation of a Paleontological Resource Impact Mitigation Plan (PRIMP) prior to construction excavation to mitigate any potential impacts to paleontological resources. The implementation of Mitigation Measures PAL-1 and PAL-2 would reduce potential paleontological resources impacts to less than significant.

Mitigation:

Mitigation Measure PAL-1

The project developer 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).

Mitigation Measure PAL-2

The project paleontologist 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. Description of the proposed site and planned grading operations.
2. Description of the level of monitoring required for all earthmoving activities in the project area.
3. Identification and qualifications of the qualified paleontological monitor to be employed for grading operations monitoring.
4. Identification of personnel with authority and responsibility to temporarily halt or divert grading equipment to allow for recovery of large specimens.
5. 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.

6. Means and methods to be employed by the paleontological monitor to quickly salvage fossils as they are unearthed to avoid construction delays.
7. Sampling of sediments that are likely to contain the remains of small fossil invertebrates and vertebrates.
8. Procedures and protocol for collecting and processing of samples and specimens.
9. Fossil identification and curation procedures to be employed.
10. Identification of the permanent repository to receive any recovered fossil material. *Pursuant to the County "SABER Policy", paleontological fossils found in the County should, by preference, be directed 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.
11. All pertinent exhibits, maps and references.
12. Procedures for reporting of findings.
13. 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.
14. 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.

Monitoring: By the County qualified paleontologist, as described in Mitigation Measure PAL-1.

POPULATION AND HOUSING: Would the project:

29.Housing

a) Displace substantial numbers of existing people or housing, necessitating the construction of replacement housing elsewhere?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Create a demand for additional housing, particularly housing affordable to households earning 80% or less of the County's median income?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Induce substantial unplanned population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source(s): Riverside County General Plan Housing Element, California Employment Development Department Labor Market Info (EDD, 2019), U.S. Census Factfinder (Census Factfinder 2015).

Findings of Fact:

a) No Impact. The project site is vacant and undeveloped. Therefore, the project would not displace any housing and would not necessitate the construction of replacement housing and no displaced people or housing impacts would occur.

b) No Impact. The project would employ one full-time person. Should that one employee relocate to the area, that demand for housing would not create a significant impact for the local housing market, including affordable housing for households earning 80 percent or less of the County's median income, because there is an adequate inventory of available housing in the project area. The project would not have any housing impacts.

c) No Impact. The project is consistent with the Business Park land use designation and zoning for the site. Therefore, the proposed development for the project site is consistent with the existing land use and has been planned and anticipated by the Riverside General Plan. As a result, the growth related to the development of the project site for employment generating uses is included in County General Plan planning and population projections. Therefore, the project would not result in an impact due to an unplanned population growth.

The project does not propose to extend any roads or other infrastructure that would directly or indirectly encourage population growth in the immediate project vicinity. Again, the project does not propose any use or infrastructure that is not planned for the site and the area by the Riverside County General Plan. Therefore, the project would not have any direct or indirect population growth impacts.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

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

30.Fire Services

Source(s): Riverside County General Plan Safety Element, Riverside County Ordinance No. 787, Riverside County Ordinance No. 659

Findings of Fact:

a) Less Than Significant Impact. The fire station that would serve the project is the Homeland Fire Station that is located at 25730 Sultanas Road and adjacent to and northwest of the project. The project would be required to meet and comply with the California Fire Code per Riverside County Ordinance No. 787 and would be reviewed by the County's Department of Building and Safety to ensure that the project plans meet all applicable fire protection requirements.

The project would have an incremental, but insignificant increase in the demand for fire protection and emergency medical services during both construction and the life of the project. The existing fire station adjacent to the site and would serve the project has the capacity to serve the project without

the need to alter and expand the existing fire station or require the construction of a new fire station that could cause environmental impacts.

Riverside County Ordinance 659 establishes and sets forth policies, regulations, and fees relating to the funding and installation of facilities and the acquisition of open space and habitat necessary to address the direct and cumulative environmental effects generated by new development projects. Ordinance 659 also establishes the authorized uses of the required fees. Because the project is located within the Harvest Valley/Winchester Area Plan, the project developer would be required to pay the required Fire Facilities Fee prior to the issuance of a building permit. The fee would be used by the County to provide additional fire protection services as necessary to adequately serve the project with fire protection services.

Although the project would incrementally increase the demand for fire protection services by the Riverside County Fire Department during construction and the life of the project, payment of the required fire facilities fee per Ordinance 659 and compliance with all applicable fire codes per the California Fire Code would reduce fire protection impacts to less than significant.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

31. Sheriff Services

Source(s): Riverside County General Plan, Riverside County Ordinance No. 659

Findings of Fact:

a) Less Than Significant Impact. The project site is served by the Riverside County Sherriff Department from the following sheriff stations:

- 137 N. Perris Boulevard, City of Perris, 6.5 miles northwest of the site.
- 43950 Acacia Avenue, Hemet, 13.5 miles east of the site.

The project would have the potential to incrementally increase calls for service during both construction and the life of the project. Crime and safety issues during project construction may include: theft of building materials and construction equipment, malicious mischief, graffiti, and vandalism. The operation of the project could generate a typical range of sheriff service calls such as burglaries, thefts, and vandalism. Pursuant to the County's existing permitting process, the Sheriff's Department would review and approve the site plans to ensure that crime prevention and emergency access measures are incorporated appropriately to provide a safe environment. Although the project is anticipated to incrementally increase calls for protection services by the sheriff department, the need for police services by the project would not result in the need for new or physically altered sheriff facilities.

Riverside County Ordinance 659 establishes and sets forth policies, regulations, and fees relating to the funding and installation of facilities and the acquisition of open space and habitat necessary to address the direct and cumulative environmental effects generated by new development projects. Ordinance 659 also establishes the authorized uses of the required fees. Because the project is located within the Harvest Valley/Winchester Area Plan, the project developer would be required to pay the required Public Facilities Fee prior to the issuance of a building permit. The fee would be used by the County to provide additional sheriff services as necessary to adequately serve the project.

The project would have the potential to incrementally increase the demand for sheriff protection services by the Riverside County Sheriff Department during construction and the life of the project. Payment of the required Public Facilities Fee per Ordinance 659 would reduce sheriff protection impacts to less than significant.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

32. Schools

Source(s): Romoland School District and Perris Unified High Scholl District

Findings of Fact:

a) No Impact. The project would not directly generate any school students. Furthermore, as discussed in Section "29.c)" above, the project would not increase the population in the vicinity of the project as an existing employee that is employed at the existing self-storage facility adjacent to and south of the project would work at the proposed project. Therefore, the project would not increase the local population growth or generate additional students to area schools that serve the project site. The project would be required by California Government Code Section 65995 et seq. to pay the applicable school mitigation impact fee for commercial development to the Romoland School District (grades K-8) and Perris Unified School District (grades 9-12) prior to the issuance of a building permit. Payment of the required state fee would reduce and eliminate any impact by the project to area schools.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

33. Libraries

Source(s): Riverside County General Plan

Findings of Fact:

a) No Impact. The project would not directly generate an increase in the use of or need for library services. As discussed in Section "29.c)" above, the project would not increase the population in the vicinity of the project as an employee that is currently employed at the existing self-storage facility adjacent to and south of the project would work at the proposed project. Therefore, the project would not increase in the local population and increase the demand for and use of existing libraries that serve the project vicinity. Therefore, the project would not directly or indirectly increase the demand for and use of existing libraries in the project area.

Riverside County Ordinance 659 establishes and sets forth policies, regulations, and fees relating to the funding and installation of facilities and the acquisition of open space and habitat necessary to address the direct and cumulative environmental effects generated by new development projects. Ordinance 659 also establishes the authorized uses of the required fees. Because the project is located within the Harvest Valley/Winchester Area Plan, the project developer would be required to pay the required Public Facilities Fee prior to the issuance of a building permit. This fee would be used by the County to provide additional libraries and/or library services as necessary to adequately serve the project. The project would not impact existing library facilities.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

34. Health Services

Source(s): Riverside County General Plan, Healthy Communities Element, December 8, 2015.

Findings of Fact:

a) Less Than Significant Impact. The project could indirectly increase the need for emergency health services due to accidents or immediate health related issues while the one project employee is at work. However, these irregular and infrequent emergency health needs would not significantly impact health care services.

As discussed in Section "29.c)" above, the project would not substantially increase the population in the vicinity of the project as an employee that is currently employed at the existing self-storage facility adjacent to and south of the project would work at the proposed project. Therefore, the project would not directly generate a substantial new population that would require health services in the area. Overall, the indirect health care needs of the project would be less than significant.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

RECREATION: Would the project:

35. Parks and Recreation

b) Include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?

c) Increase the use of existing neighborhood or regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?

d) Be located within a Community Service Area (CSA) or recreation and park district with a Community Parks and Recreation Plan (Quimby fees)?

Source(s): Ordinance No. 460, Section 10.35 (Regulating the Division of Land – Park and Recreation Fees and Dedications), Ordinance No. 659 (Establishing Development Impact Fees), Parks & Open Space Department Review; Riverside County Community & Cultural Services Division, County Service Areas, Harvest Valley/Winchester Area Plan, <https://rivcoccsd.org/csa/>

Findings of Fact:

a) No Impact. The project does not propose and is not required by the County to develop any on-site recreational facilities. In addition, as discussed in Section "29.c)" above, the project would not increase the population in the vicinity of the project as an employee that is currently employed at the existing self-storage facility adjacent to and south of the project would work at the proposed project. Thus, the project would not directly or indirectly increase the local population and create a demand for new or expanded recreational facilities.

Riverside County Ordinance 659 establishes and sets forth policies, regulations, and fees relating to the funding and installation of facilities and the acquisition of open space and habitat necessary to address the direct and cumulative environmental effects generated by new development projects. Ordinance 659 also establishes the authorized uses of the required fees. Because the project is located within the Harvest Valley/Winchester Area Plan, the project developer would be required to pay the required Public Facilities Fee and Regional Parks Fee prior to the issuance of a building permit. These fees would be used by the County to provide additional public recreational facilities that could be used indirectly by the one project employee. Therefore, the project would not generate a substantial population that would require construction or expansion of recreational facilities and impacts would be less than significant.

b) No Impact. As discussed in Section "35.a)" above, the project would not increase the population in the vicinity of the project as an employee that is currently employed at the existing self-storage facility adjacent to and south of the project would work at the proposed project. As a result, the project would not directly or indirectly increase the use of existing neighborhood or regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated. As also discussed in Section "35.a)" above, payment of the Public Facilities Fee and Regional Parks Fee required by Riverside County Ordinance 659 prior to the issuance of a building permit would allow the County to provide additional park facilities when necessary to replace or repair deteriorated park facilities due to use indirectly by the one project employee. Therefore, the project would not directly or indirectly impact existing park or recreational facilities.

c) No Impact. The project is not located within a Community Service Area or recreation park district with a Community Park and Recreation Plan. Therefore, the project would not impact any park district or recreation plan.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

36. Recreational Trails	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Include the construction or expansion of a trail system?				

Source(s): Harvest Valley/Winchester Area Plan, Figure 9, Trails and Bikeway System

Findings of Fact:

a) No Impact. According to Figure 9 of the Harvest Valley/Winchester Area Plan there are no regional or community trails adjacent to the site. As a result, the project is not required and does not propose to construct or expanded a county trail system. The project would not impact County trails.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

TRANSPORTATION: Would the project:				
37. Transportation	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
a) Conflict with a program, plan, ordinance, or policy addressing the circulation system, including transit, roadway, bicycle, and pedestrian facilities?				
b) Would the project conflict or be inconsistent with CEQA Guidelines Section 15064.3, subdivision (b)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

c) Substantially increase hazards due to a geometric design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g. farm equipment)?

Source(s): Riverside County General Plan, Circulation Element; Harvest Valley/Winchester Area Plan, Freedom R.V. Self-Storage Trip Generation Analysis, Ganddini Group, letter dated March 10, 2020, Freedom RV Self-Storage Vehicle Miles Traveled (VMT) Memorandum, Ganddini Group, September 21 2020 – Appendix H.

Findings of Fact:

Traffic Threshold

As described in the Riverside County General Plan Policy C 2.1, Level of Service (LOS) D shall apply to all development proposals located within the Harvest Valley/Winchester Area Plan. Thus, the LOS threshold for the project is LOS D.

a) Less Than Significant Impact. The project is estimated to generate 40 daily trips, including 4 vehicle trips in the peak a.m. hour and 4 vehicle trips in the peak p.m. hour.¹⁶ Based on the generation of 40 daily vehicle trips, the project would not significantly conflict with any program, plan, ordinance, or policy addressing the circulation system, including transit, roadway, bicycle, or pedestrian facilities.

b) No Impact. A VMT analysis was prepared for the project in compliance with CEQA Guidelines Section 15064.3. The County of Riverside draft Transportation Analysis Guidelines identify the following seven screening criteria to determine if a presumption of a non-significant transportation impact can be made based on the facts of the project:

- Small Projects
- Projects Near High Quality Transit
- Local-Serving Retail
- Affordable Housing
- Local Essential Service
- Map-Based Screening
- Redevelopment Projects

In accordance with California Office of Planning and Research (OPR) Technical Advisory recommendations, the County of Riverside Transportation Analysis Guidelines state that projects generating less than 110 trips per day based on the Institute of Transportation Engineers (ITE) Trip Generation Manual, or other acceptable source determined by Riverside County, are presumed to cause a less than significant impact and are exempt from the requirement of preparing a VMT impact analysis.

As stated in the traffic analysis and Section “37a)” above, the project is calculated to generate approximately 40 daily trips. Therefore, the project is estimated to result in a less than significant VMT impact based on California OPR recommended screening criteria that is incorporated into the draft County of Riverside Transportation Analysis Guidelines for small projects.

c) Less Than Significant Impact. The project proposes a single gated driveway to the site at El Tecolote Road. The gated entrance to the site would be reviewed by the County’s Transportation Department to ensure that the driveway meets County driveway standards, including width and sight

¹⁶ ITE Trip Generation Manual, 10th Edition, Land Use Code 110.

distance. The project does not propose any geometric design hazards or dangerous intersections, thus the project would not have any significant hazards due to a geometric design feature, dangerous intersection or incompatible land use.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

38. Bike Trails

a) Include the construction or expansion of a bike system or bike lanes?

Source(s): Riverside County General Plan, Circulation Element, December 12, 2017.

Findings of Fact:

a) No Impact. The project site is surrounded by roadways, developed lands, and undeveloped land. There are no bike trails within or adjacent to the project site. Figure 9, Trails and Bikeway System of the Harvest Valley/Winchester Area Plan shows a proposed Regional Trail along Sultanas Road adjacent to and west of the site.

As discussed in Section "29.c" above, the project would not increase, either directly or indirectly, the local population and increase the use of the existing bike trail in Cajalco Expressway or the construction of new bike trails. Riverside County Ordinance 659 sets forth policies, regulations, and fees related to the funding and construction of public facilities to address the needs of new development. The project does not propose and is not required by the County to construct a new or expand the existing local bikeway system. As required by Riverside County Ordinance 659 the project developer would be required to pay a Regional Multipurpose Trails fee that could be used by the County to provide additional trails in the project area. As a result, the project would not impact bike trails.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

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

39. Tribal Cultural Resources

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

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

Source(s): Native American Consultation

Findings of Fact:

a) and b) Less Than Significant With Mitigation Incorporated.

Changes in the California Environmental Quality Act, effective July 2015, require that the County address a new category of cultural resources – tribal cultural resources – not previously included within the law's purview. Tribal Cultural Resources are those resources with inherent tribal values that are difficult to identify through the same means as archaeological resources. These resources can be identified and understood through direct consultation with the tribes who attach tribal value to the resource. Tribal cultural resources may include Native American archaeological sites, but they may also include other types of resources such as cultural landscapes or sacred places. The appropriate treatment of tribal cultural resources is determined through consultation with tribes.

In compliance with Assembly Bill 52 (AB 52), notices regarding this project were mailed to nine requesting tribes on March 04, 2020. Consultations were requested by the Temecula Band of Luiseño Indians (Pechanga), Rincon Band of Luiseño Indians, and Soboba Band of Luiseño Indians and Agua Caliente Band of Cahuilla Indians. No response was received from the Morongo Band of Mission Indians, Ramona Band of Cahuilla, Cahuilla Band of Indians or Colorado River Indian Tribes (CRIT).

The Pala Band of Mission Indians responded in a letter dated April 4, 2020 indicating that although they declined consultation, they requested the cultural report for the project. This was provided to the tribe on September 23, 2020.

Pechanga requested consultation in a letter dated March 19, 2020. Consultation was initiated on May 6, 2020. On May 26, 2020 the cultural report, the geologic report and site and grading plans were provided to the tribe. The project was discussed during an August 29, 2020 teleconference. The tribe informed Planning that there have been human remains found within a mile of the project and that there is a Traditional Cultural Property less than a mile away as well. The tribe recommended that a Native American monitor be present during ground disturbing activities. Planning agreed and provided the project conditions of approval to the tribe on September 15, 2020. Consultation was concluded with Pechanga on September 23, 2020.

The Rincon Band requested to consult on the project in a letter dated March 13, 2020. On May 26, 2020 the tribe was provided with the cultural report and project exhibits. The tribe recommended that tribal monitoring and the procedures for unanticipated resources be included in the project conditions of approval. The conditions of approval were provided to the tribe on September 23, 2020.

Agua Caliente Band requested to consult in a letter dated April 4, 2020. The cultural report and project exhibits were provided to the tribe on May 26, 2020. On August 20, 2020 this project was discussed during a teleconference. The tribe told Planning that the project was situated within a women's landscape and that they recommended monitoring during ground disturbing activities associated with the project. The project conditions of approval were provided to the tribe and consultation was concluded on September 15, 2020.

The Soboba Band requested to consult in a letter dated March 24, 2020. Consultation was initiated on May 26, 2020. On August 29, 2020 and September 17, 2020, the tribe was provided with the cultural report and the project conditions of approval. On September 23, 2020 a final meeting was held. The tribe requested the conditions of approval, which were provided to them and consultation was concluded.

No tribal cultural resources were identified on the project. However, the project has been conditioned for a Native American monitor to be present during ground disturbance in the event any unanticipated subsurface tribal cultural resources are identified they will be handled in a culturally appropriate manner. CEQA Guidelines Section 15064.5 (e) specifically addresses what to do in the event human remains of Native American descent are identified. A condition of approval has been attached to this project that reiterates that State law will be followed (Public Resources Code Section 5097.98; Health and Safety Code Section 7050.5) with the inclusion of these mitigation measures impacts to previously unidentified Tribal Cultural Resources would be less than significant.

Mitigation:

Mitigation Measure TRI-1 If Human Remains Found - CEQA Guidelines Section 15064.5 (e) specifically addresses what to do in the event that human remains are accidentally discovered in any location other than a dedicated cemetery. Although this is State law, a condition of approval has been placed on this and every project so that in the event previously unidentified subsurface human remains are discovered during grading they shall be handled appropriately and impacts in this regard will be less than significant with mitigation incorporated.

Mitigation Measure TRI-2 Native American Monitoring - Native American Monitoring shall be required so that in the event previously unidentified subsurface tribal cultural resources are discovered during grading, they shall be handled appropriately and impacts in this regard will be less than significant with mitigation incorporated.

Monitoring: By the Riverside County Department of Building and Safety through the plan check and construction permitting process and by the County qualified archaeologist, as described in Mitigation Measures TRI-1 and TRI-2.

UTILITIES AND SERVICE SYSTEMS: Would the project:

40. Water				
a) Require or result in the relocation or construction of new or expanded water, wastewater treatment, or storm water drainage systems, whereby the construction or relocation would cause significant environmental effects?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
a) Have sufficient water supplies available to serve the project and reasonably foreseeable future development during normal, dry, and multiple dry years?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Source(s): Eastern Municipal Water District 2015 Urban Water Management Plan (UWMP 2015). Perris Valley Regional Water Reclamation Facility Fact Sheet. Accessed: <https://www.emwd.org/sites/main/files/file-attachments/pvrwrffactsheet.pdf>

Findings of Fact:

a) No Impact.

Water Infrastructure

There is an existing 8-inch water line in Sultanas Road adjacent to and west of the project site that would serve the project. The project proposes to construct an 8-inch water line in El Tecolote Road

from Sultanas Road to the east project boundary. The project proposes to construct a 1-inch water line from the new 8-inch water line in El Tecolote Road to the site.

The Eastern Municipal Water District (EMWD) provides water to the project area. In addition to treated water that is delivered to EMWD by the Metropolitan Water District, EMWD operates two microfiltration plants that filter raw imported water to achieve potable water standards. The two treatment plants, the Perris Water Filtration Plant and the Hemet Water Filtration Plant, are located in Perris and Hemet, respectively. These two water treatment plants provide a portion of the water supplied by EMWD (UWMP 2015). EMWD has an adequate supply of water to serve the project and the project would not require EMWD to construct new or expanded their existing sources of water supply. In addition, the capacity of the regional water treatment facilities that would serve the project are adequate and new or expanded water treatment facilities would not be required by the project. Therefore, the project would not impact EMWD's water supplies and water service facilities.

Wastewater Treatment

The project would not generate any wastewater. Therefore, the project does not propose to connect to a public wastewater collection and treatment system, or propose an on-site wastewater collection and treatment system. The project would not impact the existing wastewater collection and treatment system that serves the project site.

Stormwater Drainage

The project proposes the construction of a water quality and detention basin at the southwest corner of the site that would filter, retain, and allow detained high storm water flows to percolate into the groundwater basin or evaporate. The project also proposes to install landscaping on the site that would also allow stormwater to infiltrate within the landscaped areas.

During periods of high storm water flows, water that is not detained in the detention basin in the southwest corner of the site would flow by an underground storm drain into the existing 18" storm drain that extends under El Tecolote Road where it would flow south of El Tecolote Road in the same open earthen channel as the existing condition. The project would not require the extension or expansion of any existing public storm drain facilities to serve the project.

b) Less Than Significant Impact. Water would be provided to the project by EMWD, which serves 555 square miles of western Riverside County and includes the project site (UWMP 2015). In 2015, EMWD had a water demand of 146,090 AF, and projects a demand of 197,901 AF in 2020, which is a 35 percent increase over 2015 demands (an increase of 51,811 AF) (UWMP 2015). The UWMP details the District's reliable and drought-resilient water supply capable of meeting projected demands within its service area over the next 25 years and beyond (UWMP 2015). The UWMP states the District has a projected supply of 197,901 AFY in 2020, and a predicted supply of 268,200 AFY in 2040. To ensure that planning efforts for future growth are comprehensive, the Urban Water Management Planning Act requires water purveyors to incorporate regional projections and land uses in UWMPs.

The project meets and complies with the type of land use and density proposed for the site by the General Plan and thus, consistent with existing growth projections that are included in the UWMP projections for the site. In addition, the 2015 UWMP identifies water supply and demands through 2040 (268,200 AFY) and indicates it would be able to meet all of the anticipated water supply needs. In addition, County Ordinance No. 859, requires compliance with the County's Water Efficient Landscape Ordinance, which is verified through the plan check process. Therefore, the project is consistent with the future water demand estimates for the project site would not require EMWD to

provide new or expanded water entitlements to serve the project. The potential water supply impacts of the project would be less than significant.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

41. Sewer

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

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

Source(s): Eastern Municipal Water District 2015 Urban Water Management Plan (UWMP 2015)

Findings of Fact:

a) Less Than Significant Impact. As discussed in Section "40.a)" above, the project would not generate any wastewater and as a result would not be required to connect to a public sewer collection and treatment system. The project would not have any wastewater impacts.

b) No Impact. As discussed in Sections "40.a)" and Section "41.a)" above, the project would not generate any wastewater and as a result would not be required to connect to a public sewer collection and treatment system. The project would not have any wastewater treatment impacts.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

42. Solid Waste

a) Generate solid waste in excess of State or Local standards, or in excess of the capacity of local infrastructure, or otherwise impair the attainment of solid waste reduction goals?

a) Comply with federal, state, and local management and reduction statutes and regulations related to solid wastes including the CIWMP (County Integrated Waste Management Plan)?

Source(s): Riverside County General Plan, CalRecycle Facility Database, accessible at: <https://www2.calrecycle.ca.gov/SWFacilities/Directory/>.

Findings of Fact:

a) Less Than Significant Impact. The closest landfill to the project is Badlands Sanitary Landfill that is located approximately 14 miles north of the site at 31125 Ironwood Avenue in Moreno Valley. The landfill is permitted to accept 4,800 tons per day of solid waste and operate through 2021 (CalRecycle 2020). In addition, the El Sobrante Sanitary Landfill, which is located at 10910 Dawson Canyon

Road, is approximately 20 miles west of the project. The landfill is permitted to accept 16,054 tons per day of solid waste and is permitted to operate through 2050 (CalRecycle 2020). In November 2018, the El Sobrante Sanitary Landfill disposed an average of 11,154 tons per day; having an average daily additional capacity for 4,900 tons of solid waste.

The project would have one employee and that one employee would generate minimal solid waste. The storage of recreational vehicles would also generate a minimal amount of solid waste on a daily basis. Based on the current recycling requirements of AB 939, which requires the diversion of 50 percent of solid waste away from landfills, the project would generate a minimal amount of solid waste per week that would be hauled to either the Badlands Sanitary Landfill and/or the El Sobrante Sanitary Landfill. Both landfills have adequate permitted capacity to accommodate the project's solid waste.

As of January 1, 2020, AB 341 requires the diversion of 75 percent of solid waste from landfills. Therefore, per AB 341 the solid waste generated by the project that would be hauled to a landfill would be reduced minimally. The landfills that would serve the project have adequate capacity to serve the project and solid waste impacts would be less than significant.

b) No Impact. The project would be required to comply with all applicable regulations related to solid waste. All solid waste-generating activities within the County are subject to the requirements set forth in AB 341 that requires the diversion of 75 percent of the solid waste that would be generated by the project. All projects in the County undergo development review prior to the issuance of required permits, which would include an analysis of the project's compliance with AB 341. Therefore, the project would not have any solid waste regulation compliance impacts.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

43. Utilities

Would the project impact the following facilities requiring or resulting in the construction of new facilities or the expansion of existing facilities, whereby the construction or relocation would cause significant environmental effects?

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

Source(s): Riverside County General Plan

Findings of Fact:

a-f) Less Than Significant Impact. The project site is vacant, therefore there is not an existing demand for public utilities. The project would not require a demand for public utilities, including electricity, natural gas, or communication systems. However, the project would require street lighting (provided by Southern California Edison), maintenance of public facilities, and other governmental services. All of the utilities that are required to serve the project are available adjacent to the site and their extension to the site would not require the construction of new facilities that could cause significant environmental effects. The project would have less than significant impacts to public utilities.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

WILDFIRE: If located in or near a State Responsibility Area ("SRA"), lands classified as very high fire hazard severity zone, or other hazardous fire areas that may be designated by the Fire Chief, would the project:

44. Wildfire Impacts

a) Substantially impair an adopted emergency response plan or emergency evacuation plan?

b) Due to slope, prevailing winds, and other factors, exacerbate wildfire risks, and thereby expose project occupants to, pollutant concentrations from a wildfire or the uncontrolled spread of a wildfire?

c) Require the installation or maintenance of associated infrastructure (such as roads, fuel breaks, emergency water sources, power lines or other utilities) that may exacerbate fire risk or that may result in temporary or ongoing impacts to the environment?

d) Expose people or structures to significant risks, including downslope or downstream flooding or landslides, as a result of runoff, post-fire slope instability, or drainage changes?

e) Expose people or structures either directly or indirectly, to a significant risk of loss, injury, or death involving wildland fires?

Source(s): Riverside County General Plan Figure S-11 "Wildfire Susceptibility" and Figure S-8 "Wind Erosion," Harvest Valley/Winchester Area Plan, Figure 12 "Wildfire Susceptibility"; County of Riverside Multi-Jurisdictional Hazard Mitigation Plan, 2012; CAL Fire, California Fire Hazard Severity Zone Map Update Project, Accessed: <http://egis.fire.ca.gov/FHSZ/>, Harvest Valley/Winchester Area Plan Steep Slope.

Findings of Fact:

a) Less Than Significant Impact. The California Fire Hazard Severity Zone Mapping¹⁷ shows that the project site is not within or adjacent to a Local Responsibility Area Very High Fire Severity Zone. The site is also not within or adjacent to a State Responsibility Area Very High Fire Severity Zone. As discussed in Section "21.c)" above, the County of Riverside has adopted a Multi-Jurisdictional Local Hazard Mitigation Plan to reduce the impact of a disaster by identifying hazards and developing ways to decrease their impact. As proposed, the project would not conflict with or significantly impact the ability of the County to implement the Multi-Jurisdictional Local Hazard Mitigation Plan.

Construction

The construction activities required to construct the project, including the staging and storage of construction equipment, building materials, supplies, etc. would occur on the project site and would not restrict or prevent access of any emergency vehicles to the project site or adjacent properties in the event of an emergency. El Tecolote Road and Sultanas Road would remain open during project construction and continue to provide adequate emergency vehicle and personnel access to the project site and the immediate project vicinity to respond to a natural disaster or emergency. The

¹⁷ <https://egis.fire.ca.gov/FHSZ/>

project would have a less than significant impact to an emergency response in the immediate project vicinity.

Operation

The project proposes a single point of site access at El Tecolote Road that would be available for emergency response to the site. The project would be permitted and approved in compliance with the California Fire Code and the Riverside County Ordinance No. 787, which provides requirements related to emergency access, reduction of fire potential including vegetation management, construction materials and methods, installation of automatic sprinkler systems, assurance of fire flows. Project compliance with all applicable fire code and Riverside County Ordinance No. 787 regulations would not significantly impact the County's ability to implement its adopted emergency response and emergency evacuation Multi-Jurisdictional Local Hazard Mitigation Plan.

b) Less Than Significant Impact. The project site and the adjacent parcels are flat and do not have any hills or steep slopes. As shown in Figure 14 Harvest Valley/Winchester Area Plan Steep Slope, the project site and surrounding properties have a slope angle of less than 15%. Per the County of Riverside General Plan Safety Element Figure S-8, the project site and surrounding area has a moderate wind susceptibility. The project would be required to comply with California Fire Code Chapter 47 and the Riverside County No. 787 Fire Code, which provides requirements to reduce the potential of fires that include vegetation management, construction materials and methods, installation of automatic sprinkler systems, fire flows. The proposed shade canopies and solar panels are metal and non-flammable. There are no factors, including slope or prevailing winds that would significantly impact and exacerbate wildfire risks and expose project occupants to pollutant concentrations from a wildfire or the uncontrolled spread of a wildfire. Thus, the project would not exacerbate wildfire risks and impacts would be less than significant.

c) Less Than Significant Impact. The project does not propose any site improvements, such as roads, fuel breaks, emergency water sources, or power lines that would exacerbate wildfire risk. The project would be required to meet and comply with all applicable regulations required by the California Fire Code Chapter 47 and Riverside County Ordinance No. 787 Fire Code to reduce potential on-site fire hazards. The project would have less than significant fire risks.

d) No Impact. There are no drainage facilities on the site. There is an existing drainage swale adjacent to and west of the site. The project site and the adjacent parcels are flat and do not contain any hills or steep slopes that could impact the project due to post-fire impact. Therefore, the project would not expose and impact people or structures to significant risks, including downslope or downstream flooding or landslides, as a result of runoff, post-fire slope instability, or drainage changes.

e) Less Than Significant Impact. As discussed in Section "44.a)" above, the project site is not located within or adjacent to a Very High Fire Hazard Severity Zone. The project would be required to comply with California Fire Code Chapter 47 and the Riverside County Ordinance No. 787, Fire Code, which provides requirements to reduce the potential of fires that include vegetation management, construction materials and methods, installation of automatic sprinkler systems, fire flows. Project compliance with all applicable fire code and Riverside County Ordinance No. 787, Fire Code requirements would reduce potential wildland fire risks to less than significant.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

MANDATORY FINDINGS OF SIGNIFICANCE: Does the Project:

45. Have the potential to substantially degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, substantially reduce the number or restrict the range of a rare or endangered plant or animal, or eliminate important examples of the major periods of California history or prehistory?

Source(s): Biological Technical Report, Staxup Self Storage Project, Glenn Lukos Associates, Inc., May 2020; Jurisdictional Evaluation for the Staxup Self Storage Project, Glenn Lukos Associates, May 21, 2020; Phase I Cultural Resources Assessment, Staxup Storage Project, Tentative Parcel Map No. 37787 and Plot Plan No. 190035, Assessor Parcel Number 457-350-027, Unincorporated Riverside County, California, Jean Keller, Cultural Resources Consultant, March 2020.

Findings of Fact:

a) Less Than Significant with Mitigation Incorporated. The Biological Technical Report identified that the project site is vacant and no special status vegetation types, special-status plants, riparian or wetland areas, or wildlife species were identified on the project site. The project site is in the Burrowing Owl Survey Area of the MSHCP. Focused burrowing owl surveys were conducted and based on the results burrowing owls are not present on the site. Although Burrowing Owls were not present on the site during the protocol surveys, owls could be present in the future when project construction occurs. As a result, Mitigation Measure BIO-1 is included to implement pre-construction burrowing owl surveys to be conducted pursuant to the MSHCP requirements. The implementation of this mitigation measure and standard conditions of approval would reduce potential biological resource impacts to special status species to less than significant.

Additionally, should construction occur during nesting bird season Mitigation Measure BIO-2 would require a pre-construction nesting bird survey to be conducted, which would reduce potential impacts to nesting avian species to less than significant.

Thus, with implementation of Mitigation Measures BIO-1, BIO-2, and standard conditions of approval impacts related to the potential of the project to reduce the habitat or cause any sensitive plant or animal community to drop below self-sustaining levels would be less than significant.

As described above in Section "8" the project site does not contain any historic resources and has been highly disturbed from past agricultural and diking activities. However, as discussed in Section 9, it's possible that buried archaeological resources may exist and uncovered during project grading. Therefore, Mitigation Measure CUL-1 is recommended to reduce potential cultural resource impacts to less than significant.

As discussed above in Section "28" the project is located in an area with a high potential for the presence of paleontological resources. As a result, Mitigation Measures PAL-1 and PAL-2 are recommended to reduce any potential paleontology resources inadvertently discovered would be reduced to a less than significant level.

The development of the project would not substantially degrade the quality of the environment, substantially reduce the habitat of fish or wildlife species, cause a fish or wildlife populations to drop below self-sustaining levels, threaten to eliminate a plant or animal community, or reduce the number or restrict the range of a rare or endangered plant or animal, or eliminate important examples of the

major periods of California history or prehistory with the implementation of the recommended mitigation measures.

46. Have impacts, which are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, other current projects and probable future projects)?

Source(s): Previous Analysis.

Findings of Fact:

a) Less Than Significant Impact. As discussed above, all of the identified potential impacts associated with the development of the project as proposed would be less than significant or reduced to a less than significant level with implementation of recommended mitigation measures along with existing plans, programs, and policies that would be required by the County of Riverside in conjunction with and part of the project approval process. The cumulative effect of the project, when taken into consideration with other development projects in the project vicinity, would be limited because the project would be consistent with the Riverside County General Plan and zoning ordinance, and would not result in substantial effects to any environmental resource topic, as described throughout this MND. Therefore, the project impacts would not be cumulatively considerable and cumulative impacts would be less than significant.

47. Have environmental effects that will cause substantial adverse effects on human beings, either directly or indirectly?

Source(s): Previous Analysis

Findings of Fact:

a) Less Than Significant with Mitigation Incorporated. The project does not propose any use or any activity that would result in a substantial adverse effect on the public, either directly or indirectly that can't be adequately mitigated to less than significant. All resource topics associated with the proposed project have been analyzed in accordance with CEQA and the State CEQA Guidelines and were found to pose no impacts or less-than-significant impacts with implementation of mitigation measures, standard conditions of approval, and existing plans, programs, or policies that are required by the County. Consequently, the proposed project would not result in environmental effects that would cause substantial adverse effects on human beings directly or indirectly, and impacts would be less than significant.

VI. EARLIER ANALYSES

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

Earlier Analyses Used, if any: N/A

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

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

Revised: 11/12/2020 1:39 PM
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5.0 MITIGATION MONITORING AND REPORTING PROGRAM

5.1 Introduction

The California Environmental Quality Act (CEQA) requires a lead or public agency that approves or carries out a project for which a Mitigated Negative Declaration has been certified which identifies one or more significant adverse environmental effects and where findings with respect to changes or alterations in the project have been made to adopt a "...reporting or monitoring program for the changes to the project which it has adopted or made a condition of project approval in order to mitigate or avoid significant effects on the environment" (CEQA, Public Resources Code Sections 21081, 21081.6).

A Mitigation Monitoring and Reporting Program (MMRP) is required to ensure that adopted mitigation measures are successfully implemented for the Staxup project. The County of Riverside is the Lead Agency for the project and is responsible for implementation of the MMRP. This MMRP identifies the parties that will be responsible for monitoring implementation of the individual mitigation measures.

5.2 Mitigation Monitoring and Reporting Program

The mitigation monitoring and reporting program has been prepared in compliance with PRC Section 21081.6. It describes the requirements and procedures to follow by the County to ensure that all mitigation measures adopted as part of the proposed project would be carried out as described in the EA/MND. This MMRP for the project would be active through all phases of the project, including design, construction, and operation.

Table 11 identifies project specific mitigation measures required by the County to mitigate or avoid significant adverse impacts associated with the implementation of the project, the timing of implementation, and the responsible party or parties for monitoring compliance. This MMRP also includes a column that will be used by the compliance monitor (individual responsible for monitoring compliance) to document when implementation of the measure is completed.

**Table 11
MITIGATION MONITORING AND REPORTING PROGRAM**

Mitigation Measure No.	Measure	Timing	Responsibility for Oversight of Compliance/Verification	Completion
Aesthetics				
None				
Agriculture & Forest Resources				
None				
Air Quality				
AQ- 1	<p>Prior to the start and throughout project construction, the contractor shall implement and maintain the following fugitive dust control measures:</p> <ul style="list-style-type: none"> • Apply soil stabilizers or moisten inactive areas. • Water exposed surfaces as needed to avoid visible dust leaving the construction site (typically 2-3 times/day). • Cover all stockpiles with tarps at the end of each day or as needed. • Provide water spray during loading and unloading of earthen materials. • Minimize in-out traffic from construction zone. • Cover all trucks hauling dirt, sand, or loose material and require all trucks to maintain at least two feet of freeboard. • Sweep streets daily if visible soil material is carried out from the construction site. 	Prior to the start of construction and throughout construction.	Building and Safety Department.	
AQ - 2	<p>Throughout project construction the contractor shall:</p> <ul style="list-style-type: none"> • Utilize well-tuned off-road 	Throughout construction.	Building and Safety Department.	

	<p>construction equipment.</p> <ul style="list-style-type: none"> • Establish a preference for contractors using Tier 3 or better heavy equipment. • Enforce 5-minute idling limits for both on-road trucks and off-road equipment. 			
Biological Resources				
BIO-1	<p>Pre-Construction Burrowing Owl Survey. A preconstruction burrowing owl survey shall be completed by a qualified biologist a maximum of 30 days prior to the start of construction. All areas of the site shall be included, as well as a visual survey of the undeveloped property around the site. The results shall be provided to the Riverside County Planning Director as a letter report. If burrowing owls are observed within the site, additional coordination with the MSHCP and/or CDFW shall be required. No burrowing owls may be harmed, and no burrowing owl occupied burrows may be collapsed between February 1 and August 31 to avoid the nesting season. If burrowing owl are documented and need to be impacted, a Determination of Biological Equivalent or Superior Preservation Report, as required by the MSHCP shall be prepared.</p>	<p>Within 30 days prior to grading activities; Prior to the issuance of a grading permit.</p>	<p>Planning Department; Riverside County Environmental Programs Department (EPD).</p>	
BIO-2	<p>Nesting Birds Survey. If project activities occur during the nesting season, a nesting bird survey shall be conducted by a qualified biologist at a maximum of one (1) week prior to start of grading or construction activities, whichever occurs first, to avoid taking of nesting birds, vegetation removal, and initial ground disturbance should it occur outside the nesting bird breeding season (February through August). If active</p>	<p>One week prior to the start of any grading or construction activities.</p>	<p>Planning Department; County qualified biologist; Riverside County Environmental Programs Department (EPD).</p>	

	nests of protected native species are located, construction work shall be delayed until after the nesting season or until the young are no longer dependent upon the nest site. Construction near an active nest shall be conducted at the discretion of a biological monitor utilizing appropriate buffers and other methods to minimize potential impacts.			
Cultural Resources				
CUL-1	Prior to issuance of a grading permit: The applicant/developer shall provide evidence to the County of Riverside Planning Department that a County certified professional archaeologist (Project Archaeologist) has been contracted to implement a Cultural Resource Monitoring Program. A Cultural Resource Monitoring Plan shall be developed that addresses the details of all activities and provides procedures that must be followed in order to reduce the impacts to cultural and historic resources to a level that is less than significant as well as address potential impacts to undiscovered buried archaeological resources associated with this project. A fully executed copy of the contract and a wet-signed copy of the Monitoring Plan shall be provided to the County Archaeologist to ensure compliance with this condition of approval. Working directly under the Project Archaeologist, an adequate number of qualified Archaeological Monitors shall be present to ensure that all earth moving activities are observed and shall be on-site during all grading activities for areas to be monitored including off-site improvements. Inspections will vary based on the rate of	Prior to the issuance of a grading permit.	Building and Safety Department; Riverside County-qualified archaeologist.	

	excavation, the materials excavated, and the presence and abundance of artifacts and features. The frequency and location of inspections will be determined by the Project Archaeologist.			
Energy				
None				
Geology/Soils				
None				
Greenhouse Gas Emissions				
None				
Hazards and Hazardous Materials				
None				
Hydrology/Water Quality				
None				
Land Use/Planning				
None				
Mineral Resources				
None				
Noise				
NOI-1	During project construction, contractors shall equip all construction equipment, fixed or mobile, with properly operating and maintained mufflers, consistent with manufacturer standards.	On-going during construction.	Building and Safety Department.	
NOI-2	During project construction all contractors shall place all stationary construction equipment so that emitted noise is directed away from the noise sensitive receptors nearest the project site.	On-going during construction.	Building and Safety Department.	
NOI-3	All equipment shall be shut off and not allowed to idle when not in use.	On-going during construction.	Building and Safety Department.	
NOI-4	During project construction all contractors shall locate equipment staging in areas that shall create the greatest distance between the construction-related noise/vibration	On-going during construction.	Building and Safety Department.	

	sources and sensitive receptors nearest the project site.			
NOI-5	Jackhammers, pneumatic equipment and all other portable stationary noise sources shall be shielded and noise shall be directed away from sensitive receptors.	On-going during construction.	Building and Safety Department;	
NOI-6	The project developer shall mandate that the construction contractor prohibit the use of music or sound amplification on the project site during construction.	On-going during construction.	Building and Safety Department;	
NOI-7	During project construction all contractors shall limit haul truck deliveries to the same hours specified for construction.	On-going during construction.	Building and Safety Department;	
Paleontological Resources				
PAL-1	The project developer 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).	Prior to issuance of a grading permit.	Building and Safety Department; County-qualified paleontologist	
PAL-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. Description of the proposed site and	Prior to issuance of a grading permit.	Building and Safety Department; County-qualified paleontologist	

	<p>planned grading operations.</p> <p>2. Description of the level of monitoring required for all earth-moving activities in the project area.</p> <p>3. Identification and qualifications of the qualified paleontological monitor to be employed for grading operations monitoring.</p> <p>4. Identification of personnel with authority and responsibility to temporarily halt or divert grading equipment to allow for recovery of large specimens.</p> <p>5. 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.</p> <p>6. Means and methods to be employed by the paleontological monitor to quickly salvage fossils as they are unearthed to avoid construction delays.</p> <p>7. Sampling of sediments that are likely to contain the remains of small fossil invertebrates and vertebrates.</p> <p>8. Procedures and protocol for collecting and processing of samples and specimens.</p> <p>9. Fossil identification and curation procedures to be employed.</p> <p>10. Identification of the permanent repository to receive any recovered fossil material. *Pursuant to the County "SABER Policy", paleontological fossils found in the County should, by preference, be directed 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.</p> <p>11. All pertinent exhibits, maps and references.</p> <p>12. Procedures for reporting of findings.</p>			
--	--	--	--	--

	<p>13. 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.</p> <p>14. 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.</p>			
Population and Housing				
None				
Public Services				
None				
Recreation				
None				
Transportation				
None				

Tribal Cultural Resources			
TRI-1	If Human Remains Found - CEQA Guidelines Section 15064.5 (e) specifically addresses what to do in the event that human remains are accidentally discovered in any location other than a dedicated cemetery. Although this is State law, a condition of approval has been placed on this and every project so that in the event previously unidentified subsurface human remains are discovered during grading they shall be handled appropriately and impacts in this regard will be less than significant with mitigation incorporated.	On-going during project construction.	Building and Safety Department.
TRI-2	Native American Monitoring - Native American Monitoring shall be required so that in the event previously unidentified subsurface tribal cultural resources are discovered during grading, they shall be handled appropriately and impacts in this regard will be less than significant with mitigation incorporated.	On-going during project construction.	Building and Safety Department.
Utilities			
None			
Wildfire			
None			



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: November 27, 2019

TO:

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

P.D. Environmental Programs Division
P.D. Geology Section
Riv. Co. Trans. Dept. – Landscape Section
P.D. Archaeology Section
Riv. Co. Information Technology
Riv. Co. Waste Resources Management Dept.
Riv. Co. Airport Land Use Commission
March Air Reserve Base

Winchester/Homeland Municipal Advisory
Council (MAC)
Board of Supervisors - Supervisor: Chuck
Washington
Planning Commissioner: Carl Bruce Shaffer

PLOT PLAN NO. 190035 and TENTATIVE PARCEL MAP NO. 37787 - Applicant: Strat Property Management Inc. – Engineer/Representative: Stevenson, Porto, & Pierce, Inc. – Third Supervisorial District – Homeland Area Zoning District – Harvest Valley/ Winchester Area Plan: Community Development: Business Park (CD: BP) – Location: North of Tecolote Rd, South of Triple Crown Rd, East of Sultanas Rd, and West of Branson Ln – 18.67 Gross Acres - Zoning: SP Zone (Menifee North #260) - **REQUEST:** Plot Plan No. 190035 (PPT190035) for the proposed R.V. storage facility consisting of 225 covered R.V. storage spaces and a proposed water basin. In addition, the project proposes Tentative Parcel Map No. 37787 (TPM37787) for subdivision of one 18.67 gross acre lot into two lots with parcel 1 to be 10.61 gross acres and parcel 2 to be 8.06 acres. – APN: 457-350-027 – **BBID: 377-397-036**

DAC staff members and other listed Riverside County Agencies, Departments and Districts staff:
A Bluebeam invitation has been emailed to appropriate staff members so they can view and markup the map(s) and/or exhibit(s) for the above-described project. Please have your markups completed and draft conditions in the Public Land Use System (PLUS) on or before the indicated DAC date. If it is determined that the attached map(s) and/or exhibit(s) are not acceptable, please have corrections in the system and **DENY** the PLUS routing on or before the above date. This case is scheduled for a **DAC internal review on December 19, 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.

DATE: _____ SIGNATURE: _____

PLEASE PRINT NAME AND TITLE: _____

TELEPHONE: _____

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



RIVERSIDE COUNTY PLANNING DEPARTMENT

Charissa Leach, P.E.
Assistant TLMA Director

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

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

COMMENTS:

DATE: _____ SIGNATURE: _____

PLEASE PRINT NAME AND TITLE: _____

TELEPHONE: _____

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



AIRPORT LAND USE COMMISSION RIVERSIDE COUNTY

June 4, 2020

CHAIR
Russell Betts
Desert Hot Springs

VICE CHAIR
Steven Stewart
Palm Springs

COMMISSIONERS

Arthur Butler
Riverside

John Lyon
Riverside

Steve Manos
Lake Elsinore

Richard Stewart
Moreno Valley

Gary Youmans
Temecula

STAFF

Director
Simon A. Housman

John Guerin
Paul Ruff
Barbara Santos

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

www.rcaluc.org

Ms. Deborah Bradford, Project Planner
Riverside County Planning Division
4080 Lemon Street, 12th Floor
Riverside CA 92501
(VIA HAND DELIVERY)

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

File No.: ZAP1422MA20
Related File Nos.: PPT190035 (Plot Plan), TPM37787 (Tentative Parcel Map)
APN: 457-350-027

Dear Ms. Bradford:

Under the delegation of the Riverside County Airport Land Use Commission (ALUC) pursuant to Policy 1.5.2(d) of the Countywide Policies of the 2004 Riverside County Airport Land Use Compatibility Plan, staff reviewed Riverside County Case Nos. TPM37787 (Tentative Parcel Map No. 37787), a proposal to divide 20.06 acres (Assessor's Parcel Number 457-350-027) located on the northeast corner of Sultanas Road and El Tecolote Road (and southerly of unimproved Varela Lane) in the unincorporated community of Homeland into two parcels, and PPT190035 (Plot Plan), a proposal to establish a Recreational Vehicle (RV) storage yard (including 225 RV stalls) on 8.99 acres (proposed Parcel 2 of TPM37787).

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

Although the project is located within the March Air Reserve Base/Inland Port AIA, the actual nearest runway is Runway 15-33 at Perris Valley Airport. The southerly terminus of this runway is located approximately 27,300 feet from the project site. As the site is more than 20,000 feet from the runway, Federal Aviation Administration Obstruction Evaluation Service (FAA OES) review for height/elevation reasons is not required.

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

CONDITIONS:

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

AIRPORT LAND USE COMMISSION

2. The review of this Plot Plan is based on the proposed uses and activities noted in the project description. The following uses/activities are not included in the proposed project and shall be prohibited at this site, in accordance with Note 1 on Table 5 of the Harvest Valley/Winchester Area Plan:
 - (a) Any use which would direct a steady light or flashing light of red, white, green, or amber colors associated with airport operations toward an aircraft engaged in an initial straight climb following takeoff or toward an aircraft engaged in a straight final approach toward a landing at an airport, other than an FAA-approved navigational signal light or visual approach slope indicator.
 - (b) Any use which would cause sunlight to be reflected towards an aircraft engaged in an initial straight climb following takeoff or towards an aircraft engaged in a straight final approach towards a landing at an airport.
 - (c) Any use which would generate smoke or water vapor or which would attract large concentrations of birds, or which may otherwise affect safe air navigation within the area.
 - (d) Any use which would generate electrical interference that may be detrimental to the operation of aircraft and/or aircraft instrumentation.
3. The attached notice shall be provided to all prospective purchasers and tenants of the property.
4. Any new aboveground detention or water quality basins on the site shall be designed so as to provide for a maximum 48-hour detention period following the conclusion of the storm event for the design storm (may be less, but not more), and to remain totally dry between rainfalls. Vegetation in and around the detention/water quality basin(s) that would provide food or cover for bird species that would be incompatible with airport operations shall not be utilized in project landscaping.
5. The following uses/activities are specifically prohibited: wastewater management facilities; trash transfer stations that are open on one or more sides; recycling centers containing putrescible wastes; incinerators.

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

Sincerely,
RIVERSIDE COUNTY AIRPORT LAND USE COMMISSION



Simon A. Housman, ALUC Director

Attachments: Notice of Airport in Vicinity

AIRPORT LAND USE COMMISSION

cc: Strat Property Management Inc., Donald Clauson (applicant)
Stevenson, Porto & Pierce, Henry Lozano (representative)
Barry Aronoff (property owner)
Gary Gosliga, Airport Manager, March Inland Port Airport Authority
Doug Waters, Deputy Base Civil Engineer, March Air Reserve Base
ALUC Case File

Y:\AIRPORT CASE FILES\March\ZAP1422MA20\ZAP1422MA20.LTR.doc



RIVERSIDE COUNTY PLANNING DEPARTMENT

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

March 4, 2020

SUBJECT: ASSEMBLY BILL 52 (AB 52) FORMAL NOTIFICATION (PPT190035)

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

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

Project Description:

PLOT PLAN NO. 190035 and TENTATIVE PARCEL MAP NO. 37787 - Applicant: Strat Property Management Inc. – Engineer/Representative: Stevenson, Porto, & Pierce, Inc. – Third Supervisorial District – Homeland Area Zoning District – Harvest Valley/ Winchester Area Plan: Community Development: Business Park (CD: BP)

LOCATION: North of Tecolote Rd, South of Triple Crown Rd, East of Sultanas Rd, and West of Branson Ln – 18.67 Gross Acres - Zoning: SP Zone (Menifee North #260)

REQUEST: Plot Plan No. 190035 (PPT190035) for the proposed R.V. storage facility consisting of 225 covered R.V. storage spaces and a proposed water basin. In addition, the project proposes Tentative Parcel Map No. 37787 (TPM37787) for subdivision of one 18.67 gross acre lot into two lots with parcel 1 to be 10.61 gross acres and parcel 2 to be 8.06 acres. – APN: 457-350-027

Sincerely,

Dave Jones, Chief Engineering Geologist

Project Planner: Travis Engelking

Email CC: tengelki@rivco.org

Attachment: Project Vicinity Map and Project Aerial

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

Desert Office · 77588 El Duna Court, Suite H
Palm Desert, California 92211
(760) 863-8277 · Fax (760) 863-7040



RIVERSIDE COUNTY PLANNING DEPARTMENT

Charissa Leach, P.E.
Assistant TLMA Director

APPLICATION FOR SUBDIVISION AND DEVELOPMENT

CHECK ONE AS APPROPRIATE:

- TENTATIVE TRACT MAP
- REVERSION TO ACREAGE
- AMENDMENT TO FINAL MAP

- TENTATIVE PARCEL MAP
- EXPIRED RECORDABLE MAP
- VESTING MAP

- MINOR CHANGE
- REVISED MAP

Original Case No. _____
Original Case No. _____

TPM 37787

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED.

APPLICATION INFORMATION

Applicant Name: Strat Property Management Inc.

Contact Person: Donald Clauson E-Mail: dclauson@stratprop.com

Mailing Address: 2055 3rd Avenue, Suite #200

San Diego CA 92101
City State ZIP

Daytime Phone No: (619) 318-9287 Fax No: (_____) _____

Engineer/Representative Name: Stevenson, Porto & Pierce, Inc.

Contact Person: Henry Lozano E-Mail: Henry@sp2inc.com

Mailing Address: 1550 Arrow Highway, Suite A

La Verne CA 91750
City State ZIP

Daytime Phone No: (562) 587-6848 Fax No: (_____) _____

Property Owner Name: Barry Aronoff

Contact Person: Barry Aronoff E-Mail: barry@aronoffcapital.com

Mailing Address: 151 Kalmus Drive, Suite H-10

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

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

APPLICATION FOR SUBDIVISION AND DEVELOPMENT

Costa Mesa Street 92626
City *CA* *ZIP*
State

Daytime Phone No: (714) 557-9111 Fax No: ()

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 subdivision 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 subdivision is ready for public hearing.)

Barry Aronoff

PRINTED NAME OF PROPERTY OWNER(S)



SIGNATURE OF PROPERTY OWNER(S)

PRINTED NAME OF PROPERTY OWNER(S)

SIGNATURE OF PROPERTY OWNER(S)

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

AUTHORIZATION FOR CONCURRENT FEE TRANSFER

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

PROPERTY INFORMATION:

Assessor's Parcel Number(s): 457-350-027

Approximate Gross Acreage: 20

APPLICATION FOR SUBDIVISION AND DEVELOPMENT

General location (cross streets, etc.): North of El Tecolote Road, South of Triple Crown Road, East of Sultanas Road, West of Branson Lane

SUBDIVISION PROPOSAL:

Map Schedule: TBD Minimum Developable Lot Size: 20 gross acres
Number of existing lots: 1 Number of proposed developable lots: 2
Planned Unit Development (PUD): Yes No Vesting Map: Yes No
Number of proposed non-developable lots (excluding streets): 0 Subdivision Density: 0 dwelling units per acre.

Is there previous development application(s) filed on the same site: Yes No

If yes, provide Application No(s) PAR No. 190019, Tentative Parcel Map 37787
(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 signed copy(ies): Geotechnical Report, Phase I Cultural Survey

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](#)

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.

APPLICATION FOR SUBDIVISION AND DEVELOPMENT

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 _____

This completed application form, together with all of the listed requirements provided on the Subdivision 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\Subdivision Condensed Application.docx
Created: 04/08/15 Revised: 08/03/18



RIVERSIDE COUNTY PLANNING DEPARTMENT

Charissa Leach, P.E.
Assistant TLMA Director

APPLICATION FOR LAND USE AND DEVELOPMENT

CHECK ONE AS APPROPRIATE:

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

REVISED PERMIT Original Case No. _____

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED.

APPLICATION INFORMATION

Applicant Name: Strat Property Management Inc.

Contact Person: Donald Clauson E-Mail: dclauson@stratprop.com

Mailing Address: 2055 3rd Avenue, Suite #200
San Diego CA 92101
City State ZIP

Daytime Phone No: (619) 318-9287 Fax No: () _____

Engineer/Representative Name: Stevenson, Porto & Pierce, Inc.

Contact Person: Henry Lozano E-Mail: henry@sp2inc.com

Mailing Address: 1550 Arrow Highway, Suite A
La Verne CA 91750
City State ZIP

Daytime Phone No: (562) 587-6848 Fax No: () _____

Property Owner Name: Barry Aronoff

Contact Person: Barry Aronoff E-Mail: barry@aronoffcapital.com

Mailing Address: 151 Kalmus Drive, Suite H-10
Costa Mesa CA 92626
City State ZIP

Daytime Phone No: (714) 557-9111 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.

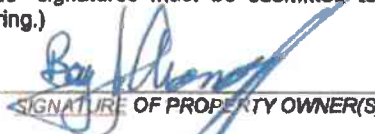
AUTHORITY FOR THIS APPLICATION IS HEREBY GIVEN:

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.)

Barry Aronoff

PRINTED NAME OF PROPERTY OWNER(S)



SIGNATURE OF PROPERTY OWNER(S)

PRINTED NAME OF PROPERTY OWNER(S)

SIGNATURE OF PROPERTY OWNER(S)

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

AUTHORIZATION FOR CONCURRENT FEE TRANSFER

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

PROPERTY INFORMATION:

Assessor's Parcel Number(s): 457-350-027

Approximate Gross Acreage: 20

General location (nearby or cross streets): North of El Tecolote Road, South of Triple Crown Road, East of Sultanas Road, West of Branson Lane.

APPLICATION FOR LAND USE AND DEVELOPMENT

PROJECT PROPOSAL:

Describe the proposed project.

The Plot Plan proposal is to develop approximately 8.1 gross acres into an outdoor RV storage facility to include approximately 225 stalls (roughly 185 will be stalls with light-weight steel covers with solar above). Along with the paved storage areas, the site will include landscape and water quality mitigation areas.

Identify the applicable Ordinance No. 348 Section and Subsection reference(s) describing the proposed land use(s): Section 18.30 Equipment sale, rental, storage, warehouse & distribution, including mini-warehouses, Section 9.86.C Mini-warehouse Storage Facility.

Number of existing lots: 1

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

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

PROPOSED Buildings/Structures: Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>				
No.*	Square Feet	Height	Stories	Use/Function
1	2,675	14' - 18'	1	Galvanized Light Gauge Steel RV Cover
2	3,500	14' - 18'	1	Galvanized Light Gauge Steel RV Cover
3	3,500	14' - 18'	1	Galvanized Light Gauge Steel RV Cover
4	3,465	14' - 18'	1	Galvanized Light Gauge Steel RV Cover
5	1,761	14' - 18'	1	Galvanized Light Gauge Steel RV Cover
6	3,480	14' - 18'	1	Galvanized Light Gauge Steel RV Cover
7				
8				
9				
10				

PROPOSED Outdoor Uses/Areas: Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>			
No.*	Square Feet	Use/Function	
1	3,900	13 - 12' x 25' stalls	RV Parking/Storage
2	18,360	51 - 12' x 30' stalls	RV Parking/Storage
3	48,720	116 - 12' x 35' stalls	RV Parking/Storage
4	12,960	27 - 12' x 40' stalls	RV Parking/Storage
5	4,952	18 - 12' x 11.3' to 12' x 37.5' stalls	RV Parking/Storage

APPLICATION FOR LAND USE AND DEVELOPMENT

6	
7	
8	
9	
10	

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

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

Related cases filed in conjunction with this application:

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

If yes, provide Application No(s). Pre-Application Review (PAR) No. 190019, Tentative Parcel Map 37787
(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): Geotechnical Report, Phase I Cultural Survey

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 Strat Property Management Inc. hereafter "Applicant" and Barry Aronoff "Property Owner".

Description of application/permit use:

Plot Plan proposes to develop approximately 8.1 gross acres into an outdoor RV storage facility to include 225 storage stalls (roughly 185 covered with solar above). Site will include paved storage, landscape, and water quality mitigation areas.

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): 457-350-027

Property Location or Address:
N of El Tecolote Rd, S of Triple Crown Rd, E of Sultanas Rd, W of Branson Ln in Homeland

2. PROPERTY OWNER INFORMATION:

Property Owner Name: Barry Aronoff Phone No.: (714) 557-9111

Firm Name: _____ Email: barry@aronoffcapital.com

Address: 151 Kalmus Drive, Suite H-10
Costa Mesa, CA 92626

3. APPLICANT INFORMATION:

Applicant Name: Donald Clauson Phone No.: (619) 318-9287

Firm Name: Strat Property Management Inc. Email: dclauson@stratprop.com

Address (if different from property owner)
2055 3rd Avenue, Suite 300
San Diego, CA 92101

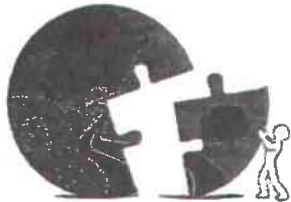
4. SIGNATURES:

Signature of Applicant:  Date: 10-20-19
 Print Name and Title: Donald Clauson

Signature of Property Owner:  Date: 10-14-19
 Print Name and Title: Barry Aronoff

Signature of the County of Riverside, by _____ Date: _____
 Print Name and Title: _____

FOR COUNTY OF RIVERSIDE USE ONLY	
Application or Permit (s)#: _____	
Set #: _____	Application Date: _____



RIVERSIDE COUNTY PLANNING DEPARTMENT

Charissa Leach, P.E.
Assistant TLMA Director

Applicant-Property Owner Signature Form

This Form is to be completed and signed (print name, signature and date signed) by the Applicant and the Property Owner(s) of the property(ies) underlying most Planning Department Applications. This signed Form is to be included as part of an Application package.

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

AGREEMENT FOR PAYMENT OF PROCESSING FEES

The Applicant agrees to make an initial deposit in the amount as indicated by County ordinance, at the time this Form is signed and submitted as part of a complete application to the County of Riverside. The 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. The 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.

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. 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.

This application shall only be signed by an authorized representative of the Applicant and the Property Owner. The person(s) signing this Form represents that he/she has the express authority to submit this application on behalf of the Applicant and/or Property Owner. This application is not assignable without written consent by the County of Riverside. The County of Riverside will not consent to assignment of this application until all outstanding costs have been paid by Applicant. Deposit statements, requests for deposits or refunds shall be directed to Applicant.

To ensure quality service, the 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 Applicant or Property Owner information changes.

Donald Clauson, Strat Property Management, Inc.
Printed Name of Applicant

[Handwritten Signature]
Signature of Applicant

10-9-2020
Date Signed

Applicant-Property Owner Signature Form

Note: Property owner(s)'s signatures are NOT required for the following applications or requests:

Geological Report Review	Request for Appeal
Request for Application Withdrawal or Rights Transfer	Request for Deposit for Planning Research
Request for Pre-Application Review	Request for Rough Grading Permit Planning Clearance
Request for Planning Condition Clearance	Request for Zoning Affidavit or Rebuild Letter

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, County personnel, or its agents, may enter the subject property 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.

AGREEMENT FOR PAYMENT OF PROCESSING FEES

The Property Owner acknowledges that the Applicant is authorized to submit this application 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. This application shall only be submitted by an authorized representative of the Applicant and the Property Owner. The person(s) submitting this application represents that he/she has the express authority to submit this application on behalf of the Applicant and/or Property Owner. This application is not assignable without written consent by the County of Riverside. The County of Riverside will not consent to assignment of this application until all outstanding costs have been paid by Applicant. Deposit statements, requests for deposits or refunds shall be directed to Applicant at the address identified in Applicant Contact section above.

INDEMNIFICATION AGREEMENT

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 Tract Map, Tentative Parcel Map, Revised Map, Map Minor Change, Reversion to Acreage, Conditional Use Permit, Public Use Permit, Surface Mining Permit and/or Reclamation Plan, Wind Energy Conversion System Permit, Hazardous Waste Siting Permit, Minor Temporary Event Permit, Plot Plan, Substantial Conformance (to any Permit or Plot Plan), Revised Permit, (to any Permit or Plot Plan), Variance, Setback Adjustment; General Plan Amendment, Specific Plan, Specific Plan Amendment, Specific Plan Substantial Conformance, Zoning Amendment; 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.

Applicant-Property Owner Signature Form

Donald Clauson, Freedom Self Storage L.P.

Printed Name of Property Owner

[Handwritten Signature]

Signature of Property Owner

10-9-2020

Date Signed

Printed Name of Property Owner

Signature of Property Owner

Date Signed

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 additional completed and signed Additional Property Owner Signature Form(s) for those persons or entities having an interest in the real property(ies) involved in this application and acknowledge the Authority Given, the Agreement for Payment, and Indemnification Agreement Sections above.

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.
- 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.

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 facility co-location, only the co-locating service provider needs to sign the indemnification paragraph above.

PROPERTY INFORMATION:	
Assessor's Parcel Number(s):	457-350-027
Approximate Gross Acreage:	20.06

Applicant-Property Owner Signature Form

FOR COUNTY OF RIVERSIDE USE ONLY	
Plan No:	
Set ID No., if applicable	Application Filing Date:
Print staff name and title:	

Y:\Planning Master Forms\Application Forms\Applicant_Property_Owner_Signature_Form.docx
Revised: 04/08/2020



Charissa Leach, P.E.
Assistant TLMA Director

RIVERSIDE COUNTY PLANNING DEPARTMENT

General Application Form

Submit this completed General Application Form, along with a signed [Applicant-Property Owner Signature Form](#), and an applicable Supplemental Information Form. The Forms are located on the Planning Dept. website's Development Application page (<https://planning.rctlma.org/Development-Process/Applications>) or by clicking on the applicable link above or below. Filing Instructions documents are also available on that webpage.

Select the applicable Application Type(s):

Legislative Actions	
<input checked="" type="checkbox"/> Change of Zone	<input type="checkbox"/> Development Agreement
<input type="checkbox"/> General Plan Amendment – Land Use	<input type="checkbox"/> Specific Plan
<input type="checkbox"/> General Plan Amendment – Circulation Section	<input type="checkbox"/> Specific Plan Amendment
Subdivisions	
<input type="checkbox"/> Tentative Tract Map	<input type="checkbox"/> Minor Change
<input type="checkbox"/> Tentative Parcel Map	<input type="checkbox"/> Revised Map
<input type="checkbox"/> Vesting Map	<input type="checkbox"/> Land Division Phasing Map
<input type="checkbox"/> Amendment to Final Map	<input type="checkbox"/> Extension of Time (Ord. No. 460)
<input type="checkbox"/> Reversion to Acreage	
Use Permits	
<input type="checkbox"/> Conditional Use Permit	<input type="checkbox"/> Revised Use Permit or Plot Plan
<input type="checkbox"/> Plot Plan	<input type="checkbox"/> Surface Mining Permit
<input type="checkbox"/> Plot Plan – Administrative (Minor Plot Plan)	<input type="checkbox"/> Reclamation Plan/Interim Management Plan
<input type="checkbox"/> Public Use Permit	<input type="checkbox"/> Revised Surface Mining Permit/Reclamation Plan
<input type="checkbox"/> Wind Energy Conversion System Permit	<input type="checkbox"/> Extension of Time (Ord. No. 348)
<input type="checkbox"/> Temporary Use Permit	<input type="checkbox"/> Solar Power Plant
<input type="checkbox"/> Variance	<input type="checkbox"/> Commercial Cannabis
<input type="checkbox"/> Commercial Hog Ranch Permit/Amended Permit	
Ministerial Actions	
<input type="checkbox"/> Crowing Fowl Permit	<input type="checkbox"/> Extension of Non-Conforming Use Status
<input type="checkbox"/> FFA or 4-H Project	<input type="checkbox"/> Outdoor Advertising Display Permit (Billboard)
<input type="checkbox"/> Exception to Notice Ordinance (No. 847)	<input type="checkbox"/> Public Convenience and Necessity Determination
<input type="checkbox"/> Food Truck	<input type="checkbox"/> Setback Adjustment
<input type="checkbox"/> Grading Permit Initial Study	<input type="checkbox"/> Substantial Conformance to Minor Plot Plan
<input type="checkbox"/> Historic District Alteration Permit	<input type="checkbox"/> Substantial Conformance to Plot Plan or Use Permit
<input type="checkbox"/> Large Family Day Care Permit	<input type="checkbox"/> Substantial Conformance to Surface Mining Permit/Reclamation Plan
<input type="checkbox"/> Living Native Tree Removal Permit	<input checked="" type="checkbox"/> Substantial Conformance with a Specific Plan
<input type="checkbox"/> Minor Temporary Event Permit	<input type="checkbox"/> Special Multiple-Family Development Review
<input type="checkbox"/> Determination of Non-Conforming Use Status	
Miscellaneous Actions	
<input type="checkbox"/> Agricultural Preserve Disestablishment-Diminishment	<input type="checkbox"/> Request for Deposit for Planning Research
<input type="checkbox"/> Agricultural Preserve Establishment-Enlargement	<input type="checkbox"/> Geology Report Review
<input type="checkbox"/> Entry into Land Contract within Agricultural Preserve	<input type="checkbox"/> Request for Pre-Application Review
<input type="checkbox"/> Agricultural Preserve Notice of Non-Renewal	<input type="checkbox"/> MSHCP Habitat Acquisition and Negotiation Strategy (HANS)
<input type="checkbox"/> Request for Zoning Affidavit or Rebuild Letter	<input type="checkbox"/> MSHCP Habitat Acquisition and Negotiation Strategy (HANS Lite)
<input type="checkbox"/> MSHCP Expedited Review Process (ERP)	

GENERAL APPLICATION FORM

Note: The Applicant represents that he/she has the express authority to submit this application on behalf of the Property Owner(s) and understands that the "Applicant" is not assignable without written consent by the County of Riverside, who will not consent to reassignment unless any outstanding costs have been paid by Applicant, and that all deposit statements, requests for deposits or refunds shall be directed to the Applicant.

Applicant Contact (BILLING CONTACT): Strat Property Management, Inc.		
Contact Person:	Donald <small>First Name</small>	Clauson <small>Last Name</small>
E-mail Address:	dclauson@stratprop.com	
Mailing Address:	2055 <small>Street Number</small>	Thrd Avenue <small>Street Name</small>
		Suite 200 <small>Unit or Suite</small>
	San Diego <small>City</small>	CA <small>State</small>
		92101 <small>Zip Code</small>
Daytime Phone No.:	(619) 295-2211	Mobile Phone No.:

Engineer/Representative Contact, if any: Stevenson, Porto & Pierce, Inc.		
Contact Person:	Henry <small>First Name</small>	Lozano <small>Last Name</small>
E-mail Address:	Henry@sp2inc.com Sarah@sp2inc.com	
Mailing Address:	265 <small>Street Number</small>	S. Randolph Avenue <small>Street Name</small>
		Suite 105 <small>Unit or Suite</small>
	Brea <small>City</small>	CA <small>State</small>
		92821 <small>Zip Code</small>
Daytime Phone No.:	(714) 490-1514	Mobile Phone No.: (562) 587-6848

Property Owner Contact: Freedom Self Storage, L.P.		
Contact Person:	Donald <small>First Name</small>	Clauson <small>Last Name</small>
E-mail Address:	dclauson@stratprop.com	
Mailing Address:	2055 <small>Street Number</small>	Thrd Avenue <small>Street Name</small>
		Sulte 200 <small>Unit or Suite</small>
	San Diego <small>City</small>	CA <small>State</small>
		92101 <small>Zip Code</small>
Daytime Phone No.:	(619) 295-2211	Mobile Phone No.:

Check this box if there are additional persons or entities who have an ownership interest in the subject property or properties that comprise this Application and complete one or more [Additional Property Owner Sheets](#).

GENERAL APPLICATION FORM

PROPERTY INFORMATION:

Assessor's Parcel Number(s):

457-350-027

Approximate Gross Acreage: **20.06 gross acres (TPM 37787 | PPT 190035)**

I/We, the applicant, certify that the following responses are true and correct. Yes No

Generally, Ministerial Actions and Miscellaneous Actions, will not require the completion of the following Sections: "Hazardous Site Review Statement," "Hazardous Materials Disclosure Statement," "Airport Influence Area/ Federal Aviation Regulation Part 77," "Military Land Use Compatibility," or "Water Quality Management Plan Information." as part of this Application Form.

HAZARDOUS SITE REVIEW STATEMENT

[Government Code Section 65962.5\(f\)](#) requires the applicant for any development project to consult specified state-prepared lists and submit a signed statement to the local agency indicating whether the project is located on an identified site. Under the statute, no application shall be accepted as complete without this signed statement.

I (we) certify that I (we) have investigated this development project with respect to the [Cal EPA's Cortese List Data Resources webpage](#) and that my (our) answers are true and correct to the best of my (our) knowledge. My (Our) investigation has shown that:

- The project is NOT located on any of the lists compiled pursuant to Section 65962.(e) of the Government Code.
- The project IS located on one of the lists compiled pursuant to Section 65962.(e) of the Government Code. Please specify the list, the date of list, and the property's regulatory identification number:

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

GENERAL APPLICATION FORM

AIRPORT INFLUENCE AREA/ FEDERAL AVIATION REGULATION PART 77

Is the project located within an Airport Influence Area?

Yes No Airport Compatibility Zone E of March Air Reserve Base/Inland Port AIA

If yes, review of projects, excluding Ministerial and Miscellaneous Actions, by the [Riverside County Airport Land Use Commission](#) will be required. *

Please refer to Riverside County's Map My County website to determine if the Plan is located within an Airport Influence Area (using the Planning Layer – Airport Layers) (https://gis.countyofriverside.us/Html5Viewer/?viewer=MMC_Public)

Generally, applications, excluding Ministerial and Miscellaneous Actions, within 8 miles of March Air Reserve Base or within 4 miles of other airports may require a Federal Aviation Administration (FAA) [Obstruction Evaluation/Airport Airspace Analysis](#).

* ALUC Review and Determination on June 4, 2020: Project is consistent with Compatibility Plan.

MILITARY LAND USE COMPATIBILITY

Using the [California Military Land Use Compatibility Analyst website](#), the owner or authorized agent has determined whether the project is 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 Project site is more than 20,000 feet from the nearest airport runway (Perris Valley Airport).

WATER QUALITY MANAGEMENT PLAN INFORMATION

Is the project located within any of the following Watersheds? Check the appropriate box if applicable.

- [Santa Ana/San Jacinto Valley Region](#)
- [Santa Margarita Region](#)
- [Santa Margarita Region-Other Development Project](#)
- [Whitewater Region](#)

Please refer to Riverside County's Map My County website to determine if the Plan is located within any of these watersheds (using the Geographic Layer – Watershed) (https://gis.countyofriverside.us/Html5Viewer/?viewer=MMC_Public)

If any of these checkboxes are checked, go to the Planning Department website's Development Application page's Miscellaneous Exhibits/Materials subsection (Project Specific Water Quality Management Plan (WQMP) Checklists) to complete the applicable Checklist Form, or click on the adjacent link to open the applicable Checklist Form. Complete the form and attach a copy of the completed form as part of the Development Application package.

If the completed Checklist Form concluded that the application requires a preliminary project-specific Water Quality Management Plan (WQMP), such a Plan shall be prepared and included along with the completed Checklist as part of the submittal of the Development Application package.

STEP 2: This completes the required information on this General Application form. Open the following link to access and complete the [Applicant-Property Owner Signature Form](#). Completion of an applicable Supplemental Information Form for a particular application may also be required. Please refer to the

GENERAL APPLICATION FORM

Planning Department website's Development Application page's Filing Instruction subsection to review the specific filing instructions and documentation requirements for the application type selected.

FOR COUNTY OF RIVERSIDE USE ONLY	
Plan No:	
Set ID No., if applicable	Application Filing Date:
Print staff name and title:	

Y:\Planning Master Forms\Application Forms\General_Application_Form.docx
Revised: 06/04/2020



RIVERSIDE COUNTY PLANNING DEPARTMENT

Charissa Leach, P.E.
Assistant TLMA Director

CHANGE OF ZONE SUPPLEMENTAL INFORMATION FORM

CHANGE OF ZONE PROPOSAL:

CHECK ONE AS APPROPRIATE:

- Standard Change of Zone Planning Review Only Change of Zone*

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

IF APPLICABLE, CHECK ONE:

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

PROJECT DESCRIPTION:

Please provide a brief, but concise, description of the proposed Zone Change, referencing the existing and the proposed Zoning Classification(s) _____

Applicant proposes a text revision to the Specific Plan 260 (Planning Area 43) Zoning Ordinance 348 to remove the vehicle storage within an enclosed building requirement.

STEP 2: This completes the required information on this Change of Zone Supplemental Information Form. Please refer to the Planning Department website's Development Application page's Filing Instruction

CHANGE OF ZONE SUPPLEMENTAL INFORMATION FORM

subsection to review the specific filing instructions and documentation requirements for this application, or use the link below:

[Filing Instructions for a Change of Zone](#)

FOR COUNTY OF RIVERSIDE USE ONLY	
Plan No:	
Set ID No., if applicable	Application Filing Date:
Print staff name and title:	

Y:\Planning Master Forms\Application Forms\Supplemental_Information_Form_CZ.docx
Created: 07/01/2015 Revised: 03/04/2020



RIVERSIDE COUNTY PLANNING DEPARTMENT

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

SPECIFIC PLAN/ SPECIFIC PLAN AMENDMENT/ DETERMINATION OF PROJECT CONFORMANCE WITH ADOPTED SPECIFIC PLAN SUPPLEMENTAL INFORMATION FORM

SPECIFIC PLAN PROPOSAL:

CHECK ONE AS APPROPRIATE:

Specific Plan

Specific Plan Amendment

Determination of Project Conformance with Adopted Specific Plan

PROJECT DESCRIPTION:

Please provide a brief, but concise, description of the proposed Specific Plan, Specific Plan Amendment or Determination of Project Conformance with Adopted Specific Plan; (if lengthy, extra pages may be attached).

Applicant proposes a text revision to the Specific Plan 260 (Planning Area 43) Zoning Ordinance 348 in regard to the permitted uses and design standards. This revision is specifically to the text in allowing for outdoor recreational vehicle storage under a canopy and allowing for vehicle storage within a non-enclosed building (i.e. canopy). Applicant also proposes a text revision in the design standards to allow for a 20 foot setback for canopies when abutting a residential zone.

PROPERTY UTILITY PROVIDERS

Name of Company or District serving the area the project site is located (if none, write "none.")	Are facilities/services available at the project site?	
	Yes	No
Electric Company	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Gas Company	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Telephone Company	<input type="checkbox"/>	<input type="checkbox"/>

SPECIFIC PLAN – SPECIFIC PLAN AMENDMENT – DETERMINATION OF PROJECT CONFORMANCE WITH ADOPTED SPECIFIC PLAN SUPPLEMENTAL INFORMATION FORM

PROPERTY UTILITY PROVIDERS

Name of Company or District serving the area the project site is located (if none, write "none.")		Are facilities/services available at the project site?	
		Yes	No
Water Company/District	Eastern Municipal Water District	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Sewer District	none	<input type="checkbox"/>	<input type="checkbox"/>

PLANNING STATISTICS

Land Use Designation	Existing Acreage	Proposed Acreage	No. of Proposed Dwelling Units/ Square Footage
Agriculture			
Agriculture			
Rural			
Rural Agriculture			
Rural Mountainous			
Rural Desert			
Rural Community			
Estate Density Residential			
Very Low Density Residential			
Low Density Residential			
Open Space			
Conservation Habitat			
Conservation			
Water			
Recreational			
Rural			
Mineral Resources			
Community Development			
Estate Density Residential			
Very Low Density Residential			
Low Density Residential			
Medium Density Residential			
Medium High Density Residential			
High Density Residential			
Very High Density Residential			
Highest Density Residential			
Commercial Retail			
Commercial Tourist			
Commercial Office			
Light Industrial			
Heavy Industrial			
Business Park	21.8	20.06	None
Public Facilities			
Community Center			
Mixed Use			

SPECIFIC PLAN AMENDMENT OR DETERMINATION OF PROJECT CONFORMANCE WITH ADOPTED SPECIFIC PLAN APPLICATION DETAILS

SPECIFIC PLAN – SPECIFIC PLAN AMENDMENT – DETERMINATION OF PROJECT CONFORMANCE WITH ADOPTED SPECIFIC PLAN SUPPLEMENTAL INFORMATION FORM

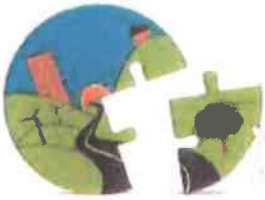
In addition to the items described in the Specific Plan Application Details Section above, a Specific Plan Amendment application or Determination of Project Conformance with Adopted Specific Plan application must also clearly delineate and describe the extent of the proposed modifications to the adopted Specific Plan's text, maps, exhibits and/or conditions. An updated Land Use Plan and Land Use Table shall be prepared, identifying all of the existing entitlements currently approved and/or in process, by Planning Area, together with the proposed modifications (expansion or reduction of the Specific Plan and/or Planning Areas, and/or the creation of new Planning Areas; modification to any Land Use acreage amount, dwelling unit count, or commercial or industrial square footage; modification to any policies or development standards; or modification to the adopted conditions of approval set forth in the adopted Specific Plan.

STEP 2: This completes the required information on this form for a Specific Plan, Specific Plan Amendment or Specific Plan Substantial Conformance application. Please refer to the Planning Department website's Development Application page's Filing Instruction subsection to review the specific filing instructions and documentation requirements for this application, or use the link below:

[Filing Instructions for a Specific Plan – Specific Plan Amendment- Determination of Project Conformance with Adopted Specific Plan](#)

FOR COUNTY OF RIVERSIDE USE ONLY	
Plan No:	
Set ID No., if applicable	Application Filing Date:
Print staff name and title:	

Y:\Planning Master Forms\Application Forms\Supplemental_Information_Form_SP_SPA_SPSC.docx
Created: 07/01/2015 Revised: 03/04/2020



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.

 10-14-19

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

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
and
INTENT TO ADOPT A MITIGATED NEGATIVE DECLARATION

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

SUBSTANTIAL CONFORMANCE NO. 3 to SPECIFIC PLAN NO. 260, CHANGE OF ZONE NO. 2000027, TENTATIVE PARCEL MAP NO. 37787, and PLOT PLAN NO. 190035 – Intent to Adopt a Mitigated Negative Declaration – CEQ190162 – Applicant: Strat Property Management, Inc. – Engineer/Representative: Stevenson, Porto, & Pierce, Inc. – Third Supervisorial District – Homeland Area Zoning District – Harvest Valley/Winchester Area Plan: Community Development: Business Park (CD-BP) – Location: Northerly of Tecolote Road, southerly of Triple Crown Road, easterly of Sultanas Road, and westerly of Branson Lane – 18.67 Gross Acres – Zoning: Specific Plan (SP260 Menifee North – PA43) – REQUEST: Substantial Conformance No. 3 to Specific Plan No. 260, proposes to incorporate revisions to the Specific Plan zoning ordinance into the Specific Plan text in regards to permitted uses and development standards. These will include, reducing the side yard setback adjacent to residential from 50 feet to 20 feet and removing wording from "Trailer, recreational vehicle, and boat storage within an enclosed building." to Covered trailer, recreational vehicle, and boat storage." Change of Zone No. 2000027, proposes to modify the Specific Plan zoning ordinance to modify the permitted use and development standards of Planning Area 43 and to establish the legal boundaries of Planning Area 43 within Specific Plan No. 260 (Menifee North). Tentative Parcel Map No. 37787 (TPM37787) proposes a Schedule "E" subdivision of one (1) 20.06 gross acre parcel into two (2) parcels. Parcel 1 is proposed to be comprised of approximately 11.07 gross acres and Parcel 2 comprised of approximately 8.99 gross acres. Plot Plan No. 190035 (PPT190035) proposes an R.V. storage facility consisting of 225 covered R.V. storage spaces and a proposed water basin. (Parcel 2) The storage facility will provide storage for RV's, travel trailers, boats, and occasionally personal vehicles. Access into the facility will be provided with a secured gated entry system and will be opened from 6:00 a.m. to 10:00 p.m., Monday through Sunday. APN: 457-350-027.

TIME OF HEARING:	9:00 a.m. or as soon as possible thereafter.
DATE OF HEARING:	FEBRUARY 3, 2021
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 Project Planner Deborah Bradford at (951) 955-6646 or email at dbradfor@rivco.org, or go to the County Planning Department's Planning Commission agenda web page at <http://planning.rctlma.org/PublicHearings.aspx>.

The Riverside County Planning Department has determined that the above project will not have a significant effect on the environment and has recommended adoption of a mitigated negative declaration. The Planning Commission will consider the proposed project and the proposed mitigated negative declaration, at the public hearing. The case file for the proposed project and the proposed mitigated negative declaration 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, you may appear and be heard at the time and place noted above. You may participate remotely by registering with the Planning Department. 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 retained for the official record.

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

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

PROPERTY OWNERS CERTIFICATION FORM

I, VINNIE NGUYEN certify that on November 16, 2020,

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

APN (s) or case numbers CZ2000027/SP260S03/TPM37787/PPT190035 for

Company or Individual's Name RCIT - GIS,

Distance buffered 800'

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

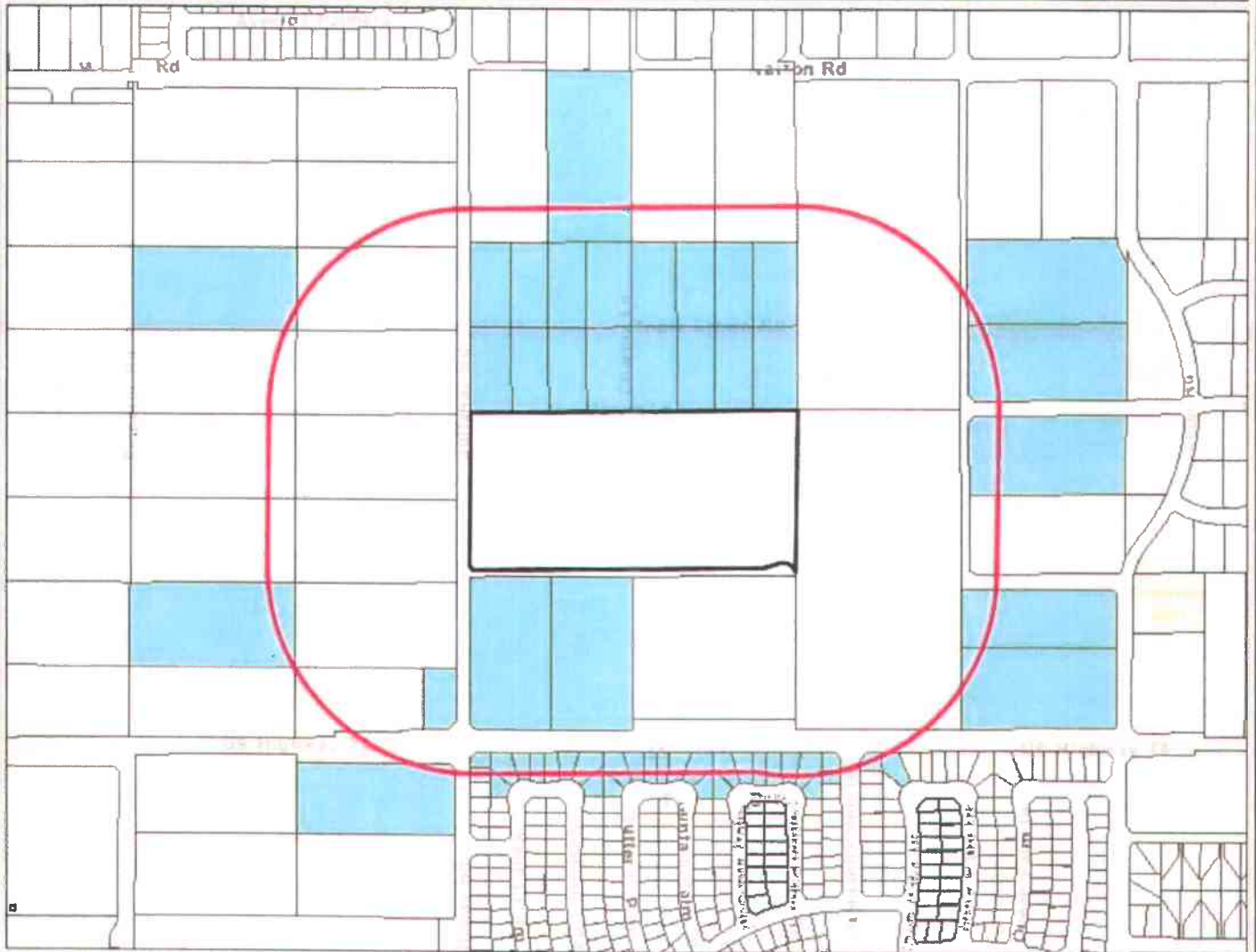
Riverside, Ca. 92502

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

Riverside County GIS Mailing Labels

CZ2000027 / SP260S03 / TPM37787 / PPT190035

(800 feet buffer)



Legend

-  County Boundary
-  Cities
-  Parcels
-  World Street Map

Notes



0 752 1,505 Feet

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

REPORT PRINTED ON... 11/16/2020 12:17:41 PM

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459020074
ROBERT SANDER SCHWARTZ
2391 LASCAR CT
SAN JOSE CA 95124

459272003
HOWELL F. STEELE
26038 FOUNTAIN PALM DR
HOMELAND CA 92548

459272024
CECIL R. STANKA
26049 PHOENIX PALM DR
HOMELAND CA 92548

459272025
LOUIS NAKHLEH
26039 PHOENIX PALM DR
HOMELAND CA 92548

459263012
FRANKLIN W. MORTON
26011 KENTIA PALM DR
HOMELAND CA 92548

459263010
DENNIS CULHANE
26031 KENTIA PALM DR
HOMELAND CA 92548

459263016
ORVILLE W. WILSON
26032 SEAFORTHIA PALM DR
HOMELAND CA 92548

459263011
PABLO CARMONA BARAJAS
26021 KENTIA PALM DR
HOMELAND CA 92548

459263013
BOBBY A. LOWE
26001 KENTIA PALM DR
HOMELAND CA 92548

459263014
THOMAS G. LAURY
26012 SEAFORTHIA PALM DR
HOMELAND CA 92548

459263001
JERRY D. REA
26020 SULTANAS RD
HOMELAND CA 92548

459263015
LARRY L. WRIGHT
26022 SEAFORTHIA PALM DR
HOMELAND CA 92548

459272026
D CASTELLANOS GARCIA CIRO
26027 QUEEN PALM DR
HOMELAND CA 92548

459263056
PORFIRIO LOPEZ
26025 BUTTERFLY PALM DR
HOMELAND CA 92548

459263054
STEVE P. STONE
26045 BUTTERFLY PALM DR
HOMELAND CA 92548

459272004
NORMAN WILLIAM KYRISS
343 PAMELA ST
HEMET CA 92544

459263055
JOHN DARRELL YANDELL
26035 BUTTERFLY PALM DR
HOMELAND CA 92548

459272001
JOHN PATRICK HAASE
26018 FOUNTAIN PALM DR
HOMELAND CA 92548

459272028
MICHAEL R. CRIDER
26012 BAMBOO PALM DR
HOMELAND CA 92548

459272029
KEITH J. BRANDT
4160 MONROE ST
LOS ANGELES CA 90029

457340004
BRENDA JAIMES
30549 TRIPLE CROWN RD
HOMELAND CA 92548

457340002
BENJAMIN LLOYD JACOBS
30560 TRIPLE CROWN RD
HOMELAND CA 92548

457340005
DIANE K. GUTIERREZ
30800 TRIPLE CROWN RD
HOMELAND CA 92548

457340029
DOUGLAS P. MERCADO
30510 TRIPLE CROWN RD
HOMELAND CA 92548

457320011
WSI LAND HOLDINGS
3161 MICHELSON DR STE 425
IRVINE CA 92612

457340007
DEBRA K. DUNN
P O BOX 343
HOMELAND CA 92548

457340008
MARIA ANTONIA YANEZ
1126 ORANGE AVE
BEAUMONT CA 92223

457340009
TERRANCE A. FOSTER
30750 TRIPLE CROWN RD
HOMELAND CA 92548

457330011
COUNTY LANDS INC
2001 LERNER LN
SANTA ANA CA 92705

457340012
TAD M. RUGGLES
30695 TRIPLE CROWN RD
HOMELAND CA 92548

457340018
ROMOLAND WATSON 208
10621 CIVIC CENTER DR
RANCHO CUCAMONGA CA 91730

457340011
PHILLIP M. ARBALLO
30755 TRIPLE CROWN RD
HOMELAND CA 92548

457340014
ALEJANDRO ZENDEJAS
30870 TRIPLE CROWN RD
HOMELAND CA 92548

457340015
SHIRLEY LYNN SCHUMACHER
30831 TRIPLE CROWN RD
HOMELAND CA 92548

457350028
FREEDOM SELF STORAGE
2055 3RD AVE STE 200
SAN DIEGO CA 92101

459241010
ETHEL ROCIO JARIN
5739 RANCHO HILL DR
SAN DIEGO CA 92139

459242019
RAY JORDAN
26039 SAGO PALM DR
HOMELAND CA 92548

459242001
KEVIN F. ESCOBAR
2007 MENDON DR
PALOS VERDES ESTATES CA 90275

459241011
DARRYL DAN MIYAMOTO
12517 ROSY CIR
LOS ANGELES CA 90066

459263017
BLAINE NEUBURGER
PO BOX 384465
WAIKOLOA HI 96738

459263057
GREG M. JASSO
26015 BUTTERFLY PALM DR
HOMELAND CA 92548

457330023
MU GIL PARK
P O BOX 3156
TORRANCE CA 90510

457340006
RODRIGO MOLINA
PO BOX 2148
MENIFEE CA 92586

457340010
BRUCE ALLEN EDMINSTER
30790 TRIPLE CROWN RD
HOMELAND CA 92548

457340024
LISA M. STEVENS
966 LOWER LN
SAN MARCOS CA 92069

457340016
LEABIN MENDOZA
1281 N STATE ST STE A121
SAN JACINTO CA 92583

457350007
RON BROWN
25795 LEON RD
HOMELAND CA 92548

457350033
STEVE JOHN F HADDADIN
5575 BLUE RIDGE DR
YORBA LINDA CA 92887

459272002
SARA SKINNER BROERSMA
26028 FOUNTAIN PALM DR
HOMELAND CA 92548

457340013
LEOPOLDO CASTILLO
30830 TRIPLE CROWN RD
HOMELAND CA 92548

457340025
ELSA RAMOS
1628 S SHADYDALE AVE
WEST COVINA CA 91790

457340027
COUNTY OF RIVERSIDE
P O BOX 1180
RIVERSIDE CA 92502

457350009
MOHAMMAD I. SHALIKAR
40543 CARLY CT
MURRIETA CA 92652

457350026
ARONOFF BARRY J TRUST DTD 4/24/1998
151 KALMUS DR STE H-10
COSTA MESA CA 92626

459272027
GAIL S. MARSHALL
26019 PHOENIX PALM DR
HOMELAND CA 92548

459272030
EUGENE R. FRAKES
26032 BAMBOO PALM DR
HOMELAND CA 92548

459272031
OLSEN SANDRA J REVOCABLE TRUST DATED
26042 BAMBOO PALM DR
HOMELAND CA 92548

Strat Property Management
Atten: Donald Clauson
2055 3rd Avenue, Suite 200
San Diego, CA 92101

Strat Property Management
Atten: Donald Clauson
2055 3rd Avenue, Suite 200
San Diego, CA 92101

Stevenson, Porto & Pierce, Inc.
Atten: Henry Lozano
1550 Arrow Highway, Suite A
La Verne, CA 91750

Stevenson, Porto & Pierce, Inc.
Atten: Henry Lozano
1550 Arrow Highway, Suite A
La Verne, CA 91750

Barry Aronoff
151 Kalmus Drive, Suite H-10
Costa Mesa, CA 92626

Barry Aronoff
151 Kalmus Drive, Suite H-10
Costa Mesa, CA 92626

Stevenson, Porto & Pierce, Inc.
Atten: Sarah Rhee
1550 Arrow Highway, Suite A
La Verne, CA 91750

Stevenson, Porto & Pierce, Inc.
Atten: Sarah Rhee
1550 Arrow Highway, Suite A
La Verne, CA 91750

Pechanga Band of Luiseño Mission
Indians
Ebru Ozdil, Planning Specialist
P.O. Box 2183
Temecula, CA 92593

Pechanga Band of Luiseño Mission
Indians
Ebru Ozdil, Planning Specialist
P.O. Box 2183
Temecula, CA 92593

Phil Martin & Associates
1809 E. Dyer road, Suite 301
Santa Ana, CA 92705

Phil Martin & Associates
1809 E. Dyer road, Suite 301
Santa Ana, CA 92705



RIVERSIDE COUNTY PLANNING DEPARTMENT

John Hildebrand
Interim Planning Director

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

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

38686 El Cerrito Road
Palm Desert, California 92211

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

SP260S03 CZ2000027, TPM37787, & PPT190035 CEQ190162
Project Title/Case Numbers

Deborah Bradford, Project Planner
County Contact Person

(951) 955-6646
Phone Number

State Clearinghouse Number (if submitted to the State Clearinghouse)

Strat Property Management Inc., Donald Clauson
Project Applicant

2055 3rd Avenue, Suite 200, San Diego, CA 92101
Address

Project Location: north of El Tecolote Road, south of Triple Crown Road, east of Sultanas Road, and west of Branson Lane.

Project Description: **SUBSTANTIAL CONFORMANCE NO. 3 to SPECIFIC PLAN NO. 260, CHANGE OF ZONE NO. 2000027, TENTATIVE PARCEL MAP NO. 37787 and PLOT PLAN NO. 190035 – CEQ190162** - Intent to adopt a Mitigated Negative Declaration – Applicant: Strat Property Management Inc. – Engineer/Representative: Stevenson, Porto, & Pierce, Inc. – Third Supervisorial District – Homeland Area Zoning District – Harvest Valley/ Winchester Area Plan: Community Development: Business Park (CD: BP) – Location: North of Tecolote Rd. South of Triple Crown Rd. East of Sultanas Rd. and West of Branson Ln – 18.67 Gross Acres - Zoning: SP Zone (SP260 Menifee North – PA43) - REQUEST: Substantial Conformance No. 3 to Specific Plan No. 260, proposes to incorporate revisions to the Specific Plan zoning ordinance into the Specific Plan text in regards to permitted uses and development standards. These will include, reducing the side yard setback adjacent to residential from 50 feet to 20 feet and removing wording from "Trailer, recreational vehicle, and boat storage within an enclosed building." to Covered trailer, recreational vehicle and boat storage." Change of Zone No. 2000027, proposes to modify the Specific Plan zoning ordinance to modify the permitted use and development standards of Planning Area 43 and to establish the legal boundaries of Planning Area 43 within Specific Plan No. 260 (Menifee North). Tentative Parcel Map No. 37787 (TPM37787) proposes a Schedule 'E' subdivision of one 20.06 gross acre parcel into two parcels. Parcel 1 is proposed to be comprised of approximately 11.07 gross acres and Parcel 2 comprised of approximately 8.99 gross acres. Plot Plan No. 190035 (PPT190035) proposes an R.V. storage facility consisting of 225 covered R.V. storage spaces and a proposed water basin. (Parcel 2) The storage facility will provide storage for RV's, travel trailers, boats, and occasionally personal vehicles.

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

1. The Project **WILL NOT** have a significant effect on the environment.
2. A Mitigated Negative Declaration was prepared for this project pursuant to the provisions of CEQA.
3. Mitigation measures **WERE** made a condition of the approval of the project.
4. A Mitigation Monitoring and Reporting Plan/Program **WAS** adopted for this project.
5. A Statement of Overriding Consideration **WAS NOT** adopted for this project.
6. Findings **WERE** made pursuant to the provisions of CEQA.

This is to certify that the Final Mitigated Negative Declaration (MND) is available to the General Public at: Riverside County Planning Department, 4080 Lemon Street, 12th Floor, Riverside, CA 92501.

Signature

Project Planner
Title

Date

Date Received for Filing and Posting at OPR: _____

Please charge deposit fee case#: CEQ190162

FOR COUNTY CLERK'S USE ONLY

LANDSCAPE PLANS

for

STAXUP SELF-STORAGE

EL TECOLOTE ROAD & VALERA ROAD

ROMOLAND, CALIFORNIA

AP#: 457-350-027

STRAT PROPERTY MANAGEMENT
 2055 3RD AVENUE SUITE #200
 SAN DIEGO, CALIFORNIA 92101
 OFFICE PH: 619-295-2211
 PROJECT MANAGER: DON CLAUSON

APPROVED AS TO CONFORMANCE WITH APPLICABLE COUNTY STANDARDS AND PRACTICES (TRANSFORMATION DEPARTMENT ONLY - ON-SITE)

PLAN CHECK OVERSIGHT LVA / CID	REGISTRATION NUMBER	DATE SIGNED	TENTATIVE APP. PPR

APPROVED AS TO CONFORMANCE WITH APPLICABLE COUNTY STANDARDS AND PRACTICES (TRANSFORMATION DEPARTMENT ONLY - OFF-SITE)

PLAN CHECK OVERSIGHT ENGINEER	REGISTRATION NUMBER	DATE SIGNED	CHD: 859 VERSION

APPROVED AS TO CONFORMANCE WITH APPLICABLE COUNTY STANDARDS AND PRACTICES (TRANSFORMATION DEPARTMENT ONLY - ROW / OFF-SITE)

PLAN CHECK OVERSIGHT ENGINEER	REGISTRATION NUMBER	DATE SIGNED

GENERAL NOTES

- ASSESSOR'S PARCEL NUMBER 457-350-027
- LEGAL DESCRIPTION: PORTION OF PARCEL 2, PARCEL MAP 7236 AS PER MAP RECORDED IN BOOK 28, PAGES 6-7, OF PARCEL MAPS, RECORDS OF ROMOLAND COUNTY, CALIFORNIA
- PROPOSED PROJECT AREA: GROSS AREA 7.7 ACRES; NET AREA 7.0 ACRES
- NO WASTE DISPOSAL AREA PROPOSED WITHIN SITE
- SITE ZONING: ENCL/PROP; PA 43-59 MENEFEE NORTH (20051)
- LAND USE: BUSINESS PARK
- NO SITE BOWTIE OR WAY IS REQUIRED FOR SITE ACCESSIBILITY.

MSHCP NOTES

- THE PROJECT SITE LIES WITHIN THE SAN JACINTO HABITAT MANAGEMENT UNIT, HARVEST VALLEY/WINDFESTER AREA PLAN AND THE BURNING OIL SUICRY AREA. THESE MSHCP AREAS ALSO EXTEND 200 FEET PAST THE PROJECT ON THE NORTH, EAST, SOUTH, AND WEST BOUNDARIES.
- ALL THE MSHCP AREAS LISTED ABOVE EXTEND OUTWARD TOWARD 1 MILE TO THE NORTH OF THE PROJECT IN ALL DIRECTIONS. IN ADDITION - WITHIN 1 MILE TO THE NORTH OF THE PROJECT ALSO EXISTS ALL LANEN/VALLEY AREA PLAN TO THE SOUTH, WITHIN 1 MILE IS THE MAMMAL SURVEY AREA.
- THESE ARE NO ENVIRONMENTALLY SENSITIVE, PRESERVE OR CONSERVATION AREAS ON SITE.

GENERAL NOTES

- WORK CONTAINED WITHIN THESE PLANS SHALL NOT CONSTITUTE A FINAL ENGINEERING OR ARCHITECTURAL DRAWING. PERMITS HAS BEEN ISSUED FOR THIS PROJECT.
- THESE PLANS SHALL BE USED ONLY FOR THE PROJECT DESCRIBED HEREIN. ANY OTHER USE OF THESE PLANS WITHOUT THE WRITTEN CONSENT OF STRAT PROPERTY MANAGEMENT IS PROHIBITED.
- THESE PLANS SHALL BE USED ONLY FOR THE PROJECT DESCRIBED HEREIN. ANY OTHER USE OF THESE PLANS WITHOUT THE WRITTEN CONSENT OF STRAT PROPERTY MANAGEMENT IS PROHIBITED.

GENERAL NOTES

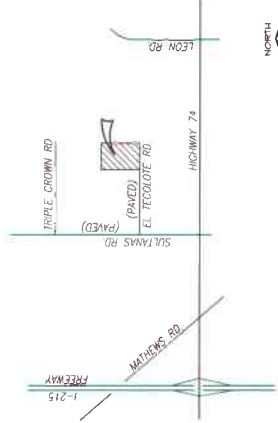
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SHEET INDEX

SHEET	TITLE
L-1	TITLE SHEET
L-2 & L-3	PLANTING PLANS
L-4 & L-5	IRRIGATION PLANS
L-6	IRRIGATION / PLANTING LEGENDS & NOTES
L-7, L-8 & L-9	IRRIGATION DETAILS
L-10	IRRIGATION SPECIFICATIONS
L-11	PLANTING DETAILS & SPECIFICATIONS
L-12	FENCE DETAILS

LANDSCAPE MAINTENANCE RESPONSIBILITY
 CONTAINED LANDSCAPE MAINTENANCE FOR PROJECT SHALL BE PROVIDED BY THE OWNER OF FREEDOM SELF STORAGE.

Prior to project construction, I agree to submit a complete Landscape Documentation Package including but not necessarily limited to Ordinance 859.3, Ordinance 348, Ordinance 461, Ordinance 462, Ordinance 463, Ordinance 464, Ordinance 465, Ordinance 466, Ordinance 467, Ordinance 468, Ordinance 469, Ordinance 470, Ordinance 471, Ordinance 472, Ordinance 473, Ordinance 474, Ordinance 475, Ordinance 476, Ordinance 477, Ordinance 478, Ordinance 479, Ordinance 480, Ordinance 481, Ordinance 482, Ordinance 483, Ordinance 484, Ordinance 485, Ordinance 486, Ordinance 487, Ordinance 488, Ordinance 489, Ordinance 490, Ordinance 491, Ordinance 492, Ordinance 493, Ordinance 494, Ordinance 495, Ordinance 496, Ordinance 497, Ordinance 498, Ordinance 499, Ordinance 500, Ordinance 501, Ordinance 502, Ordinance 503, Ordinance 504, Ordinance 505, Ordinance 506, Ordinance 507, Ordinance 508, Ordinance 509, Ordinance 510, Ordinance 511, Ordinance 512, Ordinance 513, Ordinance 514, Ordinance 515, Ordinance 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STAXUP SELF-STORAGE
 PROJECT LANDSCAPE DOCUMENTATION PACKAGE
 & LANDSCAPE MAINTENANCE PLAN
 FOR: STRAT PROPERTY MANAGEMENT

DATE: August 22, 2020
 PROJECT MANAGER: DON CLAUSON
 PROJECT SITE: STAXUP SELF-STORAGE
 PROJECT ADDRESS: 2055 3RD AVENUE SUITE #200, SAN DIEGO, CALIFORNIA 92101

DESIGN NOTES

The project is intended to be used for the storage of self-storage units. The project is located on the corner of the intersection of El Tecolote Road and Valera Road. The project is located on the corner of the intersection of El Tecolote Road and Valera Road. The project is located on the corner of the intersection of El Tecolote Road and Valera Road. The project is located on the corner of the intersection of El Tecolote Road and Valera Road.

DESIGN NOTES

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SHEET NO: L-1
 OF 12 SHEETS

COUNTY OF RIVERSIDE
 COUNTY OF SAN DIEGO
 ROMOLAND CA
 TITLE SHEET

FOR: STRAT PROPERTY MGMT.
 SCALE: NONE
 FRA 3210

PREPARED BY: FRANK RADMACHER ASSOCIATES, INC
 9542 S. WILSON AVE. SUITE 100
 VILLAGO PARK, CALIFORNIA 92681
 PHONE # 714-632-1774 / FAX # 714-999-7912
 CERT NO. 1110, EXP. 9/31/2022 DATE: 8/29/2021



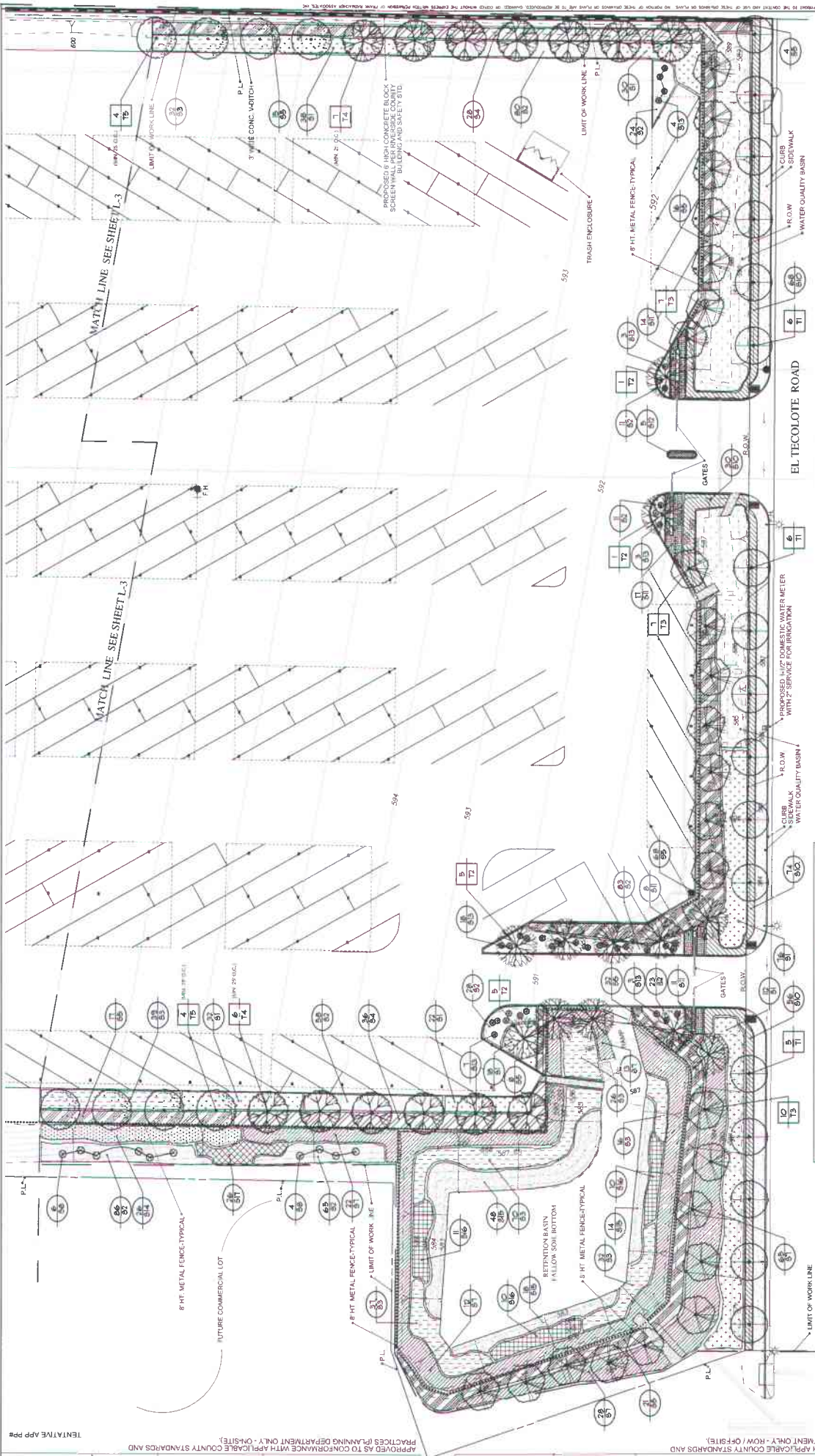
DATE: 8/29/2021

DATE: 8/29/2021

DATE: 8/29/2021

DATE: 8/29/2021

DATE: 8/29/2021



WALL / FENCE LEGEND
 8 FT. METAL FENCE - SEE DETAIL ON SHEET L-2 (8 WEST P.L.)
 PROPOSED 6 HIGH CONCRETE BLOCK SCREEN WALL (88 EAST P.L.)
 PER RIVERSIDE COUNTY BUILDING AND SAFETY STD.

REFER TO PLANTING LEGEND & NOTIS ON SHEET L-6

THIS PROJECT SITE IS WITHIN THE SAN JACINTO MANAGEMENT UNIT, THE HARVEST VALLEY / WINCHESTER AREA PLAN, AND THE BIRKWOOD CANYON SURVEY AREA. THE PROJECT SITE IS WITHIN THE LAKEVIEW / NUEVO AREA PLAN AND THE MAMMAL SURVEY AREA.

NOTE:
 WORK CONTAINED WITHIN THESE PLANS IS TO BE CONFORMANT WITH APPLICABLE COUNTY STANDARDS AND PRACTICES (PLANNING DEPARTMENT ONLY - ONSITE).
 GRADING PERMIT HAS BEEN ISSUED.
 THE PLANS AND SPECIFICATIONS ARE THE PROPERTY OF THE ENGINEER AND ARE NOT TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM.

DIGITAL

DATE: 10/11/2022
 TIME: 10:00 AM
 PROJECT: 1-200-277-0000
 DRAWING: 1-200-277-0000
 DRAWING: 1-200-277-0000
 DRAWING: 1-200-277-0000

PREPARED BY:
FRANK BISHAWER ASSOCIATES, INC.
 LANDSCAPE ARCHITECTS
 5942 Feather Hill Dr.
 Villa Park, California 92686
 PHONE # 714-852-1774 / 1428/2022
 FAX # 714-998-7912
 CERT NO 1110, EXP 02/31/2022 DATE



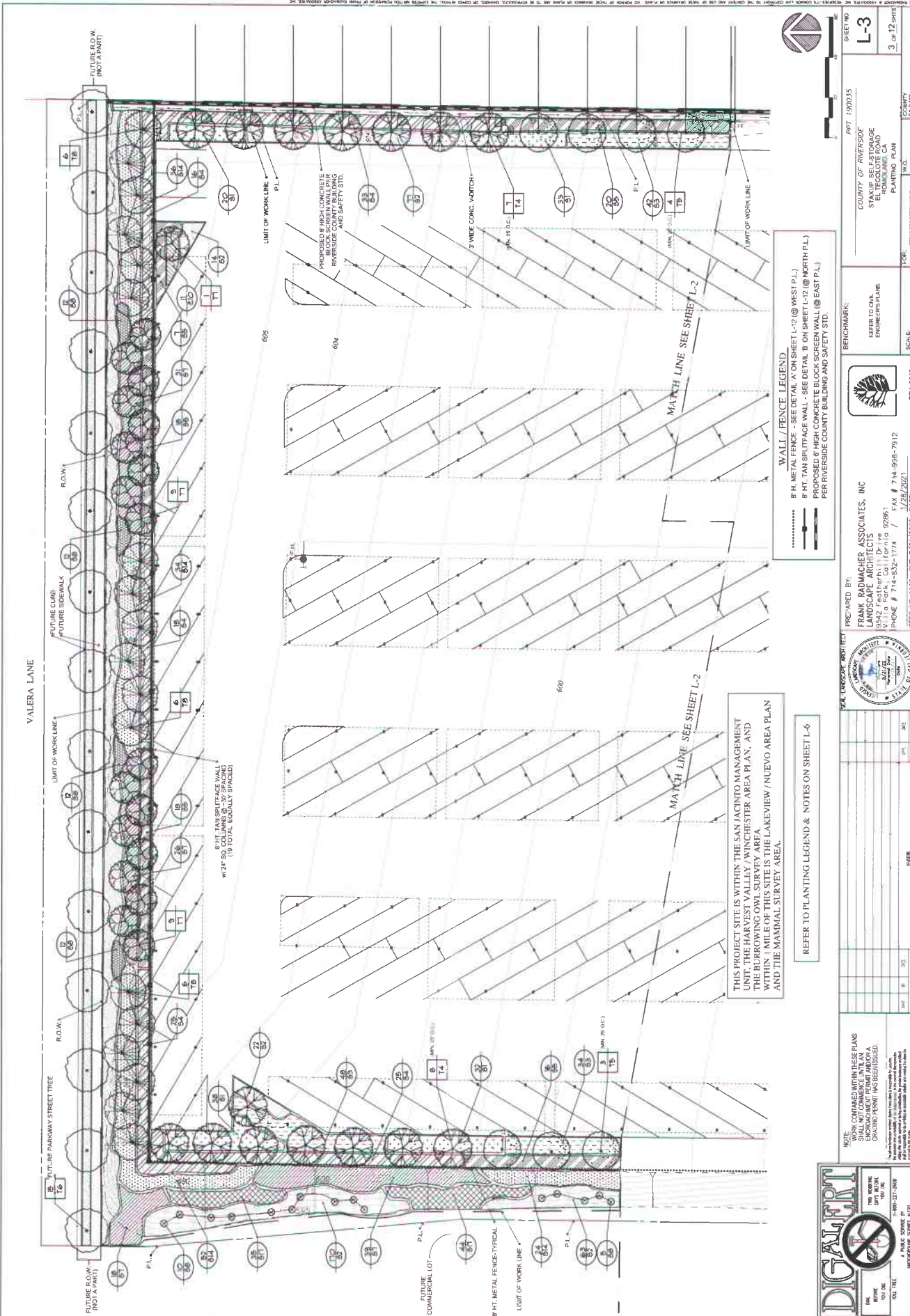
BENCHMARK:
 REFER TO CIVIL ENGINEER'S PLANS
 SCALE: 1"=20'

COUNTY OF RIVERSIDE
 STATE OF CALIFORNIA
 EL TECOLOTE ROAD
 RIVERSIDE, CA
 PLANTING PLAN

SHEET NO.
L-2
 OF 12 SHEETS

APPROVED AS TO CONFORMANCE WITH APPLICABLE COUNTY STANDARDS AND PRACTICES (PLANNING DEPARTMENT ONLY - ONSITE)	APPROVED AS TO CONFORMANCE WITH APPLICABLE COUNTY STANDARDS AND PRACTICES (TRANSPORTATION DEPARTMENT ONLY - ROW / 04-9181)
PLAN CHECK OVERSIGHT ENGINEER	DATE SIGNED
REGISTRATION NUMBER	DATE SIGNED
ORD. 859 VERSION	DATE SIGNED

PLAN CHECK OVERSIGHT ENGINEER	REGISTRATION NUMBER	DATE SIGNED	ORD. 859 VERSION
APPROVED AS TO CONFORMANCE WITH APPLICABLE COUNTY STANDARDS AND PRACTICES (TRANSPARATION DEPARTMENT ONLY - ROW / OFF-SITE)			
APPROVED AS TO CONFORMANCE WITH APPLICABLE COUNTY STANDARDS AND PRACTICES (PLANNING DEPARTMENT ONLY - ON-SITE)			
PLAN CHECK OVERSIGHT LLA / CID	REGISTRATION NUMBER	DATE I/INKED	TENTATIVE APP PPR



APPROVED AS TO CONFORMANCE WITH APPLICABLE COUNTY STANDARDS AND PRACTICES (TRANSPARATION DEPARTMENT ONLY - ROW / OFF-SITE)

APPROVED AS TO CONFORMANCE WITH APPLICABLE COUNTY STANDARDS AND PRACTICES (PLANNING DEPARTMENT ONLY - ON-SITE)

PLAN CHECK OVERSIGHT ENGINEER

REGISTRATION NUMBER

DATE SIGNED

ORD. 859 VERSION

PLAN CHECK OVERSIGHT LLA / CID

REGISTRATION NUMBER

DATE I/INKED

TENTATIVE APP PPR

APPROVED AS TO CONFORMANCE WITH APPLICABLE COUNTY STANDARDS AND PRACTICES (TRANSPARATION DEPARTMENT ONLY - ROW / OFF-SITE)

APPROVED AS TO CONFORMANCE WITH APPLICABLE COUNTY STANDARDS AND PRACTICES (PLANNING DEPARTMENT ONLY - ON-SITE)

PREPARED BY: FRANK RADMACHER ASSOCIATES, INC. LANDSCAPE ARCHITECTS
 7140 FERRY CIRCLE, COLTON, CA 92681
 PHONE # 714-832-1774 / FAX # 714-998-7912
 CERT. NO. 1110, EXP. 5/31/2022, DATE 1/28/2021

BENCHMARK: REFER TO CIVIL ENGINEERING PLANS

SCALE: 1"=20'

DATE: 1/28/2021

PROJECT: PPT 1900235

COUNTY: RIVERSIDE

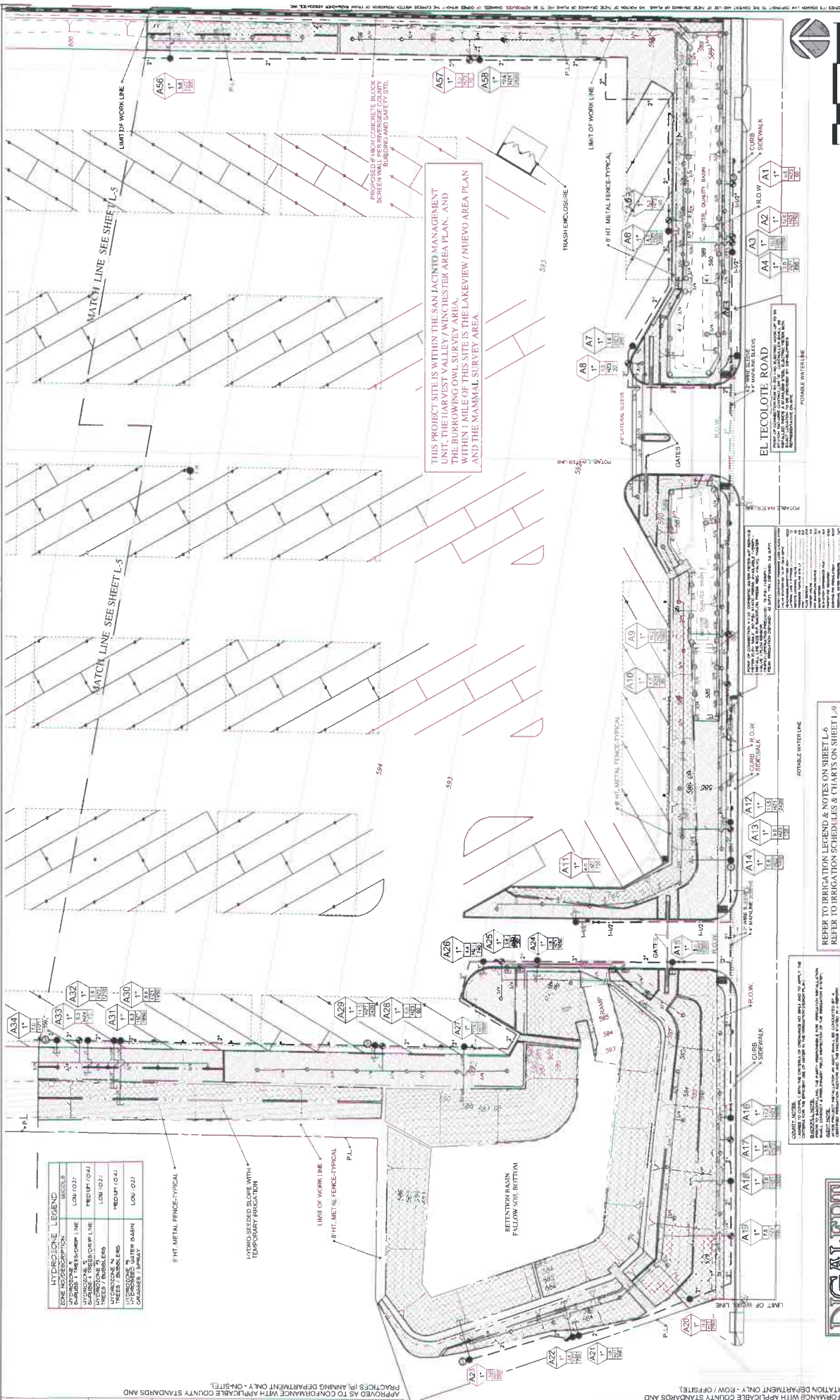
CITY: STANFORD

PROJECT NAME: STANFORD SELF STORAGE

PROJECT ADDRESS: 10000 VALERA LANE, RIVERSIDE, CA 92504

SHEET NO: L-3

OF 15 SHEETS



INTRODUCTION LEGEND	
ZONE NO. & DESCRIPTION	WELLS
A1 (0.27)	LOW (0.27)
A2 (0.28)	MED (0.41)
A3 (0.29)	LOW (0.27)
A4 (0.30)	MED (0.41)
A5 (0.31)	LOW (0.27)
A6 (0.32)	MED (0.41)
A7 (0.33)	LOW (0.27)
A8 (0.34)	MED (0.41)
A9 (0.35)	LOW (0.27)
A10 (0.36)	MED (0.41)
A11 (0.37)	LOW (0.27)
A12 (0.38)	MED (0.41)
A13 (0.39)	LOW (0.27)
A14 (0.40)	MED (0.41)
A15 (0.41)	LOW (0.27)
A16 (0.42)	MED (0.41)
A17 (0.43)	LOW (0.27)
A18 (0.44)	MED (0.41)
A19 (0.45)	LOW (0.27)
A20 (0.46)	MED (0.41)
A21 (0.47)	LOW (0.27)
A22 (0.48)	MED (0.41)
A23 (0.49)	LOW (0.27)
A24 (0.50)	MED (0.41)
A25 (0.51)	LOW (0.27)
A26 (0.52)	MED (0.41)
A27 (0.53)	LOW (0.27)
A28 (0.54)	MED (0.41)
A29 (0.55)	LOW (0.27)
A30 (0.56)	MED (0.41)
A31 (0.57)	LOW (0.27)
A32 (0.58)	MED (0.41)
A33 (0.59)	LOW (0.27)
A34 (0.60)	MED (0.41)

THIS PROJECT SITE IS WITHIN THE SAN JACINTO MANAGEMENT UNIT, THE HARVEST VALLEY WINCHES TER AREA PLAN, AND THE BURROWING OWL SURVEY AREA, WITHIN 1 MILE OF THIS SITE IS THE LAKEVIEW / NUDENO AREA PLAN AND THE MAMMAL SURVEY AREA.



SHEET NO. L-4
PART 190035
4 of 12 SHEETS

COUNTY OF RIVERSIDE
STANLEY SELF STORAGE
EL TECOLOTE ROAD
RIVERSIDE, CA
FOR: STANLEY PROPERTY MGMT. FILE NO.

BENCHMARK: PETER TOORIS ENGINEERS/P/18
SCALE: 1"=20'
FRA 3270



PREPARED BY:
FRANK B. BAWASIER ASSOCIATES, INC.
LANDSCAPE ARCHITECTS
9542 Feather Hill Dr. Irv
Village Park, Cal. 92618
PHONE # 714-832-1744 / 1-877-428-6221
CERT NO. 1110, EXP. 5/31/2022 DATE

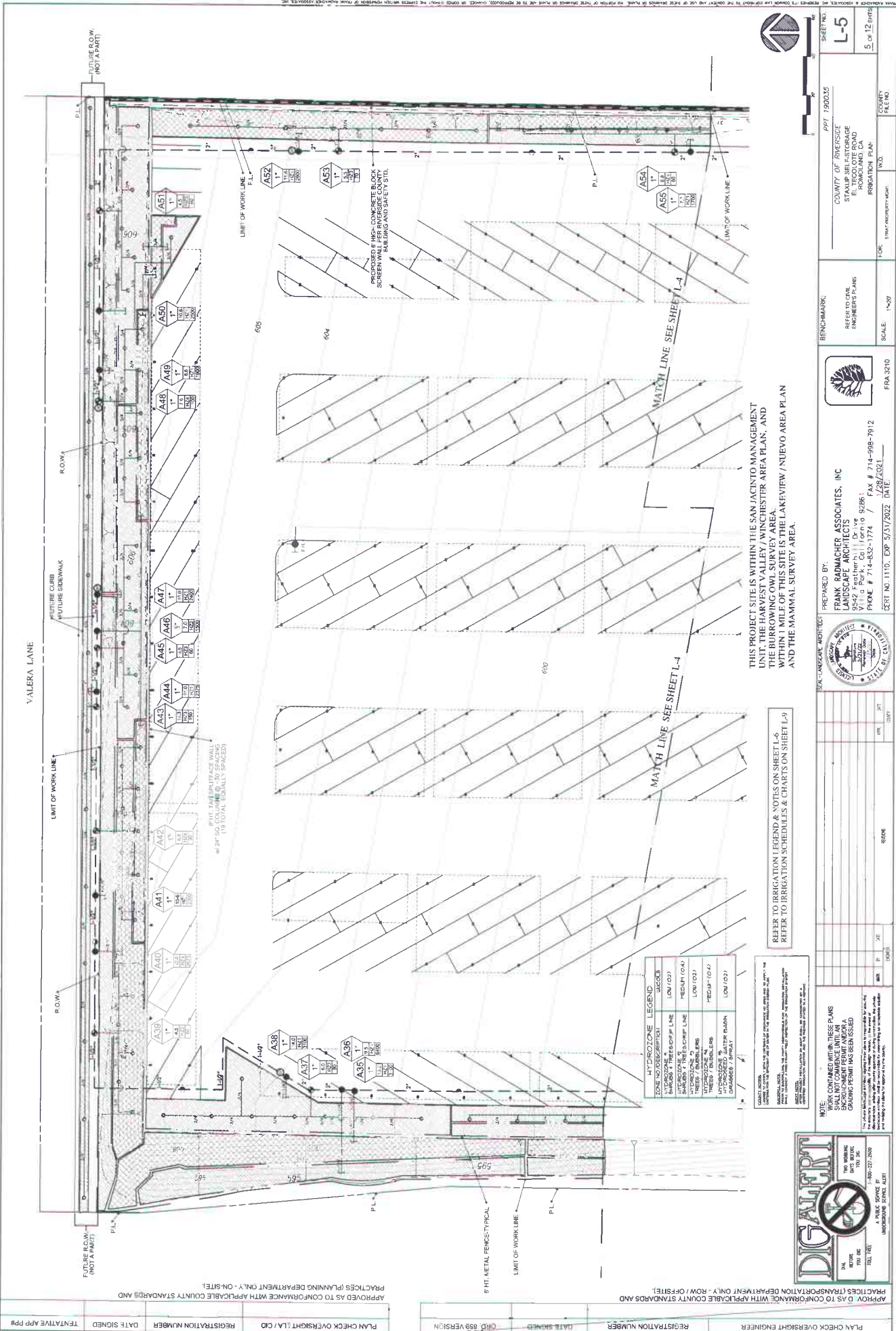


REFER TO IRRIGATION LEGEND & NOTES ON SHEET L-6
REFER TO IRRIGATION SCHEDULES & CHARTS ON SHEET L-6

NOTE:
WORK CONTAINED WITHIN THESE PLANS IS PRELIMINARY AND SUBJECT TO CHANGE WITHOUT NOTICE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND A GRADING PERMIT HAS BEEN ISSUED.
ALL WORK SHALL BE ACCORDING TO THE SPECIFICATIONS AND NOTES.
ALL DIMENSIONS SHALL BE TO FACE UNLESS OTHERWISE NOTED.
ALL DIMENSIONS SHALL BE TO FACE UNLESS OTHERWISE NOTED.
ALL DIMENSIONS SHALL BE TO FACE UNLESS OTHERWISE NOTED.



PLAN CHECK OVERSIGHT ENGINEER	REGISTRATION NUMBER	DATE SIGNED	ORD. 859 VERSION
APPROVED AS TO COMPLIANCE WITH APPLICABLE COUNTY STANDARDS AND PRACTICES (TRANSPORTATION DEPARTMENT ONLY - ROW / OFFSITE)			
PLAN CHECK OVERSIGHT LLA / CID	REGISTRATION NUMBER	DATE SIGNED	TENTATIVE APP P/8
APPROVED AS TO COMPLIANCE WITH APPLICABLE COUNTY STANDARDS AND PRACTICES (PLANNING DEPARTMENT ONLY - ON-SITE)			

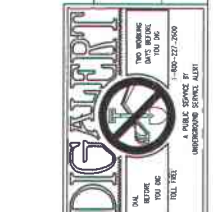


PLAN CHECK OVERSIGHT ENGINEER	REGISTRATION NUMBER	DATE SIGNED	CHD 859 VERSION
APPROVED AS TO CONFORMANCE WITH APPLICABLE COUNTY STANDARDS AND PRACTICES (TRANSPORTATION DEPARTMENT ONLY - ROW / OFFSETS)			
PLAN CHECK OVERSIGHT ENGINEER	REGISTRATION NUMBER	DATE SIGNED	CHD 859 VERSION
APPROVED AS TO CONFORMANCE WITH APPLICABLE COUNTY STANDARDS AND PRACTICES (PLANNING DEPARTMENT ONLY - ON-SITE)			

LANDSCAPE LEGEND

ZONE NO DESCRIPTION	LOW (0/3)
HYDRONAL & SLOPE LINE	REDUPT (0/4)
SHEDS & TREESCAPE LINE	LOW (0/3)
THEIR / SCHEDULES	RECUP (1/0/0)
THEIR / SCHEDULES	LOW (0/3)
INTERPOSE TO THE PLANT	LOW (0/3)
CHANGES / SCHEDULE	

NOTE:
 WORK CONTAINED WITHIN THESE PLANS SHALL NOT COMMENCE UNTIL AN AGRICULTURE PERMIT HAS BEEN ISSUED.
 THE CLIENT HAS BEEN ADVISED THAT THE PERMITTING AGENCIES MAY REQUIRE THE CLIENT TO OBTAIN A PERMIT FOR THE WORK SHOWN ON THESE PLANS.
 THE CLIENT HAS BEEN ADVISED THAT THE PERMITTING AGENCIES MAY REQUIRE THE CLIENT TO OBTAIN A PERMIT FOR THE WORK SHOWN ON THESE PLANS.
 THE CLIENT HAS BEEN ADVISED THAT THE PERMITTING AGENCIES MAY REQUIRE THE CLIENT TO OBTAIN A PERMIT FOR THE WORK SHOWN ON THESE PLANS.



APPROVED AS TO CONFORMANCE WITH APPLICABLE COUNTY STANDARDS AND PRACTICES (TRANSPORTATION DEPARTMENT ONLY - ROW / OFFSETS)

THIS PROJECT SITE IS WITHIN THE SAN JACINTO MANAGEMENT UNIT, THE HARVEST VALLEY / WINCHESTER AREA PLAN, AND THE BURROWING OWL SURVEY AREA. WITHIN 1 MILE OF THIS SITE IS THE LAKEVIEW / NUEVO AREA PLAN AND THE MAMMAL SURVEY AREA.

PREPARED BY:
FRANK RADMACHER ASSOCIATES, INC
 LANDSCAPE ARCHITECTS
 714 Park Blvd, Suite 100
 Orange, CA 92667
 PHONE # 714-532-1774 / FAX # 714-998-7912
 ECST NO. 1110, EXP. 5/31/2022, DATE

DATE	BY	SCALE	DATE

BENCHMARK
 REFER TO THE BENCHMARKS AND ENGINEERING PLANS FOR THE PROPERTY.

SCALE: 1"=50'

FOR: 1909

PROJECT: FRA-3210

COUNTY OF RIVERSIDE
 STANLEY SELF STORAGE
 1909 N. CALIFORNIA AVE
 RIVERSIDE, CA 92504

PROJECT NO.: 1909

DATE: 1/29/2021

DATE: 1/29/2021

SHEET NO.: L-5

DATE: 1/29/2021

DATE: 1/29/2021

APPROVED AS TO CONFORMANCE WITH APPLICABLE COUNTY STANDARDS AND PRACTICES (TRANSPORTATION DEPARTMENT ONLY - ROW OFFSETS)

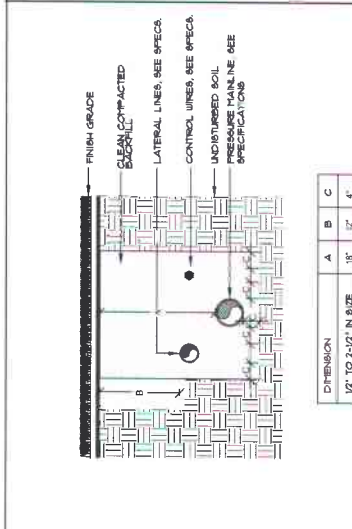
DATE SIGNED: _____ REGISTRATION NUMBER: _____

APPROVED AS TO CONFORMANCE WITH APPLICABLE COUNTY STANDARDS AND PRACTICES (PLANNING DEPARTMENT ONLY - ON-SITE)

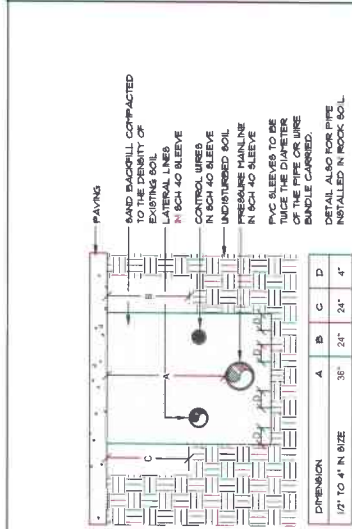
DATE SIGNED: _____ REGISTRATION NUMBER: _____

APPROVED AS TO CONFORMANCE WITH APPLICABLE COUNTY STANDARDS AND PRACTICES (PLANNING DEPARTMENT ONLY - ON-SITE)

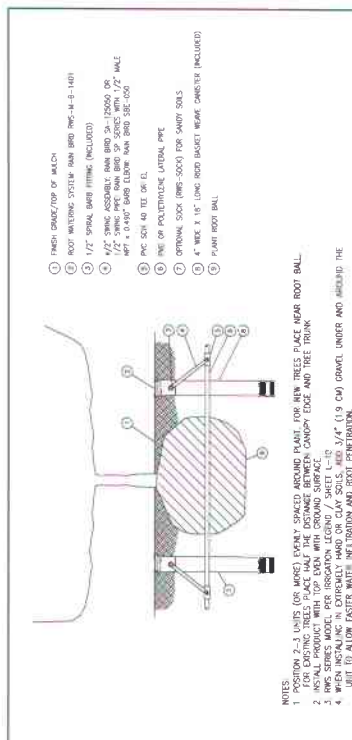
DATE SIGNED: _____ REGISTRATION NUMBER: _____



Y PIPE INSTALLATION
N.T.S.



Z SLEEVE INSTALLATION
N.T.S.



Z1 DEEP ROOTED TREE BUBBLER
N.T.S.

MAXIMUM LENGTH OF A SINGLE LATERAL (FEET)

EMITTER SPACING	12"	18"	24"
26 psi	237	173	136
30 psi	271	207	160
35 psi	305	241	184
40 psi	339	275	208
45 psi	373	309	232
50 psi	407	343	256
55 psi	441	377	280
60 psi	475	411	304

CV MAXIMUM LATERAL LENGTH CHART

TECHLINE HCVR

HCVR MAXIMUM LATERAL LENGTH CHART

SEASONAL IRRIGATION SCHEDULES

INITIAL IRRIGATION SCHEDULE

HYDRO ZONE #	PLANT TYPE	PLANT FACTOR	TYPE	IRRG EFFIC	CYCLES PER WK	IR/WK PER WK	IR/WK MINUTE
1	SHRUB	0.2	DRIP	0.81	---	---	---
2	SHRUB	0.5	DRIP	0.81	---	---	---
3	TREE	0.2	BUBB	0.81	---	---	---
4	TREE	0.5	BUBB	0.81	---	---	---
5	SEEDED	0.3	SPRAY	0.71	5	40	40
6	SEEDED	0.3	SPRAY	0.71	5	40	40

MAINTENANCE IRRIGATION SCHEDULE

HYDRO ZONE #	PLANT TYPE	PLANT FACTOR	TYPE	IRRG EFFIC	CYCLES PER WK	IR/WK PER WK	IR/WK MINUTE
1	SHRUB	0.2	DRIP	0.81	---	---	---
2	SHRUB	0.5	DRIP	0.81	---	---	---
3	TREE	0.2	BUBB	0.81	---	---	---
4	TREE	0.5	BUBB	0.81	---	---	---
5	SEEDED	0.3	SPRAY	0.71	3	15	15
6	SEEDED	0.3	SPRAY	0.71	3	15	15

SEASON: WINTER (Dec - Jan - Feb)

SEASON: SPRING (March - April - May)

SEASON: SUMMER (June - July - Aug)

SEASON: AUTUMN (Sept - Oct - Nov)

IRRIGATION OPERATION NOTE. OVERHEAD IRRIGATION SHALL BE LIMITED TO THE HOURS BETWEEN 7 PM AND 9 AM.



NOTE: COMMENCED WITH THESE PLANS SHALL NOT CONSTITUTE WITH AN ENCOURAGEMENT TO STOP WORK OR A GUARANTEE OF ANY KIND. THE USER OF THESE PLANS SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM ALL APPLICABLE AGENCIES.

DATE: 7/28/2021
BY: [Signature]



PREPARED BY:
FRANK RADMACHER ASSOCIATES, INC.
LANDSCAPE ARCHITECTS
7711 Redwood Court, Torrance, CA 90503
PHONE: # 714-832-1174 / FAX # 714-998-7912
CERT NO: 1110, EXP: 5/31/2022 DATE: 7/28/2021

BENCHMARK: REFER TO CAP ENGINEERS PLANS

SCALE: NONE

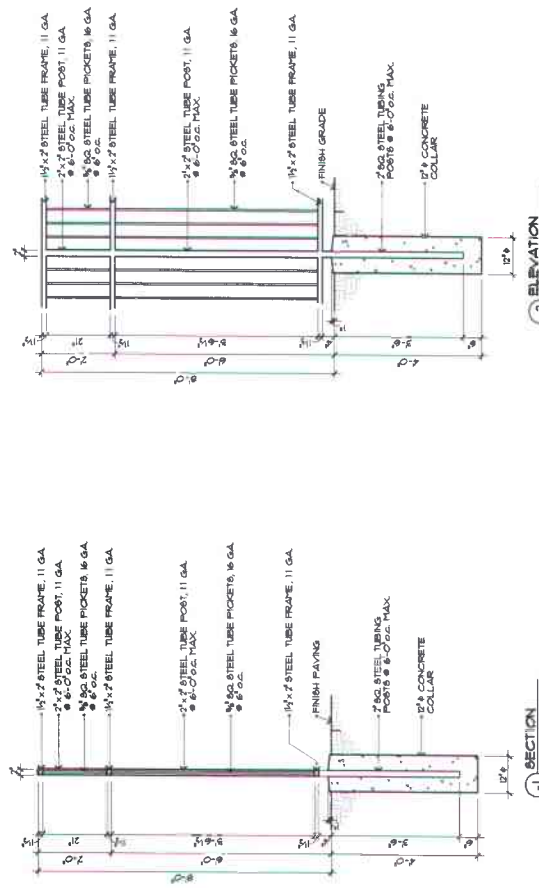
FRA 32/10

COUNTY: FILE NO

SHEET NO: L-9

9 OF 12 SHEETS

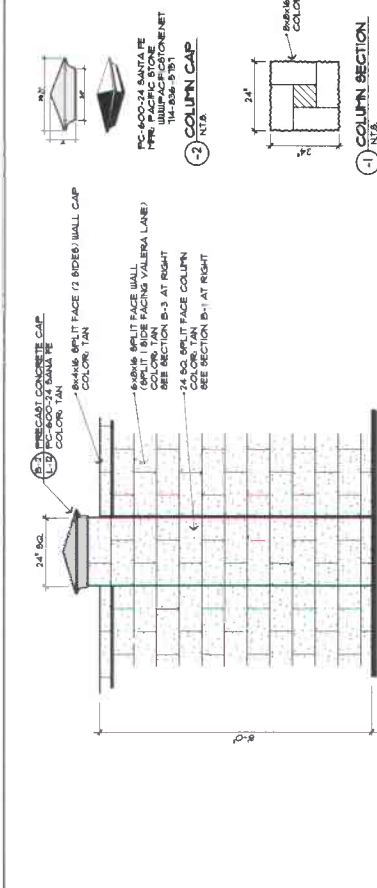
PLAN CHECK OVERSIGHT ENGINEER	REGISTRATION NUMBER	DATE SIGNED	DRD, 899 VERSION
PLAN CHECK OVERSIGHT LLA / CID	REGISTRATION NUMBER	DATE SIGNED	TENTATIVE APP P/P



METAL FABRICATION NOTES

1. CONNECTIONS TO BE CONTINUOUS WELDED
2. REMOVE ALL SLAG AND SPATTER
3. ALL TUBING TO HAVE ENDS WELDED CLOSED.
4. GRIND ALL WELDS SMOOTH.
5. ALL STEEL TUBING TO BE 1/2 GA. UNLESS OTHERWISE SPECIFIED.
6. FIELD WELDS TO BE RUST PROOFED.
7. ALL MATERIAL TO BE PRE-GALVANIZED.
8. FINISH GRADE TO BE INDICATED ON FIELD PAINT WITH POLYURETHANE.
9. COLOR TO BE SELECTED

A 8' H. TUBULAR STEEL FENCE
NO SCALE



NOTE:
STRUCTURAL ENGR. CALCS REQUIRED
PRIOR TO CONSTRUCTION

B 8' H. SPLIT FACE MASONRY WALL & COLUMN
NO SCALE



NOTE:
WORK CONTAINED WITH THESE PLANS
ENDORSING ANY PERMITS AND/OR A
GRADING PERMITS HAS BEEN ISSUED.
THESE PLANS DO NOT CONSTITUTE A GUARANTEE OF ANY
KIND AND ARE NOT TO BE USED FOR ANY OTHER PURPOSE.
FOR MORE INFORMATION CONTACT THE ENGINEER AT THE
ADDRESS PROVIDED ON THESE PLANS.

PREPARED BY:
FRANK RADMACHER ASSOCIATES, INC.
LANDSCAPE ARCHITECTS
9542 Foothill Blvd., Suite 928B1
Beverly Hills, CA 90210
PHONE # 714 832-1774 / FAX # 714-998-7912
CERT. NO. 11110, EXP. 5/31/2022 DATE: 1/28/2022



BENCHMARK:
REFER TO CIVIL
ENGINEERS PLANS

SCALE: NONE

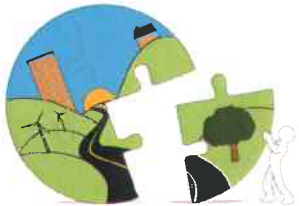
FRA 3210

SHEET NO. L-12
COUNT: 12 of 12 SHEETS

COUNTY OF RIVERSIDE
STAMP SELF-STORAGE
ELITE COLE ROAD
FENCE DETAILS & NOTES

PROJECT: 5184 PROPERTY WALK

W.D. COUNTY FILE NO.



John Hildebrand
Interim Planning Director

RIVERSIDE COUNTY PLANNING DEPARTMENT

Memorandum

DATE: February 2, 2021
TO: Planning Commission
FROM: Deborah Bradford, Project Planner
RE: Item 4.1 – SP260S03, CZ2000027, TPM37787, and PPT190035

Attached for consideration by the Planning Commission are the proposed changes to the Specific Plan Zoning Ordinance which was unintentionally left out of the Planning Commission Staff Report Package.

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

Desert Office · 77588 El Duna Court, Suite H
Palm Desert, California 92211
(760) 863-8277 · Fax (760) 863-7040

1 ORDINANCE NO. 348.XXXX4925

2 AN ORDINANCE OF THE COUNTY OF RIVERSIDE AMENDING

3 ORDINANCE NO. 348 RELATING TO ZONING

4
5 The Board of Supervisors of the County of Riverside ordains as follows:

6 Section 1. Section 4.1 of Ordinance No. 348 and Official Zoning Map No. 2, as
7 amended, are further amended by placing in effect in the Homeland Area, the zone or zones as shown on
8 the map titled “Change of Official Zoning Plan Amending Ordinance No. 348, Map No. 2.2444, Change
9 of Zone Case No. 1800018”, which map is made part of the ordinance, and establishing the boundaries of
10 the specified planning areas within Specific Plan No. 260 as amended.

11 Section 2. Article XVIIa of Ordinance No. 348 is amended in its entirety to read as
12 follows:

13 “SECTION 17.73 SP ZONE REQUIREMENTS AND STANDARDS FOR SPECIFIC
14 PLAN NO. 260.

15 a. Planning Area 24.

16 (1) The uses permitted in Planning Area 24 of Specific Plan No. 260 shall be the
17 same as those uses permitted in Article VI, Section 6.1 of Ordinance No. 348,
18 except that the uses permitted pursuant to Section 6.1.b.(1) and (3) shall not
19 be permitted.

20 (2) The development standards for Planning Area 24 of Specific Plan No. 260
21 shall be the same as those standards identified in Article VI, Section 6.2 of
22 Ordinance No. 348, except that the development standards set forth in Article
23 VI, Section 6.2.b., c., d., e. (1), (2), and (4) shall be deleted and replaced by
24 the following:

25 A. Lot area shall be not less than five thousand (5,000) square feet. The
26 minimum lot area shall be determined by excluding that portion of a
27 lot that is used solely for access to the portion of a lot used as a
28 building site.

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- B. The minimum average width of that portion of a lot to be used as a building site shall be fifty feet (50') with a minimum average depth of eighty feet (80'). That portion of a lot used for access on "flag" lots shall have a minimum width of twenty feet (20').
- C. The minimum frontage of a lot shall be forty-five feet (45'), except that lots fronting on knuckles or cul-de-sacs may have a minimum frontage of thirty-five feet (35'). Lot frontage along curvilinear streets may be measured at the building setback in accordance with zone development standards.
- D. The front yard for living areas and porches shall be not less than twelve feet (12') measured from the existing street line or from any future street line as shown on any specific plan of highways, whichever is nearer the proposed structure. The face of the garage shall be setback eighteen feet (18'). In a side-entry garage condition, the front yard shall not be less than ten feet (10').
- E. Side yards on interior and through lots shall be not less than four feet (4') in width. Side yards on corner and reversed corner lots shall be not less than nine feet (9') from the existing street line or from any future street line as shown on any specific plan of highways, whichever is nearer the proposed structure, upon which the main building sides, except that where the lot is less than fifty feet (50') wide, the yard need not exceed twenty percent (20%) of the width of the lot.
- F. Chimneys, air conditioning units, and fireplaces shall be allowed to encroach into side yards (on the non-gated side) and rear yards a maximum of two feet (2'). No other structural encroachments shall be permitted in the front, rear or side yard except as provided for in Section 18.19 of Ordinance No. 348.

1 In addition, the following standard shall also apply:

2 AA. In no case shall more than fifty percent (50%) of any lot be covered
3 by buildings for lots with one-story buildings and in no case shall
4 more than forty-five percent (45%) of any lot be covered by buildings
5 for lots with two-story buildings.

6 (3) Except as provided above, all other zoning requirements shall be the same as
7 those requirements identified in Article VI of Ordinance No. 348.

8 b. Planning Area 25.

9 (1) The uses permitted in Planning Area 25 of Specific Plan No. 260 shall be the
10 same as those uses permitted in Article VI, Section 6.1 of Ordinance No. 348,
11 except that the uses permitted pursuant to Section 6.1.b.(1) and (3) shall not
12 be permitted.

13 (2) The development standards for Planning Areas 25 of Specific Plan No. 260
14 shall be the same as those standards identified in Article VI, Section 6.2 of
15 Ordinance No. 348, except that the development standards set forth in Article
16 VI, Section 6.2.b., c., d., e. (1), (2), and (4) shall be deleted and replaced by
17 the following:

18 A. Lot area shall be not less than three thousand five hundred (3,500)
19 square feet. The minimum lot area shall be determined by excluding
20 that portion of a lot that is used solely for access to the portion of a lot
21 used as a building site.

22 B. The minimum average width of that portion of a lot to be used as a
23 building site shall be forty feet (40') with a minimum average depth
24 of seventy-five feet (75'). That portion of a lot used for access on
25 "flag" lots shall have a minimum width of twenty feet (20').

26 C. The minimum frontage of a lot shall be forty feet (40'), except that
27 lots fronting on knuckles or cul-de-sacs may have a minimum
28

1 frontage of thirty-five feet (35'). Lot frontage along curvilinear
2 streets may be measured at the building setback in accordance with
3 zone development standards.

4 D. The front yard for living areas and porches shall be not less than
5 twelve feet (12') measured from the existing street line or from any
6 future street line as shown on any specific plan of highways,
7 whichever is nearer the proposed structure. The face of the garage
8 shall be setback eighteen feet (18'). In a side-entry garage condition,
9 the front yard shall not be less than ten feet (10').

10 E. Side yards on interior and through lots shall be not less than four feet
11 (4') in width. Side yards on corner and reversed corner lots shall be
12 not less than nine feet (9') from the existing street line or from any
13 future street line as shown on any specific plan of highways,
14 whichever is nearer the proposed structure, upon which the main
15 building sides, except that where the lot is less than forty feet (40')
16 wide, the yard need not exceed ten percent (10%) of the width of the
17 lot.

18 F. Chimneys, air conditioning units, and fireplaces shall be allowed to
19 encroach into side yards (on the non-gated side) and rear yards, a
20 maximum of two feet (2'). No other structural encroachments shall
21 be permitted in the front, rear or side yard except as provided for in
22 Section 18.19 of Ordinance No. 348.

23 In addition, the following standard shall also apply:

24 AA. In no case shall more than sixty-five percent (65%) of any lot be
25 covered by buildings for lots with one-story buildings and in no case
26 shall more than sixty percent (60%) of any lot be covered by buildings
27 for lots with two-story buildings.
28

1 (3) Except as provided above, all other zoning requirements shall be the same as
2 those requirements identified in Article VI of Ordinance No. 348.

3 c. Planning Areas 26 and 28.

4 (1) The uses permitted in Planning Areas 26, and 28 of Specific Plan No. 260
5 shall be the same as those uses permitted in Article VI, Section 6.1 of
6 Ordinance No. 348, except that the uses permitted pursuant to Section
7 6.1.b.(1) and (3) shall not be permitted.

8 (2) The development standards for Planning Areas 26, and 28 of Specific Plan
9 No. 260 shall be the same as those standards identified in Article VI, Section
10 6.2 of Ordinance No. 348, except that the development standards set forth in
11 Article VI, Section 6.2.b., c., d., e. (1), (2) and (4) shall be deleted and
12 replaced by the following:

13 A. Lot area shall be not less than six thousand (6,000) square feet. The
14 minimum lot area shall be determined by excluding that portion of a
15 lot that is used solely for access to the portion of a lot used as a
16 building site.

17 B. The minimum average width of that portion of a lot to be used as a
18 building site shall be fifty feet (50') with a minimum average depth
19 of one hundred feet (100'). That portion of a lot used for access on
20 "flag" lots shall have a minimum width of twenty feet (20').

21 C. The minimum frontage of a lot shall be fifty feet (50'), except that
22 lots fronting on knuckles or cul-de-sacs may have a minimum
23 frontage of thirty-five feet (35'). Lot frontage along curvilinear
24 streets may be measured at the building setback in accordance with
25 zone development standards.

26 D. The front yard for living areas and porches shall be not less than
27 twelve feet (12') measured from the existing street line or from any
28 future street line as shown on any specific plan of highways,

1 whichever is nearer the proposed structure. The face of the garage
2 shall be setback eighteen feet (18'). In a side-entry garage condition,
3 the front yard shall not be less than ten feet (10').

4 E. Side yards on interior and through lots shall be not less than four feet
5 (4') in width. Side yards on corner and reversed corner lots shall be
6 not less than nine feet (9') from the existing street line or from any
7 future street line as shown on any specific plan of highways,
8 whichever is nearer the proposed structure, upon which the main
9 building sides, except that where the lot is less than fifty-five feet
10 (55') wide, the yard need not exceed twenty percent (20%) of the
11 width of the lot.

12 F. Chimneys, air conditioning units, and fireplaces shall be allowed to
13 encroach into side yards (on the non-gated side) and rear yards, a
14 maximum of two feet (2'). No other structural encroachments shall
15 be permitted in the front, rear or side yard except as provided for in
16 Section 18.19 of Ordinance No. 348.

17 (3) Except as provided above, all other zoning requirements shall be the same as
18 those requirements identified in Article VI of Ordinance No. 348.

19 d. Planning Areas 27 and 29.

20 (1) The uses permitted in Planning Areas 27 and 29 of Specific Plan No. 260
21 shall be the same as those uses permitted in Article IXb, Section 9.50 of
22 Ordinance No. 348 except that the uses permitted pursuant to Section 9.50a.
23 (32), (52), and (64) shall not be permitted.

24 (2) The development standards for Planning Areas 27 and 29 of Specific Plan
25 No. 260 shall be the same as those standards identified in Article IXb, Section
26 9.53 of Ordinance No. 348.

27 (3) Except as provided above, all other zoning requirements shall be the same as
28 those requirements identified in Article IXb of Ordinance No. 348.

1 C. Chimneys and fireplaces shall be allowed to encroach into side yards
2 a maximum of two feet (2'). No other structural encroachments shall
3 be permitted in the front, rear or side yard except as provided for
4 in Section 18.9 of Ordinance No. 348.

5 (3) Except as provided above, all other zoning requirements shall be the same as
6 those requirements identified in Article ~~VI~~IXb of Ordinance No. 348.

7 e. Planning Areas 30 and 44.

8 (1) The uses permitted in Planning Areas 13, 19, 30 and 44 of Specific Plan No.
9 260 shall be the same as those uses permitted in Article XI, Section 11.2 of
10 Ordinance No. 348, except that the uses permitted pursuant to Section
11 11.2.b.(1) c.(1), (3), (4) and (6), d.(1), g., h.(3), (4), (6) and (8), k., and m.(1),
12 (3), (4) and (9); and 11.2.b(2)c., k., and l. shall not be permitted.

13 (2) The development standards for Planning Areas 13, 19, 30 and 44 of Specific
14 Plan No. 260 shall be the same as those standards identified in Article XI,
15 Section 11.4 of Ordinance No. 348.

16 (3) Except as provided above, all other zoning requirements shall be the same as
17 those requirements identified in Article XI of Ordinance No. 348.

18 f. Planning Area 31.

19 (1) The uses permitted in Planning Area 31 of Specific Plan No. 260 shall be the
20 same as those permitted in Article IXb, Section 9.50 of Ordinance No. 348,
21 except that the uses permitted pursuant to Section 9.50.a (32), (52) and (64)
22 shall not be permitted. In addition, the permitted uses identified under
23 Section 9.50b. shall also include self-storage facilities and mini-warehouse
24 structures.

25 (2) The development standards for Planning Area 31 of Specific Plan No. 260
26 shall be the same as those identified in Article IXb, Section 9.53 of Ordinance
27 No. 348.
28

1 (3) Except as provided above, all other zoning requirements shall be the same as
2 those requirements identified in Article IXb of Ordinance No. 348.

3 g. Planning Area 31A.

4 (1) The uses permitted in Planning Area 31A shall be the same as those uses
5 permitted in Article IXb, Section 9.50 of Ordinance No. 348, except that the
6 uses permitted pursuant to Section 9.50.a (30), (31), (32), (52), (55), (62),
7 (64), (82), (97), (98), and (99); and b. (1), (2), (3), (5), (7), (8), (10), (13),
8 (14), (15), (16), (17), (18), (19), (22) and (23) shall not be permitted. In
9 addition, the permitted uses identified under Section 9.50.a. shall also include
10 multiple family dwellings, medical and dental offices, real estate offices, and
11 congregate care residential facilities.

12 (2) Any land division application submitted within Planning Area 31A of
13 Specific Plan No. 260 shall be heard concurrently with a comprehensive plot
14 plan application for the entire affected Planning Area by the Planning
15 Commission in accordance with Section 18.30.d.(3) of Ordinance No. 348.
16 The application for a comprehensive plot plan shall be submitted in
17 accordance with the provisions of Section 18.30 of Ordinance No. 348 and
18 shall also at a minimum include the following:

19 A. A statement indicating how the land division and comprehensive plot
20 plan applications implement Specific Plan No. 260 and comply with
21 the conditions of approval for said Specific Plan.

22 B. A comprehensive plot plan for the entire planning area, a conceptual
23 grading plan and a tentative subdivision map, based upon a contour
24 interval no greater than four feet (4') which in addition to the
25 Requirements of Ordinance No. 460 and Section 18.30 of Ordinance
26 No. 348 include:

27 i. The proposed lots including lot lines and proposed easement,
28 if any;

- 1 ii. building footprints;
- 2 iii. floor plan assignments;
- 3 iv. pad elevations, street grades and cut and fill slopes in excess
- 4 of one foot in vertical height;
- 5 v. the proposed uses, their location and architectural designs;
- 6 vi. the proposed internal circulation system; and,
- 7 vii. buffers, if any.

8 C. A design manual which includes:

- 9 i. A description of residential floor plans and their mix;
- 10 ii. The lot and building calculations for each lot and building as
- 11 follows:
 - 12 (a) lot area and lot pad area;
 - 13 (b) building footprint area;
 - 14 (c) percentage of lot coverage;
 - 15 (d) front setback;
 - 16 (e) useable rear yard area and depth; and,
 - 17 (f) building square footage for commercial and residential
 - 18 uses.
- 19 iii. a fencing plan including details of proposed materials to be
- 20 used;
- 21 iv. dimensioned conceptual floor plans and elevations, including
- 22 details of proposed materials for evaluations, and square
- 23 footages and heights of individual units; and,
- 24 v. a proposed phasing plan showing the planned sequence of
- 25 subdivision map recordation and development.

26 (3) The development standards for commercial uses within Planning Area 31A

27 of Specific Plan No. 260 shall be the same as those standards identified in

28 Article IXb, Section 9.53 of Ordinance No. 348. For purposes of this

1 ordinance amendment, a commercial use shall be defined as development
2 which includes any permitted use other than multiple family dwellings or
3 apartments.

4 (4) The development standards for residential uses and combined residential and
5 commercial uses within Planning Area 31A of Specific Plan No. 260 shall
6 be as follows:

7 A. The minimum lot area shall be seven thousand two hundred (7,200)
8 square feet with a minimum average width of sixty feet (60') and a
9 minimum average depth of one hundred feet (100') for all permitted
10 uses, unless different minimums are specifically required in a
11 particular area.

12 B. The minimum front and rear yards shall be ten feet (10') for buildings
13 that do not exceed thirty-five feet (35') in height. Any portion of a
14 building which exceeds thirty-five feet (35') in height shall be set
15 back from the front and rear lot lines no less than ten feet (10') plus
16 two feet (2') for each foot by which the height exceeds thirty-five feet
17 (35'). The front setback shall be measured from any existing or future
18 street line as shown on any specific street plan of the County. The rear
19 setback shall be measured from the existing rear lot line or from any
20 recorded alley or easement, if the rear line adjoins a street, the rear
21 setback requirement shall be the same as required for a front setback.

22 C. The minimum side yard shall be five feet (5') for buildings that do not
23 exceed thirty-five feet (35') in height. Any portion of a building which
24 exceeds thirty-five feet (35') in height shall be set back from each side
25 lot line five feet (5') plus two feet (2') for each foot by which the
26 height exceeds thirty-five feet (35'); if the side yard adjoins a street,
27 the side setback requirement shall be the same as required for a front
28 setback. No structural encroachments shall be permitted in the front,

1 side or rear yard except as provided in Section 18.19 of Ordinance
2 No. 348.

3 D. No lot shall have more than fifty percent (50%) of its net area covered
4 with buildings or structures.

5 E. The maximum ratio of floor area to lot area shall not be greater than
6 two to one (2:1), not including basement floor area.

7 F. All buildings and structures shall not exceed fifty feet (50') in height,
8 unless a height up to seventy-five feet (75') is specifically permitted
9 under the provisions of Section 18.34 of Ordinance No. 348.

10 G. Automobile storage space shall be provided as required by Section
11 18.12 of Ordinance No. 348.

12 H. Interior side yards may be reduced to accommodate zero lot line or
13 common wall situations, except that, in no case shall the reduction in
14 side yard areas reduce the required separation between detached
15 structures.

16 I. Where the front, side or rear yard adjoins a lot zoned R-R, R-A, R-2,
17 R-3, R-4, R-6, R-T, R-T-R, W-2-M or SP with a residential use, the
18 minimum setback shall be twenty-five feet (25') from the property
19 line.

20 J. Setback areas may be used for driveways, parkways and landscaping.

21 K. A minimum of fifteen percent (15%) of the site proposed for
22 development shall be landscaped and irrigated.

23 L. Trash collection areas shall be screened by landscaping or
24 architectural features in such a manner as not to be visible from a
25 public street or from any adjacent residential area.

26 M. Outside storage areas are prohibited.

27 N. Utilities shall be installed underground except that electrical lines
28 rated at 33 kv or greater may be installed above ground.

1 O. All lighting fixtures, including spot lights, electrical reflectors and
2 other means of illumination for signs, structures, landscaping,
3 parking, loading, unloading and similar areas, shall be focused,
4 directed and arranged to prevent glare or direct illumination on
5 residential uses.

6 (5) Nonsubstantial adjustments to an approved project's design are permitted
7 subject to the approval of a minor change pursuant to Ordinance No. 460. For
8 purposes of this section, "Nonsubstantial adjustment" shall be defined as
9 changes to setbacks, floor plans and elevations. All other changes including
10 changes in concept and product type shall be submitted for review in
11 accordance with the provisions of Ordinance No. 460 governing minor
12 changes and revised tentative maps.

13 (6) Except as provided above, all other zoning requirements shall be the same as
14 those requirements identified in Article IXb of Ordinance No. 348.

15 h. Planning Area 32 and 33B.

16 (1) The uses permitted in Planning Areas 32 and 33B of Specific Plan No. 260
17 shall be the same as those uses permitted in Article VI, Section 6.1 of
18 Ordinance No. 348, except that the uses permitted pursuant to Section
19 6.1.b.(1) and (3) shall not be permitted.

20 (2) The development standards for Planning Areas 32 and 33B of Specific Plan
21 No. 260 shall be the same as those standards identified in Article VI, Section
22 6.2 of Ordinance No. 348, except that the development standards set forth in
23 Article VI, Section 6.2.b., c., d., e. (2), and (4) shall be deleted and replaced
24 by the following:

25 A. Lot area shall be not less than five thousand (5,000) square feet. The
26 minimum lot area shall be determined by excluding that portion of a
27 lot that is used solely for access to the portion of a lot used as a
28 building site.

- 1 B. The minimum average width of that portion of a lot to be used as a
2 building site shall be fifty feet (50') with a minimum average depth
3 of eighty feet (80'). That portion of a lot used for access on "flag" lots
4 shall have a minimum width of twenty feet (20').
- 5 C. The minimum frontage of a lot shall be forty-five feet (45'), except
6 that lots fronting on knuckles or cul-de-sacs may have a minimum
7 frontage of thirty-five feet (35'). Lot frontage along curvilinear streets
8 may be measured at the building setback in accordance with zone
9 development standards.
- 10 D. Side yards on interior and through lots shall be not less than five feet
11 (5') in width. Side yards on corner and reversed corner lots shall be
12 not less than ten feet (10') from the existing street line or from any
13 future street line as shown on any specific plan of highways,
14 whichever is nearer the proposed structure, upon which the main
15 building sides, except that where the lot is less than fifty feet (50')
16 wide, the yard need not exceed twenty percent (20%) of the width of
17 the lot.
- 18 E. Chimneys and fireplaces shall be allowed to encroach into side yards
19 a maximum of two feet (2'). No other structural encroachments shall
20 be permitted in the front, rear or side yard except as provided for in
21 Section 18.19 of Ordinance No. 348.

22 In addition, the following standard shall also apply:

- 23 AA. In no case shall more than fifty percent (50%) of any lot be covered
24 by buildings for lots with one-story buildings and in no case shall
25 more than forty-five percent (45%) of any lot be covered by buildings
26 for lots with two-story buildings.
- 27 (3) Except as provided above, all other zoning requirements shall be the same as
28 those requirements identified in Article VI of Ordinance No. 348.

1 i. Planning Area 33A.

2 (1) The uses permitted in Planning Area 33A of Specific Plan No. 260 shall be
3 the same as those uses permitted in Article VIII, Section 8.100 of Ordinance
4 No. 348, except that the uses permitted pursuant to Section 8.100.a. and b.
5 shall not be permitted. In addition, the permitted uses identified under Section
6 8.100.a. shall also include trails.

7 (2) The development standards for Planning Area 33A of Specific Plan No. 260
8 shall be the same as those standards identified in Article VIIIe, Section 8.101
9 of Ordinance No. 348.

10 (3) Except as provided above, all other zoning requirements shall be the same as
11 those requirements identified in Article VIIIe of Ordinance No. 348.

12 j. Planning Area 34.

13 (1) The uses permitted in Planning Area 34 of Specific Plan No. 260 shall be the
14 same as those uses permitted in Article VI, Section 6.1 of Ordinance No. 348,
15 except that the uses permitted pursuant to Section 6.1.b.(1) and (3); and d.
16 shall not be permitted.

17 (2) The development standards for Planning Area 34 of Specific Plan No. 260
18 shall be the same as those standards identified in Article VI, Section 6.2 of
19 Ordinance No. 348, except that the development standards set forth in Article
20 VI, Section 6.2.b., c., d., e.(2) and (4) shall be deleted and replaced by the
21 following:

22 A. Lot area shall be not less than five thousand (5,000) square feet. The
23 minimum lot area shall be determined by excluding that portion of a
24 lot that is used solely for access to the portion of a lot used as a
25 building site.

26 B. The minimum average width of that portion of a lot to be used as a
27 building site shall be fifty feet (50') with a minimum average depth
28

1 of eighty feet (80'). That portion of a lot used for access on "flag" lots
2 shall have a minimum width of twenty feet (20').

3 C. The minimum frontage of a lot shall be forty feet (40'), except that
4 lots fronting on knuckles or cul-de-sacs may have a minimum
5 frontage of thirty-five feet (35'). Lot frontage along curvilinear streets
6 may be measured at the building setback in accordance with zone
7 development standards.

8 D. Side yards on interior and through lots shall be not less than five feet
9 (5') in width. Side yards on corner and reversed corner lots shall be
10 not less than ten feet (10') from the existing street line or from any
11 future street line as shown on any specific plan of highways,
12 whichever is nearer the proposed structure, upon which the main
13 building sides, except that where the lot is less than fifty feet (50')
14 wide, the yard need not exceed twenty percent (20%) of the width of
15 the lot.

16 E. Chimneys and fireplaces shall be allowed to encroach into side yards
17 a maximum of two feet (2'). No other structural encroachments shall
18 be permitted in the front, rear or side yard except as provided for in
19 Section 18.19 of Ordinance No. 348.

20 In addition, the following standards shall also apply:

21 AA. In no case shall more than fifty percent (50%) of any lot be covered
22 by buildings for lots with one-story buildings and in no case shall
23 more than forty-five percent (45%) of any lot be covered by buildings
24 for lots with two-story buildings.

25 (3) Except as provided above, all other zoning requirements shall be the same as
26 those requirements identified in Article VI of Ordinance No. 348.
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1 k. Planning Areas 35, 37 and 40.

2 (1) The uses permitted in Planning Areas 35, 37 and 40 of Specific Plan No. 260
3 shall be the same as those uses permitted in Article VI, Section 6.1 of
4 Ordinance No. 348, except that the uses permitted pursuant to Section
5 6.1.b.(1) and (3) shall not be permitted.

6 (2) The development standards for Planning Areas 35, 37 and 40 of Specific Plan
7 No. 260 shall be the same as those standards identified in Article VI, Section
8 6.2 of Ordinance No. 348, except that the development standards set forth in
9 Article VI, Section 6.2.b., c., d., e. (1), (2) and (4) shall be deleted and
10 replaced by the following:

11 A. Lot area shall be not less than six thousand (6,000) square feet. The
12 minimum lot area shall be determined by excluding that portion of a
13 lot that is used solely for access to the portion of a lot used as a
14 building site.

15 B. The minimum average width of that portion of a lot to be used as a
16 building site shall be fifty feet (50') with a minimum average depth
17 of one hundred feet (100'). That portion of a lot used for access on
18 "flag" lots shall have a minimum width of twenty feet (20').

19 C. The minimum frontage of a lot shall be fifty feet (50'), except that
20 lots fronting on knuckles or cul-de-sacs may have a minimum
21 frontage of thirty-five feet (35'). Lot frontage along curvilinear streets
22 may be measured at the building setback in accordance with zone
23 development standards.

24 D. The front yard shall be not less than fifteen feet (15') measured from
25 the existing street line or from any future street line as shown on any
26 specific plan of highways, whichever is nearer the proposed structure.

27 E. Side yards on interior and through lots shall be not less than five feet
28 (5') in width. Side yards on corner and reversed corner lots shall be

1 not less than ten feet (10') from the existing street line or from any
2 future street line as shown on any specific plan of highways,
3 whichever is nearer the proposed structure, upon which the main
4 building sides, except that where the lot is less than fifty-five feet
5 (55') wide, the yard need not exceed twenty percent (20%) of the
6 width of the lot.

7 F. Chimneys and fireplaces shall be allowed to encroach into side yards
8 a maximum of two feet (2'). No other structural encroachments shall
9 be permitted in the front, rear or side yard except as provided for in
10 Section 18.19 of Ordinance No. 348.

11 (3) Except as provided above, all other zoning requirements shall be the same as
12 those requirements identified in Article VI of Ordinance No. 348.

13 l. Planning Area 36.

14 (1) The uses permitted in Planning Areas 36 of Specific Plan No. 260 shall be
15 the same as those uses permitted in Article XVb, Section 15.200 of Ordinance
16 No. 348, except that the uses permitted pursuant to Section 15.200.c(4), (6),
17 (11), (12), and (14) shall not be permitted.

18 (2) The development standards for Planning Area 36 of Specific Plan No. 260
19 shall be the same as those standards identified in Article XVb, Section 15.201
20 of Ordinance No. 348, except that the development standards set forth in
21 Article XVb, Section 15.201a. shall be deleted and replaced by the following:

22 A. Lot area shall be not less than ten thousand (10,000) square feet. The
23 minimum lot area shall be determined by excluding that portion of a
24 lot that is used solely for access to the portion of a lot used as a
25 building site.

26 (3) Except as provided above, all other zoning requirements shall be the same as
27 those requirements identified in Article XVb of Ordinance No. 348.

28 m. Planning Area 38.

- 1 (1) The uses permitted in Planning Areas 10, 20 and 38 of Specific Plan No. 260
2 shall be the same as those uses permitted in Article VIIIe, Section 8.100 of
3 Ordinance No. 348, except that the uses permitted in Section 8.100.a. and
4 8.100.b. shall not be permitted.
- 5 (2) The development standards for Planning Areas 10, 20 and 38 of Specific Plan
6 No. 260 shall be the same as those standards identified in Article VIIIe,
7 Section 8.101 of Ordinance No. 348.
- 8 (3) Except as provided above, all other zoning requirements shall be the same as
9 those requirements identified in Article VIIIe of Ordinance No. 348.

10 n. Planning Area 39.

- 11 (1) The uses permitted in Planning Area 39 of Specific Plan No. 260 shall be the
12 same as those uses permitted in Article VI, Section 6.1 of Ordinance No. 348,
13 except that the uses permitted pursuant to Section 6.1.b.(1) and (3); and d.
14 shall not be permitted. In addition, the permitted uses identified under Section
15 6.1.a. shall also include public schools.
- 16 (2) The development standards for Planning Area 39 of Specific Plan No. 260
17 shall be the same as those standards identified in Article VI, Section 6.2 of
18 Ordinance No. 348, except that the development standards set forth in Article
19 VI, Section 6.2.b., c., d., e.(2) and (4) shall be deleted and replaced by the
20 following:
- 21 A. Lot area shall be not less than five thousand (5,000) square feet. The
22 minimum lot area shall be determined by excluding that portion of a
23 lot that is used solely for access to the portion of a lot used as a
24 building site.
- 25 B. The minimum average width of that portion of a lot to be used as a
26 building site shall be fifty feet (50') with a minimum average depth
27 of eighty feet (80'). That portion of a lot used for access on "flag" lots
28 shall have a minimum width of twenty feet (20').

1 C. The minimum frontage of a lot shall be forty-five feet (45'), except
2 that lots fronting on knuckles or cul-de-sacs may have a minimum
3 frontage of thirty-five feet (35'). Lot frontage along curvilinear streets
4 may be measured at the building setback in accordance with zone
5 development standards.

6 D. Side yards on interior and through lots shall be not less than five feet
7 (5') in width. Side yards on corner and reversed corner lots shall be
8 not less than ten feet (10') from the existing street line or from any
9 future street line as shown on any specific plan of highways,
10 whichever is nearer the proposed structure, upon which the main
11 building sides, except that where the lot is less than fifty feet (50')
12 wide, the yard need not exceed twenty percent (20%) of the width of
13 the lot.

14 E. Chimneys and fireplaces shall be allowed to encroach into side yards
15 a maximum of two feet (2'). No other structural encroachments shall
16 be permitted in the front, rear or side yard except as provided for in
17 Section 18.19 of Ordinance No. 348.

18 In addition, the following standards shall also apply:

19 AA. In no case shall more than fifty percent (50%) of any lot be covered
20 by buildings for lots with one-story buildings and in no case shall
21 more than forty-five percent (45%) of any lot be covered by buildings
22 for lots with two-story buildings.

23 (3) Except as provided above, all other zoning requirements shall be the same as
24 those requirements identified in Article VI of Ordinance No. 348.

25 o. Planning Areas 41, 42, 45 and 46.

26 (1) The uses permitted in Planning Areas 41, 42, 45 and 46 of Specific Plan No.
27 260 shall be the same as those uses permitted in Article VI, Section 6.1 of
28

1 Ordinance No. 348 except that the uses permitted pursuant to Section 6.1.b(1)
2 and (3) shall not be permitted.

3 (2) The development standards for Planning Areas 41, 42, 45 and 46 of Specific
4 Plan No. 260 shall be the same as those standards identified in Article VI,
5 Section 6.2 of Ordinance No. 348, except that the development standards set
6 forth in Article VI, Section 6.2.e (1), (3), and (4) shall be deleted and replaced
7 by the following:

8 A. The front yard shall be not less than fifteen feet (15') measured from
9 the existing street line or from any future street line as shown on any
10 specific plan of highways, whichever is nearer the proposed structure.

11 B. Rear yards shall be not less than twenty feet (20').

12 (3) Except as provided above, all other zoning requirements shall be the same as
13 those requirements identified in Article VI of Ordinance No. 348.

14 p. Planning Area 43.

15 (1) The uses permitted in Planning Areas ~~41, 42 and~~ 43 of Specific Plan No. 260
16 shall be the same as those uses permitted in Article X, Sections 10.1 and 10.2
17 of Ordinance No. 348, except that the uses permitted pursuant to Section
18 10.1.~~ab.(1)-~~ ~~b., -and-c., and e.(2)~~ shall not be permitted. In addition, the
19 permitted use identified under Section 10.1.b.(1) e. -and the permitted uses
20 pursuant to Section 10.1.B shall also include covered trailer, recreational
21 vehicle, and boat storage.

22 (2) The development standards for Planning Areas ~~41, 42 and~~ 43 of Specific Plan
23 No. 260 shall be the same as those standards identified in Article X, Section
24 10.4 of Ordinance No. 348, except that the development standards set forth
25 in Article X, Section 10.4.gG for Planning Area 43 shall be deleted and
26 replaced by the following:-

27 A. Where the industrial property abuts a residential or commercially
28 zoned property, the setback from any boundary shall be not less than

1 A minimum 50 feet (50') setback for buildings and 20 feet
2 (20') setback for any other structures that are less than 35 feet (35') in
3 height shall be required on any boundary where the industrial property
4 abuts a residential or commercially zoned property. A minimum of 20
5 feet (20') of the setback shall be landscaped, unless a tree screen is
6 approved, in which case the setback area may be used for automobile
7 parking, driveways, or landscaping. Block walls or other fencing may
8 be required.

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19 (3) Except as provided above, all other zoning requirements shall be the same as
20 those requirements identified in Article X of Ordinance No. 348.

21 Section 3. This Ordinance shall take effect 30 days after its date of adoption.
22

23 BOARD OF SUPERVISORS OF THE COUNTY
24 OF RIVERSIDE, STATE OF CALIFORNIA

25 BY: _____
26 CHAIRMAN OF THE BOARD OF SUPERVISORS

27 ATTEST:
28 Clerk of the Board

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By: _____
Deputy

(SEAL)

APPROVED AS TO FORM:
Date:

By: _____
~~Lynette Clyde~~ Aaron C. Gettis
Supervising Deputy County Counsel

THE PRESS-ENTERPRISE

1825 Chicago Ave, Suite 100
Riverside, CA 92507
951-684-1200
951-368-9018 FAX

**PROOF OF PUBLICATION
(2010, 2015.5 C.C.P)**

Publication(s): The Press-Enterprise

PROOF OF PUBLICATION OF

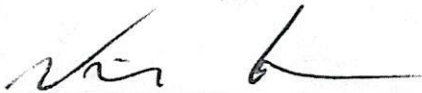
Ad Desc.: NOH - SP260.S03, CZ2000027, TPM37787, and PPT190035 /

I am a citizen of the United States. I am over the age of eighteen years and not a party to or interested in the above entitled matter. I am an authorized representative of THE PRESS-ENTERPRISE, a newspaper in general circulation, printed and published daily in the County of Riverside, and which newspaper has been adjudicated a newspaper of general circulation by the Superior Court of the County of Riverside, State of California, under date of April 25, 1952, Case Number 54446, under date of March 29, 1957, Case Number 65673, under date of August 25, 1995, Case Number 267864, and under date of September 16, 2013, Case Number RIC 1309013; that the notice, of which the annexed is a printed copy, has been published in said newspaper in accordance with the instructions of the person(s) requesting publication, and not in any supplement thereof on the following dates, to wit:

02/27/2021

I certify (or declare) under penalty of perjury that the foregoing is true and correct.

Date: February 27, 2021
At: Riverside, California



Legal Advertising Representative, The Press-Enterprise

BOARD OF SUPERVISORS
COUNTY OF RIVERSIDE
PO BOX 1147
RIVERSIDE, CA 92502

Ad Number: 0011444411-01

P.O. Number:

Ad Copy:

NOTICE OF PUBLIC HEARING BEFORE THE BOARD OF SUPERVISORS OF RIVERSIDE COUNTY ON A SPECIFIC PLAN SUBSTANTIAL CONFORMANCE, CHANGE OF ZONE, PLOT PLAN, TENTATIVE PARCEL MAP, AND ADOPTION OF A MITIGATED NEGATIVE DECLARATION IN THE HARVEST VALLEY/WINCHESTER AREA PLAN, THIRD SUPERVISORIAL DISTRICT

NOTICE IS HEREBY GIVEN that a public hearing at which all interested persons will be heard, will be held before the Board of Supervisors of Riverside County, California, on the 1st Floor Board Chambers, County Administrative Center, 4080 Lemon Street, Riverside, on **Tuesday, March 09, 2021 at 10:00 A.M.** or as soon as possible thereafter, to consider the Planning Department's recommended approval on Specific Plan No. 260 (Menifee North), **Substantial Conformance No. 3 (SP260S03)**, which proposes to incorporate revisions to the Specific Plan zoning ordinance into the Specific Plan text in regards to permitted uses and development standards. These will include removing wording from "Trailer, recreational vehicle, and boat storage within an enclosed building" to "Covered trailer, recreational vehicle and boat storage" and updating the numbering in the SP Zoning Ordinance to reflect the changes to Ordinance No. 348. **Change of Zone No. 2000027**, which proposes to modify the Specific Plan zoning ordinance to modify the permitted use and development standards of Planning Area 43 and to establish the legal boundaries of Planning Area 43 within SP No. 260 (Menifee North). **Tentative Parcel Map No. 37787 (TTM37787)**, which proposes a Schedule "E" subdivision of one 20.06 gross acre parcel into two parcels. Parcel 1 is proposed to be comprised of approximately 11.07 gross acres and Parcel 2 comprised of approximately 8.99 gross acres. **Plot Plan No. 190035 (PPT190035)**, which proposes an R.V. storage facility consisting of 225 covered R.V. storage spaces and a proposed water basin. (Parcel 2) The storage facility will provide storage for RV's, travel trailers, boats, and personal vehicles. This project is located north of Tecolote Road, south of Triple Crown Road, east of Sultanas Road, and west of Branson Lane in the Harvest Valley/Winchester Area Plan of Third Supervisorial District.

The Riverside County Planning Department recommends that the Board of Supervisors **adopt a Mitigated Negative Declaration for Environmental Assessment No. CEQ190162, approve Specific Plan No. 260 Substantial Conformance No. 3, approve Change of Zone No. 2000027, adopt Ordinance No. 348.4952, approve Tentative Parcel Map No. 37787, and approve Plot Plan No. 190035.**

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

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

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

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

Alternative formats available upon request to individuals with disabilities. If you require reasonable accommodation, please contact Clerk of the Board at (951) 955-1060, at least 72 hours prior to hearing.

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

Dated: February 19, 2021 Kecia R. Harper, Clerk of the Board
By: Hannah Lumanauw, Board Assistant
Press-Enterprise: 2/27

TLMA/Planning
Item 21.1
of 03/09/21

NOTICE OF PUBLIC HEARING BEFORE THE BOARD OF SUPERVISORS OF RIVERSIDE COUNTY ON A SPECIFIC PLAN SUBSTANTIAL CONFORMANCE, CHANGE OF ZONE, PLOT PLAN, TENTATIVE PARCEL MAP, AND ADOPTION OF A MITIGATED NEGATIVE DECLARATION IN THE HARVEST VALLEY/WINCHESTER AREA PLAN, THIRD SUPERVISORIAL DISTRICT

NOTICE IS HEREBY GIVEN that a public hearing at which all interested persons will be heard, will be held before the Board of Supervisors of Riverside County, California, on the 1st Floor Board Chambers, County Administrative Center, 4080 Lemon Street, Riverside, on **Tuesday, March 09, 2021 at 10:00 A.M.** or as soon as possible thereafter, to consider the Planning Department's recommended approval on **Specific Plan No. 260 (Menifee North), Substantial Conformance No. 3 (SP260S03)**, which proposes to incorporate revisions to the Specific Plan zoning ordinance into the Specific Plan text in regards to permitted uses and development standards. These will include removing wording from "Trailer, recreational vehicle, and boat storage within an enclosed building" to "Covered trailer, recreational vehicle and boat storage" and updating the numbering in the SP Zoning Ordinance to reflect the changes to Ordinance No. 348. **Change of Zone No. 2000027**, which proposes to modify the Specific Plan zoning ordinance to modify the permitted use and development standards of Planning Area 43 and to establish the legal boundaries of Planning Area 43 within SP No. 260 (Menifee North). **Tentative Parcel Map No. 37787 (TTM37787)**, which proposes a Schedule "E" subdivision of one 20.06 gross acre parcel into two parcels. Parcel 1 is proposed to be comprised of approximately 11.07 gross acres and Parcel 2 comprised of approximately 8.99 gross acres. **Plot Plan No. 190035 (PPT190035)**, which proposes an R.V. storage facility consisting of 225 covered R.V. storage spaces and a proposed water basin. (Parcel 2) The storage facility will provide storage for RV's, travel trailers, boats, and personal vehicles. This project is located north of Tecolote Road, south of Triple Crown Road, east of Sultanas Road, and west of Branson Lane in the Harvest Valley/Winchester Area Plan of Third Supervisorial District.

The Riverside County Planning Department recommends that the Board of Supervisors **adopt a Mitigated Negative Declaration for Environmental Assessment No. CEQ190162, approve Specific Plan No. 260 Substantial Conformance No. 3, approve Change of Zone No. 2000027, adopt Ordinance No. 348.4952, approve Tentative Parcel Map No. 37787, and approve Plot Plan No. 190035.**

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

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

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

Alternative formats available upon request to individuals with disabilities. If you require reasonable accommodation, please contact Clerk of the Board at (951) 955-1060, at least 72 hours prior to hearing.

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

Dated: February 19, 2021

Kecia R. Harper, Clerk of the Board
By: Hannah Lumanuw, Board Assistant



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

KECIA HARPER-IHEM
Clerk of the Board of Supervisors

KIMBERLY A. RECTOR
Assistant Clerk of the Board

February 22, 2021

THE PRESS ENTERPRISE
ATTN: LEGALS
P.O. BOX 792
RIVERSIDE, CA 92501

PH : (951) 368-9229
E-MAIL: legals@pe.com

RE: NOTICE OF PUBLIC HEARING: SP260.S03, CZ20000027, TPM37787, and PPT190035

To Whom It May Concern:

Attached is a copy for publication in your newspaper for **One (1) time on Saturday, February 27, 2021.**

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

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

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

Thank you in advance for your assistance and expertise.

Sincerely,

Hannah Lumanauw

Board Assistant to:
KECIA HARPER, CLERK OF THE BOARD

CERTIFICATE OF POSTING

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

I, Hannah Lumanauw, Board Assistant to Kecia Harper, Clerk of the Board of Supervisors, for the County of Riverside, do hereby certify that I am not a party to the within action or proceeding; that on February 24, 2021, I forwarded to Riverside County Clerk & Recorder's Office a copy of the following document:

NOTICE OF PUBLIC HEARING

SP260.S03, CZ20000027, TPM37787, and PPT190035

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

Board Agenda Date: March 09, 2021 @ 10:00 a.m.

SIGNATURE: Hannah Lumanauw DATE: February 24, 2021
Hannah Lumanauw

CERTIFICATE OF MAILING

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

I, Hannah Lumanauw, Board Assistant, for the County of Riverside, do hereby certify that I am not a party to the within action or proceeding; that on February 24, 2021, I mailed a copy of the following document:

NOTICE OF PUBLIC HEARING

SP260.S03, CZ20000027, TPM37787, and PPT190035

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

Board Agenda Date: March 09, 2021 @ 10:00 a.m.

SIGNATURE: Hannah Lumanauw
Hannah Lumanauw

DATE: February 24, 2021



RIVERSIDE COUNTY PLANNING DEPARTMENT

John Hildebrand
Interim Planning Director

DATE: February 15, 2021

TO: Clerk of the Board of Supervisors – **March 9, 2021**

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

SUBJECT: SP260.S03, CZ2000027, TPM37787, and PPT190035

(Charge your time to these case numbers)

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

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

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

2021 FEB 22 AM 9:21
CLERK / BOARD OF SUPERVISORS

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

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

"Planning Our Future... Preserving Our Past"

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



ITEM:

(ID # 14534)

MEETING DATE:

Tuesday, March 09, 2021

FROM : TLMA-PLANNING:

SUBJECT: TRANSPORTATION & LAND MANAGEMENT AGENCY/PLANNING: PUBLIC HEARING FOR Substantial Conformance No. 3 for Specific Plan No. 260 (SP260S03) Change of Zone No. 2000027 (CZ2000027), Tentative Parcel Map No. 37787(TPM37787), and Plot Plan No.190035 (PPT190035), AND ADOPTION of a MITIGATED NEGATIVE DECLARATION for CEQ190162 - Applicant: Strat Property Management Inc. – Engineer/Representative: Stevenson, Porto, & Pierce, Inc. – Third Supervisorial District – Homeland Area Zoning District – Harvest Valley/ Winchester Area Plan: Community Development: Business Park (CD: BP) – Location: North of Tecolote Rd, South of Triple Crown Rd, East of Sultanas Rd, and West of Branson Ln – 18.67 Gross Acres - Zoning: SP Zone (SP260 Menifee North – PA43) - REQUEST: SP260S03, proposes to incorporate revisions to the Specific Plan zoning ordinance into the Specific Plan text in regards to permitted uses and development standards. These will include removing wording from "Trailer, recreational vehicle, and boat storage within an enclosed building." to "Covered trailer, recreational vehicle and boat storage" and updating the numbering in the SP Zoning Ordinance to reflect the changes to Ordinance No. 348. CZ2000027, proposes to modify the Specific Plan zoning ordinance to modify the permitted use and development standards of Planning Area 43 and to establish the legal boundaries of Planning Area 43 within SP No. 260 (Menifee North). TPM37787 proposes a Schedule 'E' subdivision of one 20.06 gross acre parcel into two parcels. Parcel 1 is proposed to be comprised of approximately 11.07 gross acres and Parcel 2 comprised of approximately 8.99 gross acres. PPT190035 proposes an R.V. storage facility consisting of 225 covered R.V. storage spaces and a proposed water basin. (Parcel 2) The storage facility will provide storage for RV's, travel trailers, boats, and personal vehicles. APN: 457-350-027 [100% Applicant Fees]

RECOMMENDED MOTION: That the Board of Supervisors:

1. **ADOPT a MITIGATED NEGATIVE DECLARATION for ENVIRONMENTAL ASSESSMENT NO.CEQ190162**, based on the findings and conclusions provided in the Initial Study, attached hereto, and the conclusion that the Project will not have a significant effect on the environment; and,
2. **APPROVE SPECIFIC PLAN NO. 260 SUBSTANTIAL CONFORMANCE NO. 3**, subject to the attached advisory notification document and based on the findings and conclusions incorporated in the staff report; and,
3. **APPROVE CHANGE OF ZONE NO. 2000027** formalizing the Planning Area boundaries for Specific Plan No. 260 for Planning Area 43 as shown on Map No. 2. 2455 attached hereto and to modify the development standards for Planning Area 43 in regards to uses permitted and updating numbering in the Specific Plan Zoning Ordinance to reflect

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STATE OF CALIFORNIA**

updates to Ordinance No. 348 and pending final adoption of the Specific Plan Zoning Ordinance;

4. **ADOPT ORDINANCE NO. 348.4952** establishing permitted uses within Planning Area 43 of Specific Plan No. 260 and Change of Zone No. 2000027;
5. **APPROVE TENTATIVE PARCEL MAP NO. 37787** subject to the attached advisory notification document, conditions of approval, and based upon the findings and conclusions incorporated in the staff report; and,
6. **APPROVE PLOT PLAN NO. 190035**, subject to the attached advisory notification document, conditions of approval, and based upon the findings and conclusions provided in this staff report.

ACTION:

MINUTES OF THE BOARD OF SUPERVISORS

**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:

BACKGROUND:

Summary

Specific Plan No. 260 Substantial Conformance No. 3 as provided to the Planning Commission at the February 3, 2021 meeting was a proposal for revisions to the Specific Plan zoning ordinance into the Specific Plan text regarding permitted uses and development standards. These included, reducing the side yard setback adjacent to residential and commercially zoned property from 50 feet to 20 feet, revising permitted uses from "Trailer, recreational vehicle, and boat storage within an enclosed building." to "Covered trailer, recreational vehicle and boat storage", and updating the numbering in the Specific Plan Zone Ordinance to reflect the changes to Ordinance No. 348.

Change of Zone No. 2000027 is a proposal to revise the Specific Plan Zoning Ordinance to modify the permitted use and development standards of Planning Area 43 and to establish the legal boundaries of Planning Area 43 within Specific Plan No. 260 (Menifee North).

Tentative Parcel Map No. 37787 is a proposal for a Schedule "E" subdivision of one 20.06 gross acre parcel into two parcels. Parcel 1 is proposed to be comprised of approximately 11.07 gross acres and Parcel 2 comprised of approximately 8.99 gross acres.

Plot Plan No. 190035 is a proposal for the construction and operation of a R.V. storage facility consisting of 225 covered R.V. storage spaces and a proposed water basin on parcel 2 of Tentative Parcel Map No. 37787. The storage facility will provide storage for RVs, travel trailers, boats, and occasionally personal vehicles. Access into the facility will be provided via a secured gated entry system and the facility will be open from 6:00 a.m. to 10:00 p.m., Monday through Sunday.

Environmental Analysis

An Initial Study (IS) was completed that resulted in the preparation of a Mitigated Negative Declaration (MND) for this Project, in accordance with the California Environmental Quality Act (CEQA). The IS (CEQ190162), identified potentially significant impacts of Biological Resources, Cultural Resources, Noise, and Paleontological Resources; however, with the incorporation of mitigation measures the impacts were reduced to less than significant. The

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IS/MND represents the independent judgement of the Riverside County Board of Supervisors. The documents were circulated for public review per the California Environmental Quality Act and State CEQA Guidelines Section 15105.

Planning Commission Action

The Planning Commission considered the Project during a regularly scheduled public hearing on February 3, 2021. No one spoke in opposition to the Project. However, the Planning Commission directed staff to omit the modification to the Specific Plan Zoning Ordinance in regards to the development standards for Planning Area 43 which proposed a reduction to the setback requirement where an industrial property abuts a residential or commercially zoned property. The proposed modification was to require a setback from any such boundary shall be not less than 50 feet for buildings and 20 feet for any other structures that are less than 35 feet in height. With the modification omitted as recommended by the Planning Commission, the setback from any such boundary would remain 50 feet for any buildings or structures. The Planning Commission closed the public hearing and recommended approval with a vote of 5-0 to approve the project as recommended by staff, with the stipulation that the setback reduction as proposed by the Change of Zone be removed. As provided in Attachment E, the Specific Plan Zoning Ordinance reflects the removal of the setback reduction as directed by the Planning Commission.

Impact on Residents and Businesses

All potential project impacts have been studied under CEQA and noticed to the public pursuant to the requirements of the County.

ATTACHMENTS:

- A. Planning Commission Minutes
- B. Planning Commission Staff Report Package
- C. TPM37787 Exhibits
- D. PPT190035 Exhibits
- E. Change of Zone Ordinance

PROPERTY OWNERS CERTIFICATION FORM

I, VINNIE NGUYEN certify that on November 16, 2020 ,

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

APN (s) or case numbers CZ2000027/SP260S03/TPM37787/PPT190035 for

Company or Individual's Name RCIT - GIS ,

Distance buffered 800'

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

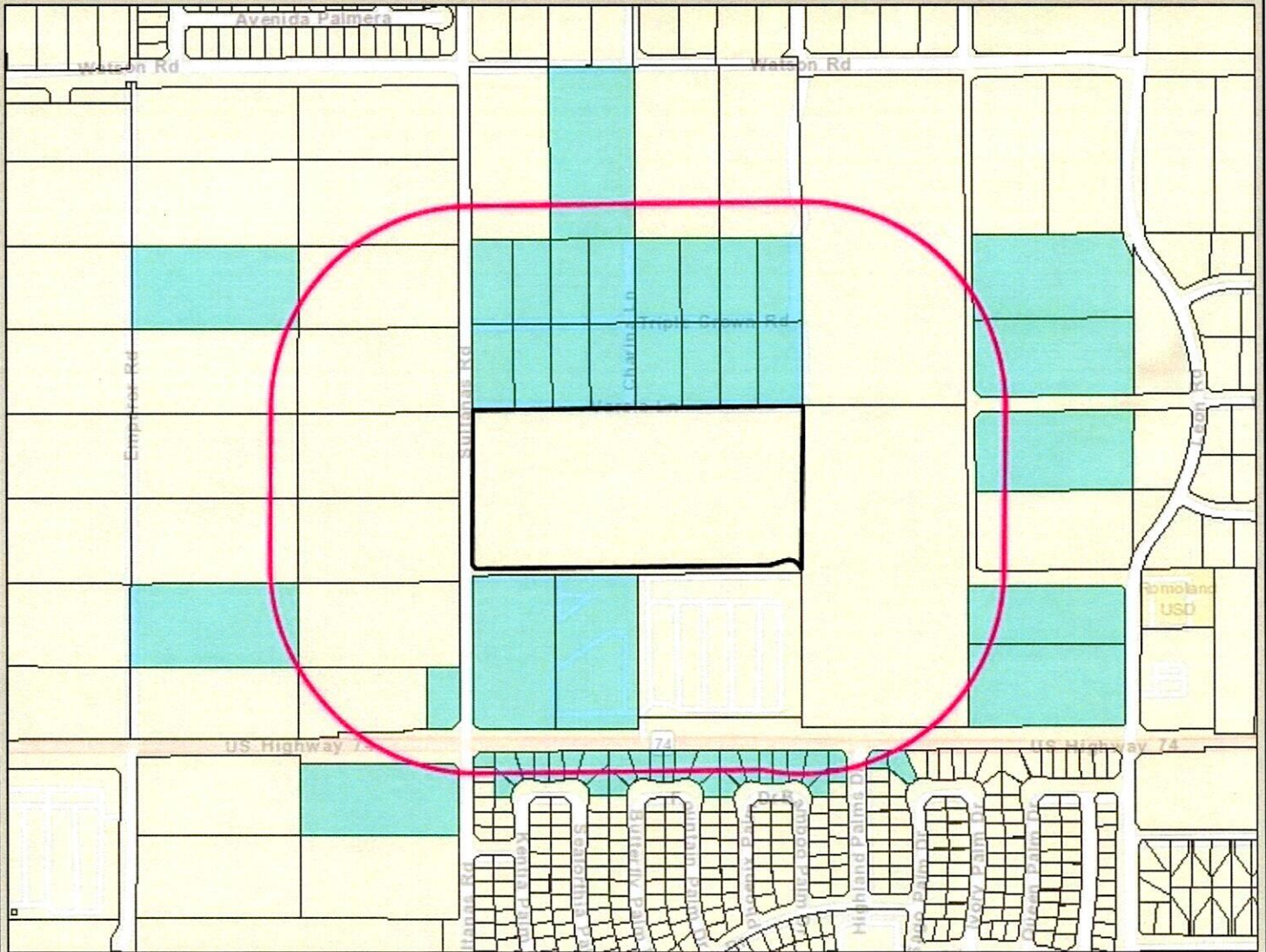
 Riverside, Ca. 92502

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

Riverside County GIS Mailing Labels

CZ2000027 / SP260S03 / TPM37787 / PPT190035

(800 feet buffer)



Legend

-  County Boundary
-  Cities
-  Parcels
-  World Street Map

Notes



0 752 1,505 Feet

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

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SAN JOSE CA 95124

459272003
HOWELL F. STEELE
26038 FOUNTAIN PALM DR
HOMELAND CA 92548

459272024
CECIL R. STANKA
26049 PHOENIX PALM DR
HOMELAND CA 92548

459272025
LOUIS NAKHLEH
26039 PHOENIX PALM DR
HOMELAND CA 92548

459263012
FRANKLIN W. MORTON
26011 KENTIA PALM DR
HOMELAND CA 92548

459263010
DENNIS CULHANE
26031 KENTIA PALM DR
HOMELAND CA 92548

459263016
ORVILLE W. WILSON
26032 SEAFORTHIA PALM DR
HOMELAND CA 92548

459263011
PABLO CARMONA BARAJAS
26021 KENTIA PALM DR
HOMELAND CA 92548

459263013
BOBBY A. LOWE
26001 KENTIA PALM DR
HOMELAND CA 92548

459263014
THOMAS G. LAURY
26012 SEAFORTHIA PALM DR
HOMELAND CA 92548

459263001
JERRY D. REA
26020 SULTANAS RD
HOMELAND CA 92548

459263015
LARRY L. WRIGHT
26022 SEAFORTHIA PALM DR
HOMELAND CA 92548

459272026
D CASTELLANOS GARCIA CIRO
26027 QUEEN PALM DR
HOMELAND CA 92548

459263056
PORFIRIO LOPEZ
26025 BUTTERFLY PALM DR
HOMELAND CA 92548

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26045 BUTTERFLY PALM DR
HOMELAND CA 92548

459272004
NORMAN WILLIAM KYRISS
343 PAMELA ST
HEMET CA 92544

459263055
JOHN DARRELL YANDELL
26035 BUTTERFLY PALM DR
HOMELAND CA 92548

459272001
JOHN PATRICK HAASE
26018 FOUNTAIN PALM DR
HOMELAND CA 92548

459272028
MICHAEL R. CRIDER
26012 BAMBOO PALM DR
HOMELAND CA 92548

459272029
KEITH J. BRANDT
4160 MONROE ST
LOS ANGELES CA 90029

457340004
BRENDA JAIMES
30549 TRIPLE CROWN RD
HOMELAND CA 92548

457340002
BENJAMIN LLOYD JACOBS
30560 TRIPLE CROWN RD
HOMELAND CA 92548

457340005
DIANE K. GUTIERREZ
30600 TRIPLE CROWN RD
HOMELAND CA 92548

457340029
DOUGLAS P. MERCADO
30510 TRIPLE CROWN RD
HOMELAND CA 92548

457320011
WSI LAND HOLDINGS
3161 MICHELSON DR STE 425
IRVINE CA 92612

457340007
DEBRA K. DUNN
P O BOX 343
HOMELAND CA 92548

457340008
MARIA ANTONIA YANEZ
1126 ORANGE AVE
BEAUMONT CA 92223

457340009
TERRANCE A. FOSTER
30750 TRIPLE CROWN RD
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COUNTY LANDS INC
2001 LERNER LN
SANTA ANA CA 92705

457340012
TAD M. RUGGLES
30695 TRIPLE CROWN RD
HOMELAND CA 92548

457340018
ROMOLAND WATSON 206
10621 CIVIC CENTER DR
RANCHO CUCAMONGA CA 91730

457340011
PHILLIP M. ARBALLO
30755 TRIPLE CROWN RD
HOMELAND CA 92548

457340014
ALEJANDRO ZENDEJAS
30870 TRIPLE CROWN RD
HOMELAND CA 92548

457340015
SHIRLEY LYNN SCHUMACHER
30831 TRIPLE CROWN RD
HOMELAND CA 92548

457350028
FREEDOM SELF STORAGE
2055 3RD AVE STE 200
SAN DIEGO CA 92101

459241010
ETHEL ROCIO JARIN
5739 RANCHO HILL DR
SAN DIEGO CA 92139

459242019
RAY JORDAN
26039 SAGO PALM DR
HOMELAND CA 92548

459242001
KEVIN F. ESCOBAR
2007 MENDON DR
PALOS VERDES ESTATES CA 90275

459241011
DARRYL DAN MIYAMOTO
12517 ROSY CIR
LOS ANGELES CA 90066

459263017
BLAINE NEUBURGER
PO BOX 384465
WAIKOLOA HI 96738

459263057
GREG M. JASSO
26015 BUTTERFLY PALM DR
HOMELAND CA 92548

457330023
MU GIL PARK
P O BOX 3156
TORRANCE CA 90510

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RODRIGO MOLINA
PO BOX 2148
MENIFEE CA 92586

457340010
BRUCE ALLEN EDMINSTER
30790 TRIPLE CROWN RD
HOMELAND CA 92548

457340024
LISA M. STEVENS
966 LOWER LN
SAN MARCOS CA 92069

457340016
LEABIN MENDOZA
1281 N STATE ST STE A121
SAN JACINTO CA 92583

457350007
RON BROWN
25795 LEON RD
HOMELAND CA 92548

457350033
STEVE JOHN F HADDADIN
5575 BLUE RIDGE DR
YORBA LINDA CA 92887

459272002
SARA SKINNER BROERSMA
26028 FOUNTAIN PALM DR
HOMELAND CA 92548

457340013
LEOPOLDO CASTILLO
30830 TRIPLE CROWN RD
HOMELAND CA 92548

457340025
ELSA RAMOS
1628 S SHADYDALE AVE
WEST COVINA CA 91790

457340027
COUNTY OF RIVERSIDE
P O BOX 1180
RIVERSIDE CA 92502

457350009
MOHAMMAD I. SHALIKAR
40543 CARLY CT
MURRIETA CA 92652

457350026
ARONOFF BARRY J TRUST DTD 4/24/1998
151 KALMUS DR STE H-10
COSTA MESA CA 92626

459272027
GAIL S. MARSHALL
26019 PHOENIX PALM DR
HOMELAND CA 92548

459272030
EUGENE R. FRAKES
26032 BAMBOO PALM DR
HOMELAND CA 92548



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OLSEN SANDRA J REVOCABLE TRUST DATED
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HOMELAND CA 92548



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Strat Property Management
Atten: Donald Clauson
2055 3rd Avenue, Suite 200
San Diego, CA 92101

Strat Property Management
Atten: Donald Clauson
2055 3rd Avenue, Suite 200
San Diego, CA 92101

Stevenson, Porto & Pierce, Inc.
Atten: Henry Lozano
1550 Arrow Highway, Suite A
La Verne, CA 91750

Stevenson, Porto & Pierce, Inc.
Atten: Henry Lozano
1550 Arrow Highway, Suite A
La Verne, CA 91750

Barry Aronoff
151 Kalmus Drive, Suite H-10
Costa Mesa, CA 92626

Barry Aronoff
151 Kalmus Drive, Suite H-10
Costa Mesa, CA 92626

Stevenson, Porto & Pierce, Inc.
Atten: Sarah Rhee
1550 Arrow Highway, Suite A
La Verne, CA 91750

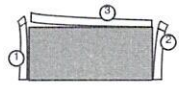
Stevenson, Porto & Pierce, Inc.
Atten: Sarah Rhee
1550 Arrow Highway, Suite A
La Verne, CA 91750

Pechanga Band of Luiseño Mission
Indians
Ebru Ozdil, Planning Specialist
P.O. Box 2183
Temecula, CA 92593

Pechanga Band of Luiseño Mission
Indians
Ebru Ozdil, Planning Specialist
P.O. Box 2183
Temecula, CA 92593

Phil Martin & Associates
1809 E. Dyer road, Suite 301
Santa Ana, CA 92705

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1809 E. Dyer road, Suite 301
Santa Ana, CA 92705

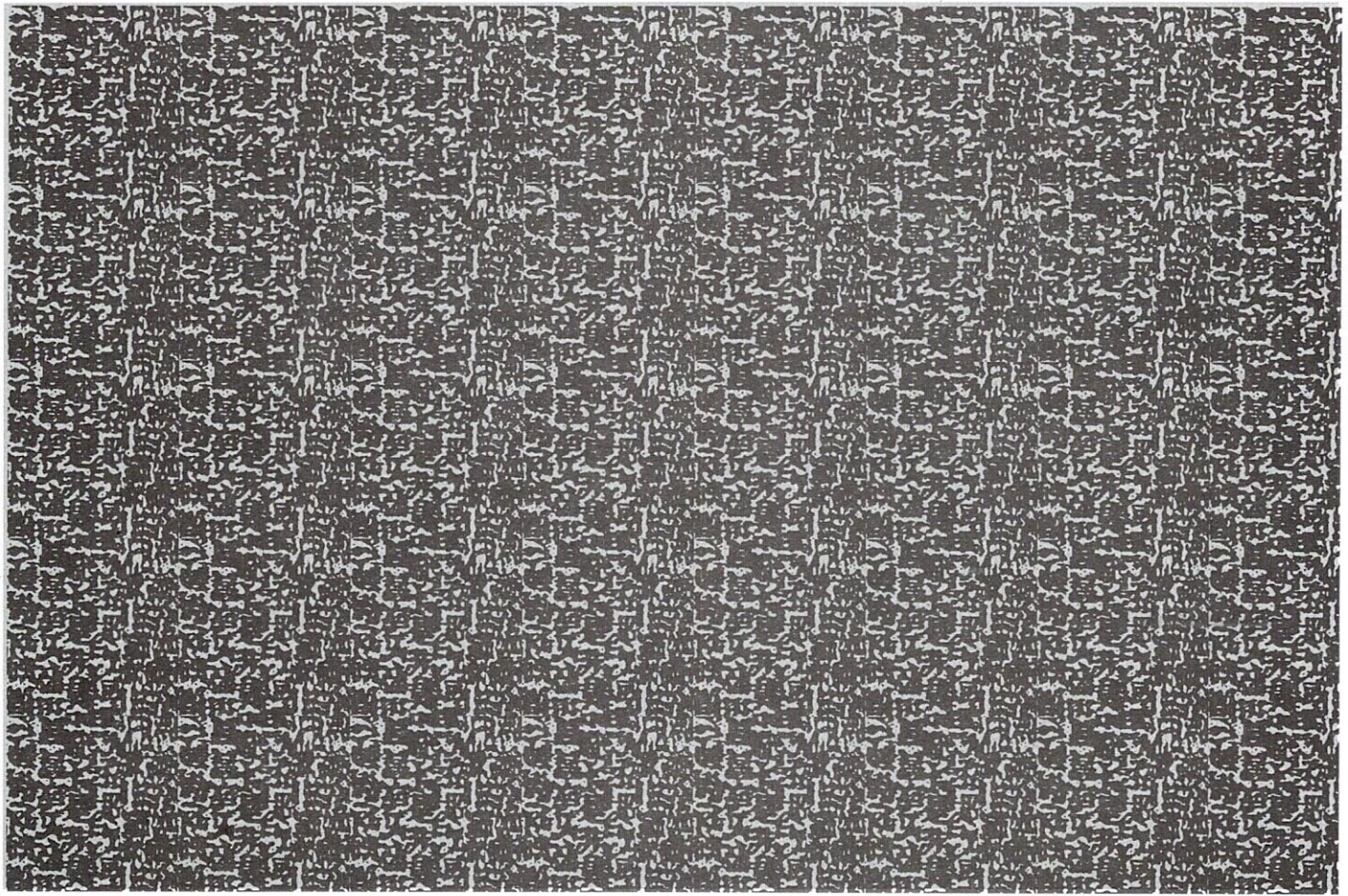


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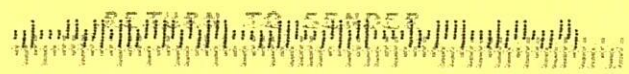
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La Verne, CA 91750

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NOTICE OF PUBLIC HEARING BEFORE THE BOARD OF SUPERVISORS OF RIVERSIDE COUNTY ON A SPECIFIC PLAN SUBSTANTIAL CONFORMANCE, CHANGE OF ZONE, PLOT PLAN, TENTATIVE PARCEL MAP, AND ADOPTION OF A MITIGATED NEGATIVE DECLARATION IN THE HARVEST VALLEY/WINCHESTER AREA PLAN, THIRD SUPERVISORIAL DISTRICT

NOTICE IS HEREBY GIVEN that a public hearing at which all interested persons will be heard, will be held before the Board of Supervisors of Riverside County, California, on the 1st Floor Board Chambers, County Administrative Center, 4080 Lemon Street, Riverside, on **Tuesday, March 09, 2021 at 10:00 A.M.** or as soon as possible thereafter, to consider the Planning Department's recommended approval on **Specific Plan No. 260 (Menifee North), Substantial Conformance No. 3 (SP260S03)**, which proposes to incorporate revisions to the Specific Plan zoning ordinance into the Specific Plan text in regards to permitted uses and development standards. These will include removing wording from "Trailer, recreational vehicle, and boat storage within an enclosed building" to "Covered trailer, recreational vehicle and boat storage" and updating the numbering in the SP Zoning Ordinance to reflect the changes to Ordinance No. 348. **Change of Zone No. 2000027**, which proposes to modify the Specific Plan zoning ordinance to modify the permitted use and development standards of Planning Area 43 and to establish the legal boundaries of Planning Area 43 within SP No. 260 (Menifee North). **Tentative Parcel Map No. 37787 (TTM37787)**, which proposes a Schedule "E" subdivision of one 20.06 gross acre parcel into two parcels. Parcel 1 is proposed to be comprised of approximately 11.07 gross acres and Parcel 2 comprised of approximately 8.99 gross acres. **Plot Plan No. 190035 (PPT190035)**, which proposes an R.V. storage facility consisting of 225 covered R.V. storage spaces and a proposed water basin. (Parcel 2) The storage facility will provide storage for RV's, travel trailers, boats, and personal vehicles. This project is located north of Tecolote Road, south of Triple Crown Road, east of Sultanas Road, and west of Branson Lane in the Harvest Valley/Winchester Area Plan of Third Supervisorial District.

The Riverside County Planning Department recommends that the Board of Supervisors **adopt a Mitigated Negative Declaration for Environmental Assessment No. CEQ190162, approve Specific Plan No. 260 Substantial Conformance No. 3, approve Change of Zone No. 2000027, adopt Ordinance No. 348.4952, approve Tentative Parcel Map No. 37787, and approve Plot Plan No. 190035.**

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

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

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

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

Alternative formats available upon request to individuals with disabilities. If you require reasonable accommodation, please contact Clerk of the Board at (951) 955-1060, at least 72 hours prior to hearing.

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

Dated: February 19, 2021

Kecia R. Harper, Clerk of the Board
By: Hannah Lumanauw, Board Assistant

THE PRESS-ENTERPRISE

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Publication(s): The Press-Enterprise

PROOF OF PUBLICATION OF

Ad Desc.: Notice of Adoption - Ordinance No. 348.4952 /

I am a citizen of the United States. I am over the age of eighteen years and not a party to or interested in the above entitled matter. I am an authorized representative of THE PRESS-ENTERPRISE, a newspaper in general circulation, printed and published daily in the County of Riverside, and which newspaper has been adjudicated a newspaper of general circulation by the Superior Court of the County of Riverside, State of California, under date of April 25, 1952, Case Number 54446, under date of March 29, 1957, Case Number 65673, under date of August 25, 1995, Case Number 267864, and under date of September 16, 2013, Case Number RIC 1309013; that the notice, of which the annexed is a printed copy, has been published in said newspaper in accordance with the instructions of the person(s) requesting publication, and not in any supplement thereof on the following dates, to wit:

03/24/2021

I certify (or declare) under penalty of perjury that the foregoing is true and correct.

Date: March 24, 2021
At: Riverside, California



Legal Advertising Representative, The Press-Enterprise

BOARD OF SUPERVISORS
COUNTY OF RIVERSIDE
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RIVERSIDE, CA 92502

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TLMH/Planning

Item 21.1 of

03/09/21

**ORDINANCE NO. 348,495Z
AN ORDINANCE OF THE COUNTY OF RIVERSIDE
AMENDING ORDINANCE NO. 348
RELATING TO ZONING**

The Board of Supervisors of the County of Riverside ordains as follows:
Section 1. Section 4.1 of Ordinance No. 348 and Official Zoning Map No. 2, as amended, are further amended by placing in effect in the Homeland Area, the zone or zones as shown on the map titled "Change of Official Zoning Plan Amending Ordinance No. 348, Map No. 2,465, Change of Zone Case No. 2000027", which map is made part of the ordinance, and establishing the boundaries of the specified planning areas within Specific Plan No. 260 as amended.

Section 2. Article XVIIa of Ordinance No. 348 is amended in its entirety to read as follows:

SECTION 17.73 SP ZONE REQUIREMENTS AND STANDARDS FOR SPECIFIC PLAN NO. 260

a. Planning Area 24.

(1) The uses permitted in Planning Area 24 of Specific Plan No. 260 shall be the same as those permitted in Article VI, Section 6.1 of Ordinance No. 348, except that the uses permitted pursuant to Section 6.1.b.(1) and (2) shall not be permitted.

(2) The development standards for Planning Area 24 of Specific Plan No. 260 shall be the same as those standards identified in Article VI, Section 6.2 of Ordinance No. 348, except that the development standards set forth in Article VI, Section 6.2.b., c., d., e. (1), (2), and (4) shall be deleted and replaced by the following:

- A. Lot area shall be not less than five thousand (5,000) square feet. The minimum lot area shall be determined by excluding that portion of a lot that is used solely for access to the portion of a lot used as a building site.
- B. The minimum average width of that portion of a lot to be used as a building site shall be forty feet (40'). That portion of a lot used for access on "flag" lots shall have a minimum width of twenty feet (20').
- C. The minimum frontage of a lot shall be forty-five feet (45'), except that lots fronting on knuckles or cul-de-sacs may have a minimum frontage of thirty-five feet (35'). Lot frontage along curvilinear streets may be measured at the building setback in accordance with zone development standards.
- D. The front yard for living areas and porches shall be not less than twelve feet (12') measured from the existing street line or from any future street line as shown on any specific plan of highways, whichever is nearer the proposed structure. The face of the garage shall be setback eighteen feet (18'). In a side-entry garage condition, the front yard shall not be less than ten feet (10').
- E. Side yards on interior and through lots shall be not less than four feet (4') in width. Side yards on corner and reversed corner lots shall be not less than nine feet (9') from the existing street line or from any future street line as shown on any specific plan of highways, whichever is nearer the proposed structure, upon which the main building sides, except that where the lot is less than fifty feet (50') wide, the yard need not exceed twenty percent (20%) of the width of the lot.
- F. Chimneys, air conditioning units, and fireplaces shall be allowed to encroach into side yards (on the non-gated side) and rear yards a maximum of two feet (2'). No other structural encroachments shall be permitted in the front, rear or side yard except as provided for in Section 18.19 of Ordinance No. 348.

In addition, the following standard shall also apply:

AA. In no case shall more than fifty percent (50%) of any lot be covered by buildings for lots with one-story buildings and in no case shall more than forty-five percent (45%) of any lot be covered by buildings for lots with two-story buildings.

(3) Except as provided above, all other zoning requirements shall be the same as those requirements identified in Article VI of Ordinance No. 348.

b. Planning Area 25.

(1) The uses permitted in Planning Area 25 of Specific Plan No. 260 shall be the same as those permitted in Article VI, Section 6.1 of Ordinance No. 348, except that the uses permitted pursuant to Section 6.1.b.(1) and (2) shall not be permitted.

(2) The development standards for Planning Area 25 of Specific Plan No. 260 shall be the same as those standards identified in Article VI, Section 6.2 of Ordinance No. 348, except that the development standards set forth in Article VI, Section 6.2.b., c., d., e. (1), (2), and (4) shall be deleted and replaced by the following:

- A. Lot area shall be not less than three thousand five hundred (3,500) square feet. The minimum lot area shall be determined by excluding that portion of a lot that is used solely for access to the portion of a lot used as a building site.
- B. The minimum average width of that portion of a lot to be used as a building site shall be forty feet (40') with a minimum average depth of seventy-five feet (75'). That portion of a lot used for access on "flag" lots shall have a minimum width of twenty feet (20').
- C. The minimum frontage of a lot shall be forty feet (40'), except that lots fronting on knuckles or cul-de-sacs may have a minimum frontage of thirty-five feet (35'). Lot frontage along curvilinear streets may be measured at the building setback in accordance with zone development standards.
- D. The front yard for living areas and porches shall be not less than twelve feet (12') measured from the existing street line or from any future street line as shown on any specific plan of highways, whichever is nearer the proposed structure. The face of the garage shall be setback eighteen feet (18'). In a side-entry garage condition, the front yard shall not be less than ten feet (10').
- E. Side yards on interior and through lots shall be not less than four feet (4') in width. Side yards on corner and reversed corner lots shall be not less than nine feet (9') from the existing street line or from any future street line as shown on any specific plan of highways, whichever is nearer the proposed structure, upon which the main building sides, except that where the lot is less than forty feet (40') wide, the yard need not exceed ten percent (10%) of the width of the lot.
- F. Chimneys, air conditioning units, and fireplaces shall be allowed to encroach into side yards (on the non-gated side) and rear yards a maximum of two feet (2'). No other structural encroachments shall be permitted in the front, rear or side yard except as provided for in Section 18.19 of Ordinance No. 348.

In addition, the following standard shall also apply:

AA. In no case shall more than sixty-five percent (65%) of any lot be covered by buildings for lots with one-story buildings and in no case shall more than sixty percent (60%) of any lot be covered by buildings for lots with two-story buildings.

(3) Except as provided above, all other zoning requirements shall be the same as those requirements identified in Article VI of Ordinance No. 348.

c. Planning Areas 26 and 28.

(1) The uses permitted in Planning Areas 26 and 28 of Specific Plan No. 260 shall be the same as those permitted in Article VI, Section 6.1 of Ordinance No. 348, except that the uses permitted pursuant to Section 6.1.b.(1) and (2) shall not be permitted.

(2) The development standards for Planning Areas 26 and 28 of Specific Plan No. 260 shall be the same as those standards identified in Article VI, Section 6.2 of Ordinance No. 348, except that the development standards set forth in Article VI, Section 6.2.b., c., d., e. (1), (2), and (4) shall be deleted and replaced by the following:

- A. Lot area shall be not less than six thousand (6,000) square feet. The minimum lot area shall be determined by excluding that portion of a lot that is used solely for access to the portion of a lot used as a building site.
- B. The minimum average width of that portion of a lot to be used as a building site shall be fifty feet (50') with a minimum average depth of one hundred feet (100'). That portion of a lot used for access on "flag" lots shall have a minimum width of twenty feet (20').
- C. The minimum frontage of a lot shall be fifty feet (50'), except that lots fronting on knuckles or cul-de-sacs may have a minimum frontage of thirty-five feet (35'). Lot frontage along curvilinear streets may be measured at the building setback in accordance with zone development standards.
- D. The front yard for living areas and porches shall be not less than twelve feet (12') measured from the existing street line or from any future street line as shown on any specific plan of highways, whichever is nearer the proposed structure. The face of the garage shall be setback eighteen feet (18'). In a side-entry garage condition, the front yard shall not be less than ten feet (10').
- E. Side yards on interior and through lots shall be not less than four feet (4') in width. Side yards on corner and reversed corner lots shall be not less than nine feet (9') from the existing street line or from any future street line as shown on any specific plan of highways, whichever is nearer the proposed structure, upon which the main building sides, except that where the lot is less than fifty-five feet (55') wide, the yard need not exceed twenty percent (20%) of the width of the lot.
- F. Chimneys, air conditioning units, and fireplaces shall be allowed to encroach into side yards (on the non-gated side) and rear yards, a maximum of two feet (2'). No other structural encroachments shall be permitted in the front, rear or side yard except as provided for in Section 18.19 of Ordinance No. 348.

(3) Except as provided above, all other zoning requirements shall be the same as those requirements identified in Article VI of Ordinance No. 348.

d. Planning Areas 27 and 29.

(1) The uses permitted in Planning Areas 27 and 29 of Specific Plan No. 260 shall be the same as those permitted in Article IXb, Section 9.53 of Ordinance No. 348, except that the uses permitted pursuant to Section 9.50a, (32), (52), and (64) shall not be permitted.

(2) The development standards for Planning Areas 27 and 29 of Specific Plan No. 260 shall be the same as those standards identified in Article IXb, Section 9.53 of Ordinance No. 348, except that the following additional development standards shall also apply:

A. Chimneys and fireplaces shall be allowed to encroach into side yards a maximum of two feet (2'). No other structural encroachments shall be permitted in the front, rear or side yard except as provided for in Section 18.9 of Ordinance No. 348.

(3) Except as provided above, all other zoning requirements shall be the same as those requirements identified in Article IXb of Ordinance No. 348.

e. Planning Areas 30 and 44.

(1) The uses permitted in Planning Areas 30 and 44 of Specific Plan No. 260 shall be the same as those uses permitted in Article XI, Section 11.2 of Ordinance No. 348, except that the uses permitted pursuant to Section 11.2.b.(1) c. (1), (3), (4) and (6), d.(1), e., n.(2), (4), (6) and (8), k., and m.(1), (3), (4) and (9); and 11.2.b(2)(c., k., and l.) shall not be permitted.

(2) The development standards for Planning Areas 30 and 44 of Specific Plan No. 260 shall be the same as those standards identified in Article XI, Section 11.4 of Ordinance No. 348.

(3) Except as provided above, all other zoning requirements shall be the same as those requirements identified in Article XI of Ordinance No. 348.

f. Planning Area 31.

(1) The uses permitted in Planning Area 31 of Specific Plan No. 260 shall be the same as those permitted in Article IXb, Section 9.50 of Ordinance No. 348, except that the uses permitted pursuant to Section 9.50, (32), (52) and (64) shall not be permitted.

In addition, the permitted uses identified under Section 9.50b, shall also include self-storage facilities and mini-warehouse structures.

(2) The development standards for Planning Area 31 of Specific Plan No. 260 shall be the same as those identified in Article IXb, Section 9.53 of Ordinance No. 348.

(3) Except as provided above, all other zoning requirements shall be the same as those requirements identified in Article IXb of Ordinance No. 348.

g. Planning Area 31A.

(1) The uses permitted in Planning Area 31A shall be the same as those uses permitted in Article IXb, Section 9.50 of Ordinance No. 348, except that the uses permitted pursuant to Section 9.50 a, (30), (31), (32), (52), (62), (63), (64), (65), (66), (67), (68), (69), (70), (71), (72), (73), (74), (75), (76), (77), (78), (79), (80), (81), (82), (83), (84), (85), (86), (87), (88), (89), (90), (91), (92) and (93) shall not be permitted.

In addition, the permitted uses identified under Section 9.50b, shall also include self-storage facilities and mini-warehouse structures.

(2) Any land division application submitted within Planning Area 31A of Specific Plan No. 260 shall be heard concurrently with a comprehensive plot plan application for the entire affected Planning Area by the Planning Commission in accordance with Section 18.30.(3) of Ordinance No. 348. The application for a comprehensive plot plan shall be submitted in accordance with the provisions of Section 18.30 of Ordinance No. 348 and shall also at a minimum include the following:

- A. A statement indicating how the land division and comprehensive plot plan applications implement Specific Plan No. 260 and comply with the conditions of approval for said Specific Plan.
- B. A comprehensive plot plan for the entire planning area, a conceptual grading plan and a tentative subdivision map, based upon a contour interval no greater than four feet (4') which in addition to the Requirements of Ordinance No. 460 and Section 18.30 of Ordinance No. 348 include:
 - i. The proposed lots including lot lines and proposed easement, if any;
 - ii. building footprints;
 - iii. floor plan assignments;
 - iv. pad elevations, street grades and cut and fill slopes in excess of one foot in vertical height;
 - v. the proposed uses, their location and architectural designs;
 - vi. the proposed internal circulation system; and,
 - vii. buffers, if any.
- C. A design manual which includes:
 - i. A description of residential floor plans and their mix;
 - ii. The lot and building calculations for each lot and building as follows:
 - (a) lot area and lot pad area;
 - (b) building footprint area;
 - (c) percentage of lot coverage;
 - (d) front setback;

- (e) useable rear yard area and depth; and,
 - (f) building square footage for commercial and residential uses.
 - iii. a fencing plan including details of proposed materials to be used.
 - iv. dimensioned conceptual floor plans and elevations, including details of proposed materials for evaluations, and square footages and heights of individual units; and,
 - v. a proposed phasing plan showing the planned sequence of subdivision map recordation and development.
- (3) The development standards for commercial uses within Planning Area 31A of Specific Plan No. 260 shall be the same as those standards identified in Article 1Xb, Section 9.53 of Ordinance No. 348. For purposes of this ordinance amendment, a commercial use shall be defined as development which includes any permitted use other than multiple family dwellings or apartments.
- (4) The development standards for residential uses and combined residential and commercial uses within Planning Area 31A of Specific Plan No. 260 shall be as follows:
- A. The minimum lot area shall be seven thousand two hundred (7,200) square feet with a minimum coverage width of sixty feet (60') and a minimum average depth of one hundred feet (100') for all permitted uses, unless different minimums are specifically required in a particular area.
 - B. The minimum front and rear yards shall be ten feet (10') for buildings that do not exceed thirty-five feet (35') in height. Any portion of a building which exceeds thirty-five feet (35') in height shall be set back from the front and rear lot lines no less than ten feet (10') plus two feet (2') for each foot by which the height exceeds thirty-five feet (35'). The front setback shall be measured from any existing or future street line as shown on any specific plan of the County. The rear setback shall be measured from the existing rear lot line or from any recorded alley or easement. If the rear line adjoins a street, the rear setback requirement shall be the same as required for a front setback.
 - C. The minimum side yard shall be five feet (5') for buildings that do not exceed thirty-five feet (35') in height. Any portion of a building which exceeds thirty-five feet (35') in height shall be set back from each side lot line five feet (5') plus two feet (2') for each foot by which the height exceeds thirty-five feet (35'). If the side yard adjoins a street, the side setback requirement shall be the same as required for a front setback. No structural encroachments shall be permitted in the front, side or rear yard except as provided in Section 18.19 of Ordinance No. 348.
 - D. No lot shall have more than fifty percent (50%) of its net area covered with buildings or structures.
 - E. The maximum ratio of floor area to lot area shall not be greater than two to one (2:1), not including basement floor area.
 - F. All buildings and structures shall not exceed fifty feet (50') in height, unless a height up to seventy-five feet (75') is specifically permitted under the provisions of Section 18.34 of Ordinance No. 348.
 - G. Automobile storage space shall be provided as required by Section 18.12 of Ordinance No. 348.
 - H. Interior side yards may be reduced to accommodate zero lot line or common wall situations, except that, in no case shall the reduction in side yard areas reduce the required separation between detached structures.
 - I. Where the front side or rear yard adjoins a lot zoned R-2, R-3, R-4, R-5, R-6, R-T, R-T-R, W-2-M or SP with a residential use, the minimum setback shall be twenty-five feet (25') from the property line.
 - J. Setback areas may be used for driveways, parkways and landscaping.
 - K. A minimum of fifteen percent (15%) of the site proposed for development shall be landscaped and irrigated.
 - L. Trash collection areas shall be screened by landscaping or architectural features in such a manner as not to be visible from a public street or from any adjacent residential area.
 - M. Outside storage areas are prohibited.
 - N. Utilities shall be installed underground except that electrical lines rated at 33 kv or greater may be installed above ground.
 - O. All lighting fixtures, including spot lights, electrical reflectors and other means of illumination for signs, structures, landscaping, parking, loading, unloading and similar areas, shall be focused, directed and arranged to prevent glare or direct illumination on resident uses.
 - P. Nonsubstantial adjustments to an approved project's design are permitted subject to the approval of a minor change pursuant to Ordinance No. 460. For purposes of this section, "Nonsubstantial adjustment" shall be defined as changes to setbacks, floor plans and elevations. All other changes including changes in concept and product type shall be submitted for review in accordance with the provisions of Ordinance No. 460 governing minor changes and revised tentative maps.
 - Q. Except as provided above, all other zoning requirements shall be the same as those requirements identified in Article 1Xb of Ordinance No. 348.

- h. Planning Area 32 and 33B.
- (1) The uses permitted in Planning Areas 32 and 33B of Specific Plan No. 260 shall be the same as those uses permitted in Article VI, Section 6.1 of Ordinance No. 348, except that the uses permitted pursuant to Section 6.1.b.(1) and (3) shall not be permitted.
- (2) The development standards for Planning Areas 32 and 33B of Specific Plan No. 260 shall be the same as those standards identified in Article VI, Section 6.2 of Ordinance No. 348, except that the development standards set forth in Article VI, Section 6.2.b., c., d., e. (2), and (4) shall be deleted and replaced by the following:
- A. Lot area shall be not less than five thousand (5,000) square feet. The minimum lot area shall be determined by excluding that portion of a lot that is used solely for access to the portion of a lot used as a building site.
 - B. The minimum average width of that portion of a lot to be used as a building site shall be fifty feet (50') with a minimum average depth of eighty feet (80'). That portion of a lot used for access on "flag" lots shall have a minimum width of twenty feet (20').
 - C. The minimum frontage of a lot shall be forty-five feet (45'), except that lots fronting on knuckles or cul-de-sacs may have a minimum frontage of thirty-five feet (35'). Lot frontage along curvilinear streets may be measured at the building setback in accordance with zone development standards.
 - D. Side yards on interior and through lots shall be not less than five feet (5') in width. Side yards on corner and reversed corner lots shall be not less than ten feet (10') from the existing street line or from any future street line as shown on any specific plan of highways, whichever is nearer the proposed structure, upon which the main building sides, except that where the lot is less than fifty feet (50') wide, the yard need not exceed twenty percent (20%) of the width of the lot.
 - E. Chimneys and fireplaces shall be allowed to encroach into side yards a maximum of two feet (2'). No other structural encroachments shall be permitted in the front, rear or side yard except as provided for in Section 18.19 of Ordinance No. 348.

In addition, the following standard shall also apply:

AA. In no case shall more than fifty percent (50%) of any lot be covered by buildings for lots with one-story buildings and in no case shall more than forty-five percent (45%) of any lot be covered by buildings for lots with two-story buildings.

- (3) Except as provided above, all other zoning requirements shall be the same as those requirements identified in Article VI of Ordinance No. 348.
- i. Planning Area 33A.
- (1) The uses permitted in Planning Area 33A of Specific Plan No. 260 shall be the same as those uses permitted in Article VIII, Section 8.100 of Ordinance No. 348, except that the uses permitted pursuant to Section 8.100.a. and b. shall not be permitted. In addition, the permitted uses identified under Section 8.100.a. shall also include trails.
- (2) The development standards for Planning Area 33A of Specific Plan No. 260 shall be the same as those standards identified in Article VIII, Section 8.101 of Ordinance No. 348.
- (3) Except as provided above, all other zoning requirements shall be the same as those requirements identified in Article VIII of Ordinance No. 348.

- i. Planning Area 34.
- (1) The uses permitted in Planning Area 34 of Specific Plan No. 260 shall be the same as those uses permitted in Article VI, Section 6.1 of Ordinance No. 348, except that the uses permitted pursuant to Section 6.1.b.(1) and (3) and d. shall not be permitted.
- (2) The development standards for Planning Area 34 of Specific Plan No. 260 shall be the same as those standards identified in Article VI, Section 6.2 of Ordinance No. 348, except that the development standards set forth in Article VI, Section 6.2.b., c., d., e. (2) and (4) shall be deleted and replaced by the following:
- A. Lot area shall be not less than five thousand (5,000) square feet. The minimum lot area shall be determined by excluding that portion of a lot that is used solely for access to the portion of a lot used as a building site.
 - B. The minimum average width of that portion of a lot to be used as a building site shall be fifty feet (50') with a minimum average depth of eighty feet (80'). That portion of a lot used for access on "flag" lots shall have a minimum width of twenty feet (20').
 - C. The minimum frontage of a lot shall be forty feet (40'), except that lots fronting on knuckles or cul-de-sacs may have a minimum frontage of thirty-five feet (35'). Lot frontage along curvilinear streets may be measured at the building setback in accordance with zone development standards.
 - D. Side yards on interior and through lots shall be not less than five feet (5') in width. Side yards on corner and reversed corner lots shall be not less than ten feet (10') from the existing street line or from any future street line as shown on any specific plan of highways, whichever is nearer the proposed structure, upon which the main building sides, except that where the lot is less than fifty feet (50') wide, the yard need not exceed twenty percent (20%) of the width of the lot.
 - E. Chimneys and fireplaces shall be allowed to encroach into side yards a maximum of two feet (2'). No other structural encroachments shall be permitted in the front, rear or side yard except as provided for in Section 18.19 of Ordinance No. 348.

In addition, the following standards shall also apply:

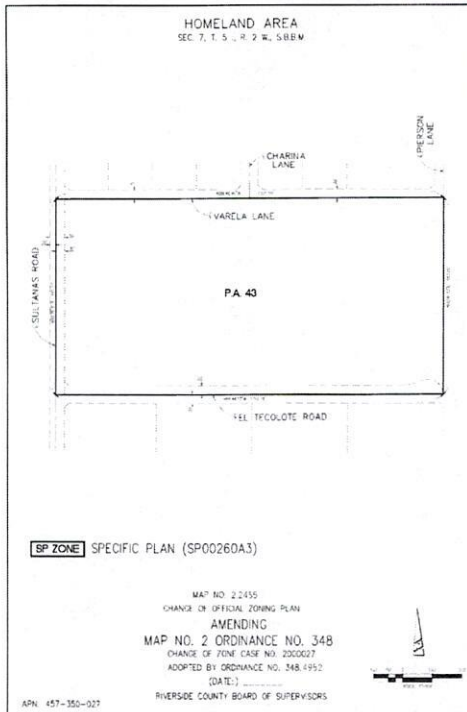
AA. In no case shall more than fifty percent (50%) of any lot be covered by buildings for lots with one-story buildings and in no case shall more than forty-five percent (45%) of any lot be covered by buildings for lots with two-story buildings.

- (3) Except as provided above, all other zoning requirements shall be the same as those requirements identified in Article VI of Ordinance No. 348.

- k. Planning Areas 35, 37 and 40.
- (1) The uses permitted in Planning Areas 35, 37 and 40 of Specific Plan No. 260 shall be the same as those uses permitted in Article VI, Section 6.1 of Ordinance No. 348, except that the uses permitted pursuant to Section 6.1.b.(1) and (3) shall not be permitted.
- (2) The development standards for Planning Areas 35, 37 and 40 of Specific Plan No. 260 shall be the same as those standards identified in Article VI, Section 6.2 of Ordinance No. 348, except that the development standards set forth in Article VI, Section 6.2.b., c., d., e. (1), (2) and (4) shall be deleted and replaced by the following:
- A. Lot area shall be not less than six thousand (6,000) square feet. The minimum lot area shall be determined by excluding that portion of a lot that is used solely for access to the portion of a lot used as a building site.
 - B. The minimum average width of that portion of a lot to be used as a building site shall be fifty feet (50') with a minimum average depth of one hundred feet (100'). That portion of a lot used for access on "flag" lots shall have a minimum width of twenty feet (20').
 - C. The minimum frontage of a lot shall be fifty feet (50'), except that lots fronting on knuckles or cul-de-sacs may have a minimum frontage of thirty-five feet (35'). Lot frontage along curvilinear streets may be measured at the building setback in accordance with zone development standards.
 - D. The front yard shall be not less than fifteen feet (15') measured from the existing street line or from any future street line as shown on any specific plan of highways, whichever is nearer the proposed structure.
 - E. Side yards on interior and through lots shall be not less than five feet (5') in width. Side yards on corner and reversed corner lots shall be not less than ten feet (10') from the existing street line or from any future street line as shown on any specific plan of highways, whichever is nearer the proposed structure, upon which the main building sides, except that where the lot is less than fifty feet (50') wide, the yard need not exceed twenty percent (20%) of the width of the lot.
 - F. Chimneys and fireplaces shall be allowed to encroach into side yards a maximum of two feet (2'). No other structural encroachments shall be permitted in the front, rear or side yard except as provided for in Section 18.19 of Ordinance No. 348.
 - G. Except as provided above, all other zoning requirements shall be the same as those requirements identified in Article VI of Ordinance No. 348.

- i. Planning Area 36.
- (1) The uses permitted in Planning Area 36 of Specific Plan No. 260 shall be the same as those uses permitted in Article XVb, Section 15.200 of Ordinance No. 348, except that the uses permitted pursuant to Section 15.200.c(4), (6), (11), (12), and (14) shall not be permitted.
- (2) The development standards for Planning Area 36 of Specific Plan No. 260 shall be the same as those standards identified in Article XVb, Section 15.201 of Ordinance No. 348, except that the development standards set forth in Article XVb, Section 15.201.b. shall be deleted and replaced by the following:
- A. Lot area shall be not less than ten thousand (10,000) square feet. The minimum lot area shall be determined by excluding that portion of a lot that is used solely for access to the portion of a lot used as a building site.
 - B. Except as provided above, all other zoning requirements shall be the same as

- those requirements identified in Article XVb of Ordinance No. 348.
- m. Planning Area 38.
- (1) The uses permitted in Planning Areas 10, 20 and 38 of Specific Plan No. 260 shall be the same as those uses permitted in Article VII.e, Section 8.100 of Ordinance No. 348, except that the uses permitted in Section 8.100.a. and 8.100.b. shall not be permitted.
 - (2) The development standards for Planning Areas 10, 20 and 38 of Specific Plan No. 260 shall be the same as those standards identified in Article VII.e, Section 8.101 of Ordinance No. 348.
 - (3) Except as provided above, all other zoning requirements shall be the same as those requirements identified in Article VII.e of Ordinance No. 348.
- n. Planning Area 39.
- (1) The uses permitted in Planning Area 39 of Specific Plan No. 260 shall be the same as those uses permitted in Article VI, Section 6.1 of Ordinance No. 348, except that the uses permitted pursuant to Section 6.1.b.(1) and (3); and d. shall not be permitted. In addition, the permitted uses identified under Section 6.1.a. shall also include public schools.
 - (2) The development standards for Planning Area 39 of Specific Plan No. 260 shall be the same as those standards identified in Article VI, Section 6.2 of Ordinance No. 348, except that the development standards set forth in Article VI, Section 6.2.b., c., d., e.(2) and (4) shall be deleted and replaced by the following:
 - A. Lot area shall be not less than five thousand (5,000) square feet. The minimum lot area shall be determined by excluding that portion of a lot that is used solely for access to the portion of a lot used as a building site.
 - B. The minimum average width of that portion of a lot to be used as a building site shall be fifty feet (50') with a minimum average depth of eighty feet (80'). That portion of a lot used for access on "flag" lots shall have a minimum width of twenty feet (20').
 - C. The minimum frontage of a lot shall be forty-five feet (45'), except that lots fronting on knuckles or cul-de-sacs may have a minimum frontage of thirty-five feet (35'). Lot frontage along curvilinear streets may be measured at the building setback in accordance with zone development standards.
 - D. Side yards on interior and through lots shall be not less than five feet (5') in width. Side yards on corner and reversed corner lots shall be not less than ten feet (10') from the existing street line or from any future street line as shown on any specific plan of highways, whichever is nearer the proposed structure, upon which the main building sides, except that where the lot is less than fifty feet (50') wide, the yard need not exceed twenty percent (20%) of the width of the lot.
 - E. Chimneys and fireplaces shall be allowed to encroach into side yards a maximum of two feet (2'). No other structural encroachments shall be permitted in the front, rear or side yard except as provided for in Section 18.19 of Ordinance No. 348.
- In addition, the following standards shall also apply:
- AA. In no case shall more than fifty percent (50%) of any lot be covered by buildings for lots with one-story buildings and in no case shall more than forty-five percent (45%) of any lot be covered by buildings for lots with two-story buildings.
 - (3) Except as provided above, all other zoning requirements shall be the same as those requirements identified in Article VI of Ordinance No. 348.
- o. Planning Areas 41, 42, 45 and 46.
- (1) The uses permitted in Planning Areas 41, 42, 45 and 46 of Specific Plan No. 260 shall be the same as those uses permitted in Article VI, Section 6.1 of Ordinance No. 348, except that the uses permitted pursuant to Section 6.1.b.(1) and (3) shall not be permitted.
 - (2) The development standards for Planning Areas 41, 42, 45 and 46 of Specific Plan No. 260 shall be the same as those standards identified in Article VI, Section 6.2 of Ordinance No. 348, except that the development standards set forth in Article VI, Section 6.2.e.(1), (3), and (4) shall be deleted and replaced by the following:
 - A. The front yard shall be not less than fifteen feet (15') measured from the existing street line or from any future street line as shown on any specific plan of highways, whichever is nearer the proposed structure.
 - B. Rear yards shall be not less than twenty feet (20').
 - (3) Except as provided above, all other zoning requirements shall be the same as those requirements identified in Article VI of Ordinance No. 348.
- p. Planning Area 43.
- (1) The uses permitted in Planning Area 43 of Specific Plan No. 260 shall be the same as those uses permitted in Article X, Sections 10.1 and 10.2 of Ordinance No. 348, except that the uses permitted pursuant to Section 10.1.b.(1) b., c., and e.(2) shall not be permitted. In addition, the permitted uses identified under Section 10.1.b.(1) e. shall also include covered trailer, recreational vehicle, and boat storage.
 - (2) The development standards for Planning Area 43 of Specific Plan No. 260 shall be the same as those standards identified in Article X, Section 10.4 of Ordinance No. 348.
 - (3) Except as provided above, all other zoning requirements shall be the same as those requirements identified in Article X of Ordinance No. 348.
- Section 3. This Ordinance shall take effect 30 days after its date of adoption.



K. Spiegel, Chair of the Board

I HEREBY CERTIFY that at a regular meeting of the Board of Supervisors of said County, held on March 09, 2021 the foregoing Ordinance consisting of three (3) sections was adopted by said Board by the following vote:

AYES: Jeffries, Spiegel, Washington, Perez and Hewitt
 NAYS: None
 ABSENT: None

Kecia R. Harper, Clerk of the Board
 By: Hannah Lumanauw, Board Assistant

Press-Enterprise: 324



OFFICE OF THE
CLERK OF THE BOARD OF SUPERVISORS
1st FLOOR, COUNTY ADMINISTRATIVE CENTER
P.O. BOX 1147, 4080 LEMON STREET
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Clerk of the Board of Supervisors

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March 17, 2021

PRESS ENTERPRISE
ATTN: LEGALS
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RE: ADOPTION OF ORDINANCE NO. 348.4952

To Whom It May Concern:

Attached is a copy for publication in your newspaper for **ONE (1) TIME** on **Wednesday, March 24, 2021**.

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

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

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

Thank you in advance for your assistance and expertise.

Sincerely,

Hannah Lumanauw

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

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

ORDINANCE NO. 348.4952

AN ORDINANCE OF THE COUNTY OF RIVERSIDE

AMENDING ORDINANCE NO. 348

RELATING TO ZONING

The Board of Supervisors of the County of Riverside ordains as follows:

Section 1. Section 4.1 of Ordinance No. 348 and Official Zoning Map No. 2, as amended, are further amended by placing in effect in the Homeland Area, the zone or zones as shown on the map titled "Change of Official Zoning Plan Amending Ordinance No. 348, Map No. 2.2455, Change of Zone Case No. 2000027", which map is made part of the ordinance, and establishing the boundaries of the specified planning areas within Specific Plan No. 260 as amended.

Section 2. Article XVIIa of Ordinance No. 348 is amended in its entirety to read as follows:

"SECTION 17.73 SP ZONE REQUIREMENTS AND STANDARDS FOR SPECIFIC PLAN NO. 260.

a. Planning Area 24.

(1) The uses permitted in Planning Area 24 of Specific Plan No. 260 shall be the same as those uses permitted in Article VI, Section 6.1 of Ordinance No. 348, except that the uses permitted pursuant to Section 6.1.b.(1) and (3) shall not be permitted.

(2) The development standards for Planning Area 24 of Specific Plan No. 260 shall be the same as those standards identified in Article VI, Section 6.2 of Ordinance No. 348, except that the development standards set forth in Article VI, Section 6.2.b., c., d., e. (1), (2), and (4) shall be deleted and replaced by the following:

A. Lot area shall be not less than five thousand (5,000) square feet. The minimum lot area shall be determined by excluding that portion of a lot that is used solely for access to the portion of a lot used as a building site.

B. The minimum average width of that portion of a lot to be used as a feet (80'). That portion of a lot used for access on "flag" lots shall have a minimum width of twenty feet (20').

C. The minimum frontage of a lot shall be forty-five feet (45'), except that

lots fronting on knuckles or cul-de-sacs may have a minimum frontage of thirty-five feet (35'). Lot frontage along curvilinear streets may be measured at the building setback in accordance with zone development standards.

- D. The front yard for living areas and porches shall be not less than twelve feet (12') measured from the existing street line or from any future street line as shown on any specific plan of highways, whichever is nearer the proposed structure. The face of the garage shall be setback eighteen feet (18'). In a side-entry garage condition, the front yard shall not be less than ten feet (10').
- E. Side yards on interior and through lots shall be not less than four feet (4') in width. Side yards on corner and reversed corner lots shall be not less than nine feet (9') from the existing street line or from any future street line as shown on any specific plan of highways, whichever is nearer the proposed structure, upon which the main building sides, except that where the lot is less than fifty feet (50') wide, the yard need not exceed twenty percent (20%) of the width of the lot.
- F. Chimneys, air conditioning units, and fireplaces shall be allowed to encroach into side yards (on the non-gated side) and rear yards a maximum of two feet (2'). No other structural encroachments shall be permitted in the front, rear or side yard except as provided for in Section 18.19 of Ordinance No. 348.

In addition, the following standard shall also apply:

- AA. In no case shall more than fifty percent (50%) of any lot be covered by buildings for lots with one-story buildings and in no case shall more than forty-five percent (45%) of any lot be covered by buildings for lots with two-story buildings.
- (3) Except as provided above, all other zoning requirements shall be the same as those requirements identified in Article VI of Ordinance No. 348.
- b. Planning Area 25.
 - (1) The uses permitted in Planning Area 25 of Specific Plan No. 260 shall be the same as those uses permitted in Article VI, Section 6.1 of Ordinance No. 348,

except that the uses permitted pursuant to Section 6.1.b.(1) and (3) shall not be permitted.

(2) The development standards for Planning Areas 25 of Specific Plan No. 260 shall be the same as those standards identified in Article VI, Section 6.2 of Ordinance No. 348, except that the development standards set forth in Article VI, Section 6.2.b., c., d., e. (1), (2), and (4) shall be deleted and replaced by the following:

- A. Lot area shall be not less than three thousand five hundred (3,500) square feet. The minimum lot area shall be determined by excluding that portion of a lot that is used solely for access to the portion of a lot used as a building site.
- B. The minimum average width of that portion of a lot to be used as a building site shall be forty feet (40') with a minimum average depth of seventy-five feet (75'). That portion of a lot used for access on "flag" lots shall have a minimum width of twenty feet (20').
- C. The minimum frontage of a lot shall be forty feet (40'), except that lots fronting on knuckles or cul-de-sacs may have a minimum frontage of thirty-five feet (35'). Lot frontage along curvilinear streets may be measured at the building setback in accordance with zone development standards.
- D. The front yard for living areas and porches shall be not less than twelve feet (12') measured from the existing street line or from any future street line as shown on any specific plan of highways, whichever is nearer the proposed structure. The face of the garage shall be setback eighteen feet (18'). In a side-entry garage condition, the front yard shall not be less than ten feet (10').
- E. Side yards on interior and through lots shall be not less than four feet (4') in width. Side yards on corner and reversed corner lots shall be not less than nine feet (9') from the existing street line or from any future street line as shown on any specific plan of highways, whichever is nearer the proposed structure, upon which the main building sides, except that where the lot is less than forty feet (40') wide, the yard need not exceed ten percent (10%) of the width of the lot.

- F. Chimneys, air conditioning units, and fireplaces shall be allowed to encroach into side yards (on the non-gated side) and rear yards, a maximum of two feet (2'). No other structural encroachments shall be permitted in the front, rear or side yard except as provided for in Section 18.19 of Ordinance No. 348.

In addition, the following standard shall also apply:

- AA. In no case shall more than sixty-five percent (65%) of any lot be covered by buildings for lots with one-story buildings and in no case shall more than sixty percent (60%) of any lot be covered by buildings for lots with two-story buildings.

- (3) Except as provided above, all other zoning requirements shall be the same as those requirements identified in Article VI of Ordinance No. 348.

c. Planning Areas 26 and 28.

- (1) The uses permitted in Planning Areas 26, and 28 of Specific Plan No. 260 shall be the same as those uses permitted in Article VI, Section 6.1 of Ordinance No. 348, except that the uses permitted pursuant to Section 6.1.b.(1) and (3) shall not be permitted.
- (2) The development standards for Planning Areas 26, and 28 of Specific Plan No. 260 shall be the same as those standards identified in Article VI, Section 6.2 of Ordinance No. 348, except that the development standards set forth in Article VI, Section 6.2.b., c., d., e. (1), (2) and (4) shall be deleted and replaced by the following:
 - A. Lot area shall be not less than six thousand (6,000) square feet. The minimum lot area shall be determined by excluding that portion of a lot that is used solely for access to the portion of a lot used as a building site.
 - B. The minimum average width of that portion of a lot to be used as a building site shall be fifty feet (50') with a minimum average depth of one hundred feet (100'). That portion of a lot used for access on "flag" lots shall have a minimum width of twenty feet (20').
 - C. The minimum frontage of a lot shall be fifty feet (50'), except that lots fronting on knuckles or cul-de-sacs may have a minimum frontage of thirty-five feet (35'). Lot frontage along curvilinear streets may be

measured at the building setback in accordance with zone development standards.

- D. The front yard for living areas and porches shall be not less than twelve feet (12') measured from the existing street line or from any future street line as shown on any specific plan of highways, whichever is nearer the proposed structure. The face of the garage shall be setback eighteen feet (18'). In a side-entry garage condition, the front yard shall not be less than ten feet (10').
- E. Side yards on interior and through lots shall be not less than four feet (4') in width. Side yards on corner and reversed corner lots shall be not less than nine feet (9') from the existing street line or from any future street line as shown on any specific plan of highways, whichever is nearer the proposed structure, upon which the main building sides, except that where the lot is less than fifty-five feet (55') wide, the yard need not exceed twenty percent (20%) of the width of the lot.
- F. Chimneys, air conditioning units, and fireplaces shall be allowed to encroach into side yards (on the non-gated side) and rear yards, a maximum of two feet (2'). No other structural encroachments shall be permitted in the front, rear or side yard except as provided for in Section 18.19 of Ordinance No. 348.

(3) Except as provided above, all other zoning requirements shall be the

same as those requirements identified in Article VI of Ordinance No. 348.

d. Planning Areas 27 and 29.

- (1) The uses permitted in Planning Areas 27 and 29 of Specific Plan No. 260 shall be the same as those uses permitted in Article IXb, Section 9.50 of Ordinance No. 348 except that the uses permitted pursuant to Section 9.50a. (32), (52), and (64) shall not be permitted.
- (2) The development standards for Planning Areas 27 and 29 of Specific Plan No. 260 shall be the same as those standards identified in Article IXb, Section 9.53 of Ordinance No. 348, except that the following additional development

standards shall also apply:

- A. Chimneys and fireplaces shall be allowed to encroach into side yards a maximum of two feet (2'). No other structural encroachments shall be permitted in the front, rear or side yard except as provided for in Section 18.9 of Ordinance No. 348.
- (3) Except as provided above, all other zoning requirements shall be the same as those requirements identified in Article IXb of Ordinance No. 348.
- e. Planning Areas 30 and 44.
 - (1) The uses permitted in Planning Areas 13, 19, 30 and 44 of Specific Plan No. 260 shall be the same as those uses permitted in Article XI, Section 11.2 of Ordinance No. 348, except that the uses permitted pursuant to Section 11.2.b.(1) c.(1), (3), (4) and (6), d.(1), g., h.(3), (4), (6) and (8), k., and m.(1), (3), (4) and (9); and 11.2.b(2)c., k., and l. shall not be permitted.
 - (2) The development standards for Planning Areas 13, 19, 30 and 44 of Specific Plan No. 260 shall be the same as those standards identified in Article XI, Section 11.4 of Ordinance No. 348.
 - (3) Except as provided above, all other zoning requirements shall be the same as those requirements identified in Article XI of Ordinance No. 348.
- f. Planning Area 31.
 - (1) The uses permitted in Planning Area 31 of Specific Plan No. 260 shall be the same as those permitted in Article IXb, Section 9.50 of Ordinance No. 348, except that the uses permitted pursuant to Section 9.50.a (32), (52) and (64) shall not be permitted. In addition, the permitted uses identified under Section 9.50b. shall also include self-storage facilities and mini-warehouse structures.
 - (2) The development standards for Planning Area 31 of Specific Plan No. 260 shall be the same as those identified in Article IXb, Section 9.53 of Ordinance No. 348.
 - (3) Except as provided above, all other zoning requirements shall be the same as those requirements identified in Article IXb of Ordinance No. 348.
- g. Planning Area 31A.
 - (1) The uses permitted in Planning Area 31A shall be the same as those uses permitted in Article IXb, Section 9.50 of Ordinance No. 348, except that the

uses permitted pursuant to Section 9.50.a (30), (31), (32), (52), (55), (62), (64), (82), (97), (98), and (99); and b. (1), (2), (3), (5), (7), (8), (10), (13), (14), (15), (16), (17), (18), (19), (22) and (23) shall not be permitted. In addition, the permitted uses identified under Section 9.50.a. shall also include multiple family dwellings, medical and dental offices, real estate offices, and congregate care residential facilities.

- (2) Any land division application submitted within Planning Area 31A of Specific Plan No. 260 shall be heard concurrently with a comprehensive plot plan application for the entire affected Planning Area by the Planning Commission in accordance with Section 18.30.d.(3) of Ordinance No. 348. The application for a comprehensive plot plan shall be submitted in accordance with the provisions of Section 18.30 of Ordinance No. 348 and shall also at a minimum include the following:
- A. A statement indicating how the land division and comprehensive plot plan applications implement Specific Plan No. 260 and comply with the conditions of approval for said Specific Plan.
 - B. A comprehensive plot plan for the entire planning area, a conceptual grading plan and a tentative subdivision map, based upon a contour interval no greater than four feet (4') which in addition to the Requirements of Ordinance No. 460 and Section 18.30 of Ordinance No. 348 include:
 - i. The proposed lots including lot lines and proposed easement, if any;
 - ii. building footprints;
 - iii. floor plan assignments;
 - iv. pad elevations, street grades and cut and fill slopes in excess of one foot in vertical height;
 - v. the proposed uses, their location and architectural designs;
 - vi. the proposed internal circulation system; and,
 - vii. buffers, if any.
 - C. A design manual which includes:
 - i. A description of residential floor plans and their mix;
 - ii. The lot and building calculations for each lot and building as

follows:

- (a) lot area and lot pad area;
 - (b) building footprint area;
 - (c) percentage of lot coverage;
 - (d) front setback;
 - (e) useable rear yard area and depth; and,
 - (f) building square footage for commercial and residential uses.
- iii. a fencing plan including details of proposed materials to be used;
 - iv. dimensioned conceptual floor plans and elevations, including details of proposed materials for evaluations, and square footages and heights of individual units; and,
 - v. a proposed phasing plan showing the planned sequence of subdivision map recordation and development.
- (3) The development standards for commercial uses within Planning Area 31A of Specific Plan No. 260 shall be the same as those standards identified in Article IXb, Section 9.53 of Ordinance No. 348. For purposes of this ordinance amendment, a commercial use shall be defined as development which includes any permitted use other than multiple family dwellings or apartments.
- (4) The development standards for residential uses and combined residential and commercial uses within Planning Area 31A of Specific Plan No. 260 shall be as follows:
- A. The minimum lot area shall be seven thousand two hundred (7,200) square feet with a minimum average width of sixty feet (60') and a minimum average depth of one hundred feet (100') for all permitted uses, unless different minimums are specifically required in a particular area.
 - B. The minimum front and rear yards shall be ten feet (10') for buildings that do not exceed thirty-five feet (35') in height. Any portion of a building which exceeds thirty-five feet (35') in height shall be set back from the front and rear lot lines no less than ten feet (10') plus two feet (2') for each foot by which the height exceeds thirty-five feet (35'). The

front setback shall be measured from any existing or future street line as shown on any specific street plan of the County. The rear setback shall be measured from the existing rear lot line or from any recorded alley or easement, if the rear line adjoins a street, the rear setback requirement shall be the same as required for a front setback.

- C. The minimum side yard shall be five feet (5') for buildings that do not exceed thirty-five feet (35') in height. Any portion of a building which exceeds thirty-five feet (35') in height shall be set back from each side lot line five feet (5') plus two feet (2') for each foot by which the height exceeds thirty-five feet (35'); if the side yard adjoins a street, the side setback requirement shall be the same as required for a front setback. No structural encroachments shall be permitted in the front, side or rear yard except as provided in Section 18.19 of Ordinance No. 348.
- D. No lot shall have more than fifty percent (50%) of its net area covered with buildings or structures.
- E. The maximum ratio of floor area to lot area shall not be greater than two to one (2:1), not including basement floor area.
- F. All buildings and structures shall not exceed fifty feet (50') in height, unless a height up to seventy-five feet (75') is specifically permitted under the provisions of Section 18.34 of Ordinance No. 348.
- G. Automobile storage space shall be provided as required by Section 18.12 of Ordinance No. 348.
- H. Interior side yards may be reduced to accommodate zero lot line or common wall situations, except that, in no case shall the reduction in side yard areas reduce the required separation between detached structures.
- I. Where the front, side or rear yard adjoins a lot zoned R-R, R-A, R-2, R-3, R-4, R-6, R-T, R-T-R, W-2-M or SP with a residential use, the minimum setback shall be twenty-five feet (25') from the property line.
- J. Setback areas may be used for driveways, parkways and landscaping.
- K. A minimum of fifteen percent (15%) of the site proposed for development shall be landscaped and irrigated.
- L. Trash collection areas shall be screened by landscaping or architectural

features in such a manner as not to be visible from a public street or from any adjacent residential area.

- M. Outside storage areas are prohibited.
- N. Utilities shall be installed underground except that electrical lines rated at 33 kv or greater may be installed above ground.
- O. All lighting fixtures, including spot lights, electrical reflectors and other means of illumination for signs, structures, landscaping, parking, loading, unloading and similar areas, shall be focused, directed and arranged to prevent glare or direct illumination on residential uses.
- P. Nonsubstantial adjustments to an approved project's design are permitted subject to the approval of a minor change pursuant to Ordinance No. 460. For purposes of this section, "Nonsubstantial adjustment" shall be defined as changes to setbacks, floor plans and elevations. All other changes including changes in concept and product type shall be submitted for review in accordance with the provisions of Ordinance No. 460 governing minor changes and revised tentative maps.
- Q. Except as provided above, all other zoning requirements shall be the same as those requirements identified in Article IXb of Ordinance No. 348.

h. Planning Area 32 and 33B.

- (1) The uses permitted in Planning Areas 32 and 33B of Specific Plan No. 260 shall be the same as those uses permitted in Article VI, Section 6.1 of Ordinance No. 348, except that the uses permitted pursuant to Section 6.1.b.(1) and (3) shall not be permitted.
- (2) The development standards for Planning Areas 32 and 33B of Specific Plan No. 260 shall be the same as those standards identified in Article VI, Section 6.2 of Ordinance No. 348, except that the development standards set forth in Article VI, Section 6.2.b., c., d., e. (2), and (4) shall be deleted and replaced by the following:
 - A. Lot area shall be not less than five thousand (5,000) square feet. The minimum lot area shall be determined by excluding that portion of a

lot that is used solely for access to the portion of a lot used as a building site.

- B. The minimum average width of that portion of a lot to be used as a building site shall be fifty feet (50') with a minimum average depth of eighty feet (80'). That portion of a lot used for access on "flag" lots shall have a minimum width of twenty feet (20').
- C. The minimum frontage of a lot shall be forty-five feet (45'), except that lots fronting on knuckles or cul-de-sacs may have a minimum frontage of thirty-five feet (35'). Lot frontage along curvilinear streets may be measured at the building setback in accordance with zone development standards.
- D. Side yards on interior and through lots shall be not less than five feet (5') in width. Side yards on corner and reversed corner lots shall be not less than ten feet (10') from the existing street line or from any future street line as shown on any specific plan of highways, whichever is nearer the proposed structure, upon which the main building sides, except that where the lot is less than fifty feet (50') wide, the yard need not exceed twenty percent (20%) of the width of the lot.
- E. Chimneys and fireplaces shall be allowed to encroach into side yards a maximum of two feet (2'). No other structural encroachments shall be permitted in the front, rear or side yard except as provided for in Section 18.19 of Ordinance No. 348.

In addition, the following standard shall also apply:

- AA. In no case shall more than fifty percent (50%) of any lot be covered by buildings for lots with one-story buildings and in no case shall more than forty-five percent (45%) of any lot be covered by buildings for lots with two-story buildings.
- (3) Except as provided above, all other zoning requirements shall be the same as those requirements identified in Article VI of Ordinance No. 348.
- i. Planning Area 33A.
- (1) The uses permitted in Planning Area 33A of Specific Plan No. 260 shall be the same as those uses permitted in Article VIII, Section 8.100 of Ordinance No. 348, except that the uses permitted pursuant to Section 8.100.a. and b. shall

not be permitted. In addition, the permitted uses identified under Section 8.100.a. shall also include trails.

- (2) The development standards for Planning Area 33A of Specific Plan No. 260 shall be the same as those standards identified in Article VIIIe, Section 8.101 of Ordinance No. 348.
- (3) Except as provided above, all other zoning requirements shall be the same as those requirements identified in Article VIIIe of Ordinance No. 348.

j. Planning Area 34.

- (1) The uses permitted in Planning Area 34 of Specific Plan No. 260 shall be the same as those uses permitted in Article VI, Section 6.1 of Ordinance No. 348, except that the uses permitted pursuant to Section 6.1.b.(1) and (3); and d. shall not be permitted.
- (2) The development standards for Planning Area 34 of Specific Plan No. 260 shall be the same as those standards identified in Article VI, Section 6.2 of Ordinance No. 348, except that the development standards set forth in Article VI, Section 6.2.b., c., d., e.(2) and (4) shall be deleted and replaced by the following:
 - A. Lot area shall be not less than five thousand (5,000) square feet. The minimum lot area shall be determined by excluding that portion of a lot that is used solely for access to the portion of a lot used as a building site.
 - B. The minimum average width of that portion of a lot to be used as a building site shall be fifty feet (50') with a minimum average depth of eighty feet (80'). That portion of a lot used for access on "flag" lots shall have a minimum width of twenty feet (20').
 - C. The minimum frontage of a lot shall be forty feet (40'), except that lots fronting on knuckles or cul-de-sacs may have a minimum frontage of thirty-five feet (35'). Lot frontage along curvilinear streets may be measured at the building setback in accordance with zone development standards.
 - D. Side yards on interior and through lots shall be not less than five feet (5') in width. Side yards on corner and reversed corner lots shall be not less than ten feet (10') from the existing street line or from any future

street line as shown on any specific plan of highways, whichever is nearer the proposed structure, upon which the main building sides, except that where the lot is less than fifty feet (50') wide, the yard need not exceed twenty percent (20%) of the width of the lot.

- E. Chimneys and fireplaces shall be allowed to encroach into side yards a maximum of two feet (2'). No other structural encroachments shall be permitted in the front, rear or side yard except as provided for in Section 18.19 of Ordinance No. 348.

In addition, the following standards shall also apply:

- AA. In no case shall more than fifty percent (50%) of any lot be covered by buildings for lots with one-story buildings and in no case shall more than forty-five percent (45%) of any lot be covered by buildings for lots with two-story buildings.

- (3) Except as provided above, all other zoning requirements shall be the same as those requirements identified in Article VI of Ordinance No. 348.

k. Planning Areas 35, 37 and 40.

- (1) The uses permitted in Planning Areas 35, 37 and 40 of Specific Plan No. 260 shall be the same as those uses permitted in Article VI, Section 6.1 of Ordinance No. 348, except that the uses permitted pursuant to Section 6.1.b.(1) and (3) shall not be permitted.

- (2) The development standards for Planning Areas 35, 37 and 40 of Specific Plan No. 260 shall be the same as those standards identified in Article VI, Section 6.2 of Ordinance No. 348, except that the development standards set forth in Article VI, Section 6.2.b., c., d., e. (1), (2) and (4) shall be deleted and replaced by the following:

- A. Lot area shall be not less than six thousand (6,000) square feet. The minimum lot area shall be determined by excluding that portion of a lot that is used solely for access to the portion of a lot used as a building site.

- B. The minimum average width of that portion of a lot to be used as a building site shall be fifty feet (50') with a minimum average depth of one hundred feet (100'). That portion of a lot used for access on "flag" lots shall have a minimum width of twenty feet (20').

- C. The minimum frontage of a lot shall be fifty feet (50'), except that lots fronting on knuckles or cul-de-sacs may have a minimum frontage of thirty-five feet (35'). Lot frontage along curvilinear streets may be measured at the building setback in accordance with zone development standards.
- D. The front yard shall be not less than fifteen feet (15') measured from the existing street line or from any future street line as shown on any specific plan of highways, whichever is nearer the proposed structure.
- E. Side yards on interior and through lots shall be not less than five feet (5') in width. Side yards on corner and reversed corner lots shall be not less than ten feet (10') from the existing street line or from any future street line as shown on any specific plan of highways, whichever is nearer the proposed structure, upon which the main building sides, except that where the lot is less than fifty-five feet (55') wide, the yard need not exceed twenty percent (20%) of the width of the lot.
- F. Chimneys and fireplaces shall be allowed to encroach into side yards a maximum of two feet (2'). No other structural encroachments shall be permitted in the front, rear or side yard except as provided for in Section 18.19 of Ordinance No. 348.
- G. Except as provided above, all other zoning requirements shall be the same as those requirements identified in Article VI of Ordinance No. 348.

1. Planning Area 36.

- (1) The uses permitted in Planning Areas 36 of Specific Plan No. 260 shall be the same as those uses permitted in Article XVb, Section 15.200 of Ordinance No. 348, except that the uses permitted pursuant to Section 15.200.c(4), (6), (11), (12), and (14) shall not be permitted.
- (2) The development standards for Planning Area 36 of Specific Plan No. 260 shall be the same as those standards identified in Article XVb, Section 15.201 of Ordinance No. 348, except that the development standards set forth in Article XVb, Section 15.201a. shall be deleted and replaced by the following:
 - A. Lot area shall be not less than ten thousand (10,000) square feet. The

minimum lot area shall be determined by excluding that portion of a lot that is used solely for access to the portion of a lot used as a building site.

B. Except as provided above, all other zoning requirements shall be the same as those requirements identified in Article XVb of Ordinance No. 348.

m. Planning Area 38.

(1) The uses permitted in Planning Areas 10, 20 and 38 of Specific Plan No. 260 shall be the same as those uses permitted in Article VIIIe, Section 8.100 of Ordinance No. 348, except that the uses permitted in Section 8.100.a. and 8.100.b. shall not be permitted.

(2) The development standards for Planning Areas 10, 20 and 38 of Specific Plan No. 260 shall be the same as those standards identified in Article VIIIe, Section 8.101 of Ordinance No. 348.

(3) Except as provided above, all other zoning requirements shall be the same as those requirements identified in Article VIIIe of Ordinance No. 348.

n. Planning Area 39.

(1) The uses permitted in Planning Area 39 of Specific Plan No. 260 shall be the same as those uses permitted in Article VI, Section 6.1 of Ordinance No. 348, except that the uses permitted pursuant to Section 6.1.b.(1) and (3); and d. shall not be permitted. In addition, the permitted uses identified under Section 6.1.a. shall also include public schools.

(2) The development standards for Planning Area 39 of Specific Plan No. 260 shall be the same as those standards identified in Article VI, Section 6.2 of Ordinance No. 348, except that the development standards set forth in Article VI, Section 6.2.b., c., d., e.(2) and (4) shall be deleted and replaced by the following:

A. Lot area shall be not less than five thousand (5,000) square feet. The minimum lot area shall be determined by excluding that portion of a lot that is used solely for access to the portion of a lot used as a building site.

B. The minimum average width of that portion of a lot to be used as a building site shall be fifty feet (50') with a minimum average depth of

eighty feet (80'). That portion of a lot used for access on "flag" lots shall have a minimum width of twenty feet (20').

- C. The minimum frontage of a lot shall be forty-five feet (45'), except that lots fronting on knuckles or cul-de-sacs may have a minimum frontage of thirty-five feet (35'). Lot frontage along curvilinear streets may be measured at the building setback in accordance with zone development standards.
- D. Side yards on interior and through lots shall be not less than five feet (5') in width. Side yards on corner and reversed corner lots shall be not less than ten feet (10') from the existing street line or from any future street line as shown on any specific plan of highways, whichever is nearer the proposed structure, upon which the main building sides, except that where the lot is less than fifty feet (50') wide, the yard need not exceed twenty percent (20%) of the width of the lot.
- E. Chimneys and fireplaces shall be allowed to encroach into side yards a maximum of two feet (2'). No other structural encroachments shall be permitted in the front, rear or side yard except as provided for in Section 18.19 of Ordinance No. 348.

In addition, the following standards shall also apply:

- AA. In no case shall more than fifty percent (50%) of any lot be covered by buildings for lots with one-story buildings and in no case shall more than forty-five percent (45%) of any lot be covered by buildings for lots with two-story buildings.
- (3) Except as provided above, all other zoning requirements shall be the same as those requirements identified in Article VI of Ordinance No. 348.
- o. Planning Areas 41, 42, 45 and 46.
 - (1) The uses permitted in Planning Areas 41, 42, 45 and 46 of Specific Plan No. 260 shall be the same as those uses permitted in Article VI, Section 6.1 of Ordinance No. 348 except that the uses permitted pursuant to Section 6.1.b(1) and (3) shall not be permitted.
 - (2) The development standards for Planning Areas 41, 42, 45 and 46 of Specific Plan No. 260 shall be the same as those standards identified in Article VI, Section 6.2 of Ordinance No. 348, except that the development standards set

forth in Article VI, Section 6.2.e (1), (3), and (4) shall be deleted and replaced by the following:

A. The front yard shall be not less than fifteen feet (15') measured from the existing street line or from any future street line as shown on any specific plan of highways, whichever is nearer the proposed structure.

B. Rear yards shall be not less than twenty feet (20').

(3) Except as provided above, all other zoning requirements shall be the same as those requirements identified in Article VI of Ordinance No. 348.

p. Planning Area 43.

(1) The uses permitted in Planning Area 43 of Specific Plan No. 260 shall be the same as those uses permitted in Article X, Sections 10.1 and 10.2 of Ordinance No. 348, except that the uses permitted pursuant to Section 10.1.b.(1) b., c., and e.(2) shall not be permitted. In addition, the permitted use identified under Section 10.1.b.(1) e. shall also include covered trailer, recreational vehicle, and boat storage.

(2) The development standards for Planning Area 43 of Specific Plan No. 260 shall be the same as those standards identified in Article X, Section 10.4 of Ordinance No. 348.

(3) Except as provided above, all other zoning requirements shall be the same as those requirements identified in Article X of Ordinance No. 348.

Section 3. This Ordinance shall take effect 30 days after its date of adoption.

(Insert Exhibit)

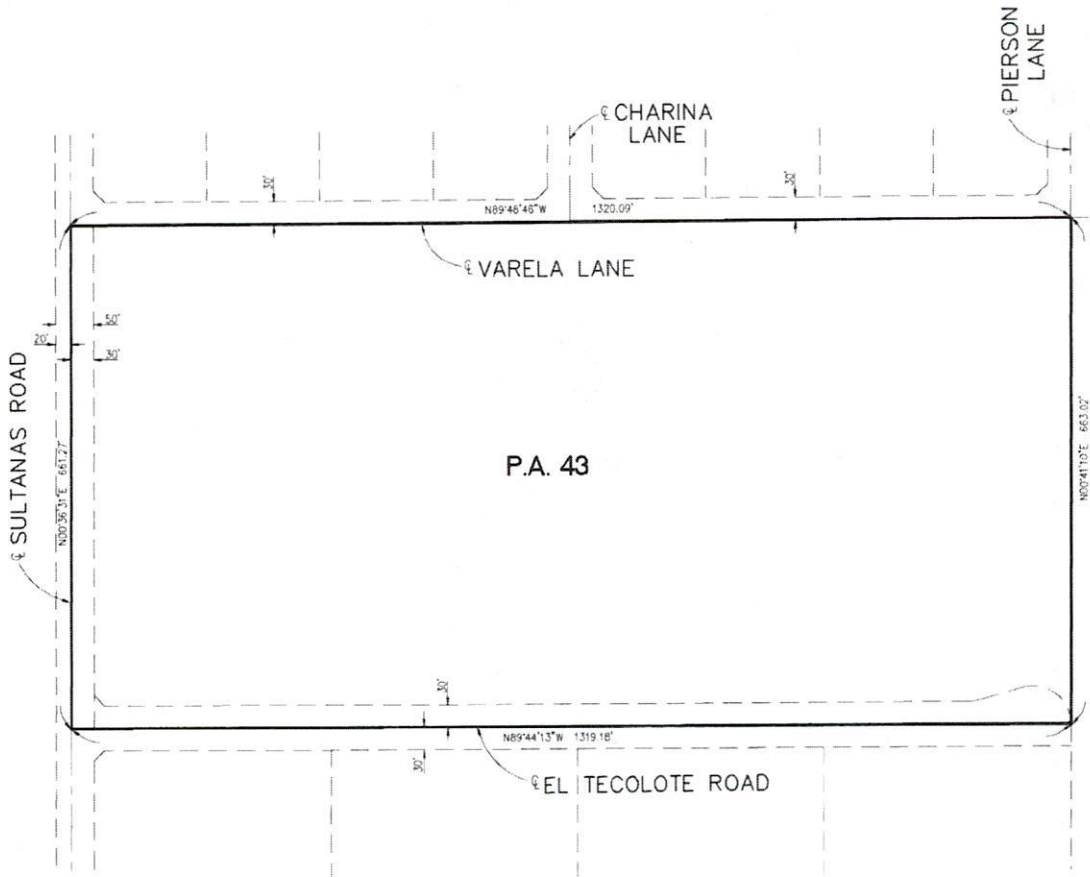
K. Spiegel, Chair of the Board

I HEREBY CERTIFY that at a regular meeting of the Board of Supervisors of said County, held on **March 09, 2021** the foregoing Ordinance consisting of three (3) sections was adopted by said Board by the following vote:

AYES: Jeffries, Spiegel, Washington, Perez and Hewitt
NAYS: None
ABSENT: None

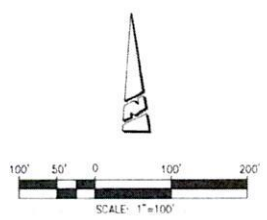
Kecia R. Harper, Clerk of the Board
By: Hannah Lumanauw, Board Assistant

HOMELAND AREA
SEC. 7, T. 5., R. 2 W., S.B.B.M.



SP ZONE SPECIFIC PLAN (SP00260A3)

MAP NO. 2.2455
CHANGE OF OFFICIAL ZONING PLAN
AMENDING
MAP NO. 2 ORDINANCE NO. 348
CHANGE OF ZONE CASE NO. 2000027
ADOPTED BY ORDINANCE NO. 348.4952
(DATE:) _____



APN: 457-350-027

RIVERSIDE COUNTY BOARD OF SUPERVISORS