

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



301B

FROM: TLMA - Planning Department

SUBMITTAL DATE:
November 12, 2008

SUBJECT: CHANGE OF ZONE NO. 7107, PLOT PLAN NO. 20158 – (Mitigated Negative Declaration) – Applicant: 74 Self Storage, LLC – Engineer / Representative: Trip Hord Associates - Fifth Supervisorial District – Meadowbrook Area – Elsinore Area Plan Community Development: Business Park (CD:BP) (0.25-060 Floor Area Ratio) – Location: Northerly of Conard Avenue, and westerly of State Highway 74 within the Elsinore Area Plan – 4.9 Gross Acres - Zoning: Scenic Highway Commercial (C-P-S) and Watercourse, Watershed, and Conservation Area (W-1) - **REQUEST:** The Change of Zone proposes to change the project site's current zoning classification from Scenic Highway Commercial (C-P-S) to a combination of Industrial Park (I-P) and Watercourse, Watershed & Conservation Areas (W-1). The Plot Plan proposes the construction and operation of a Mini Warehouse Facility. The facility includes a 3,854 sq. ft. Office Building, two (2) two-story Storage Buildings, and four (4) single-story Storage Buildings. The development proposal includes a total of 101,727 sq. ft. of building area, and four (4) parking spaces.

RECOMMENDED MOTION:

ADOPTION of a **MITIGATED NEGATIVE DECLARATION** for **ENVIRONMENTAL ASSESSMENT NO. 39984**, based on the findings incorporated in the initial study and the conclusion that the project will not have a significant effect on the environment; and,

TENTATIVE APPROVAL of **CHANGE OF ZONE NO. 7107**, from Scenic Highway Commercial (C-P-S) to a combination of Industrial Park (I-P) and Watercourse, Watershed & Conservation Areas (W-1) in accordance with Exhibit #3; and,

APPROVAL of **PLOT PLAN NO. 20158**, subject to the attached conditions of approval and based upon the findings and conclusions incorporated in the staff report.

Ron Goldman
Planning Director

RG:db

REVIEWED BY EXECUTIVE OFFICE

DATE 11/19/08
Tina Grande
Departmental Concurrence

Policy
 Policy

Consent
 Consent

Dept't Recomm.:
Per Exec. Ofc.:

Prev. Agn. Ref.

District: Fifth

Agenda Number:

ATTACHMENTS FILED
WITH THE CLERK OF THE BOARD

16.1

Agenda Item No.: U.2
Area Plan: Elsinore
Zoning Area: Meadowbrook
Supervisory District: Fifth
Project Planner: Jeffery Childers
Planning Commission: November 5, 2008

CHANGE OF ZONE NO. 7107
PLOT PLAN NO. 20158
EA No: 39984
Applicant: 74 Self Storage, LLC
Engineer/Rep.: Trip Hord Associates

COUNTY OF RIVERSIDE PLANNING DEPARTMENT STAFF REPORT

PROJECT DESCRIPTION AND LOCATION:

Change of Zone No. 7107 proposes to change the project site's current zoning classification from Scenic Highway Commercial (C-P-S) to Industrial Park (I-P) and Watercourse, Watershed & Conservation Areas (W-1).

Plot Plan No. 20158 proposes the construction and operation of a Self-Storage Facility on a 4.9 net acre site. The facility includes a 3,854 sq. ft. Office Building, two (2) two-story Self-Storage Buildings; Building E – 37,906 sq. ft. and Building F – 23,600 sq. ft., and four (4) single-story Self-Storage Buildings; Building A 10,610 sq. ft., Building B – 2,100 sq. ft., Building C – 18,657 sq. ft., and Building D – 5,000 sq. ft. The development proposal includes a total of 101,727 sq. ft. of building area, 25,612 sq. ft. of landscaping, 41,062 sq. ft. of open space, and four (4) parking spaces.

The project site is located northerly of Conard Avenue and westerly of State Highway 74 within the Elsinore Area Plan.

ISSUES OF POTENTIAL CONCERN:

The project is located along State Highway 74 which is designated in the General Plan as a State Eligible Scenic Highway. General Plan Land Use Policy 13.4 requires that all new developments adjacent to Scenic Highways maintain at least a 50-foot setback from the edge of right-of-way. The proposed project has provided a 35-foot setback from the right-of-way of Highway 74 and has included 22 feet of landscaping between the right-of-way and the curb line. Due to project physical project constraints, other County Department requirements, an existing easement for ingress and egress for the adjacent property, staff finds that the applicant has made reasonable effort to address this policy.

The Riverside County Fire Department has required a turn-around for fire vehicles to be provided. The applicant has proposed the paved turn-around on the adjacent lot and has provided staff with the proper recorded easement agreements to meet this requirement.

SUMMARY OF FINDINGS:

1. Existing General Plan Land Use (Ex. #6): Community Development: Business Park (CD:BP) (0.25 – 0.60 floor area ratio)
2. Surrounding General Plan Land Use (Ex. #6): Community Development: Business Park (CD:BP) (0.25 – 0.60 floor area ratio) to the northeast, southwest, and west and Community Development: Very Low Density Residential (CD:VLDR) (1 acre minimum) to the southeast



- | | |
|-----------------------------------|---|
| 3. Proposed Zoning | Industrial Park (I-P) and Watercourse, Watershed & Conservation Areas (W-1) |
| 4. Existing Zoning (Ex. #3): | Scenic Highway Commercial (C-P-S) and Watercourse, Watershed, and Conservation Area (W-1) |
| 5. Surrounding Zoning (Ex. #3): | Scenic Highway Commercial (C-P-S) to the northeast, southwest, and west and Residential Agricultural – 20,000 sq. ft. minimum (R-A-20,000) to the southeast |
| 6. Existing Land Use (Ex. #1): | Vacant Land |
| 7. Surrounding Land Use (Ex. #1): | Vacant Land to the north, an Automotive Repair Facility and Residential to the west, a CalTrans Maintenance Yard to the south, and Residential to the west |
| 8. Project Data: | Total Acreage: 4.9 Net Acres
Total Number of Buildings: 7
Total Sq. Ft. of Buildings: 101,727 sq. ft.
Total Sq. Ft. of Landscaping: 25,612 sq. ft.
Total Sq. Ft. of Open Space: 41,062 sq. ft.
Total Number of Parking Spaces: 4 |
| 8. Environmental Concerns: | Environmental Assessment No. 39984 |

RECOMMENDATIONS:

ADOPTION of a **MITIGATED NEGATIVE DECLARATION** for **ENVIRONMENTAL ASSESSMENT NO. 39984**, based on the findings incorporated in the initial study and the conclusion that the project will not have a significant effect on the environment;

TENTATIVE APPROVAL of **CHANGE OF ZONE NO. 7107**, from Scenic Highway Commercial (C-P-S) to Industrial Park (I-P) and Watercourse, Watershed & Conservation Areas (W-1) in accordance with Exhibit #3; and,

APPROVAL of **PLOT PLAN NO. 20158**, subject to the attached conditions of approval and based upon the findings and conclusions incorporated in the staff report.

CONCLUSIONS:

1. The proposed project is in conformance with the Business Park (BP) (0.25 – 0.60 floor area ratio) Land Use designation, and with all elements of the Riverside County General Plan.

2. The proposed project is consistent with the proposed Industrial Park (I-P) and Watercourse, Watershed & Conservation Areas (W-1) zoning classifications of Ordinance No. 348, and with all other applicable provisions of Ordinance No. 348.
3. The public's health, safety, and general welfare are protected through project design.
4. The proposed project is compatible with the present and future logical development of the area.
5. The proposed project will not have a significant effect on the environment.
6. The proposed project will not preclude reserve design for the Multi-Species Habitat Conservation Plan (MSHCP).

FINDINGS: The following findings are in addition to those incorporated in the summary of findings, and in the attached environmental assessment, which is incorporated herein by reference.

1. The project site is designated Community Development: Business Park (CD:BP) (0.25 – 0.60 floor area ratio) in the Elsinore Area Plan.
2. The proposed use, a Self-Storage Facility, is a permitted use in the Community Development: Business Park (CD:BP) (0.25 – 0.60 floor area ratio) Land Use Designation.
3. The project site is surrounded by properties which are designated Community Development: Business Park (CD:BP) (0.25 – 0.60 floor area ratio) to the north, south, and west and Very Low Density Residential (VLDR) (1 acre minimum) to the east.
4. The project site is currently zoned Scenic Highway Commercial (C-P-S).
5. The project proposes to change the project site's current zoning classification from Scenic Highway Commercial (C-P-S) to Industrial Park (I-P) and Watercourse, Watershed & Conservation Areas (W-1).
6. The proposed use, a Self-Storage Facility, is a permitted use in the Industrial Park (I-P) zoning classification of Ordinance No. 348 subject to the approval of a Plot Plan.
7. The proposed Self-Storage Facility is consistent with the development standards set forth in the Industrial Park (I-P) zoning classification of Ordinance No. 348.
8. The project site is surrounded by properties which are zoned Scenic Highway Commercial (C-P-S) to the north, south, and west and Residential Agricultural – 20,000 sq. ft. minimum (R-A-20,000) to the east.
9. Commercial uses have been constructed and are operating in the project vicinity.
10. Surrounding land uses include Vacant Land to the north, an Automotive Repair Facility and Residential to the west, a CalTrans Maintenance Yard to the south, and Residential to the west.
11. The project as designed conforms to the Warm Springs Policy Area.

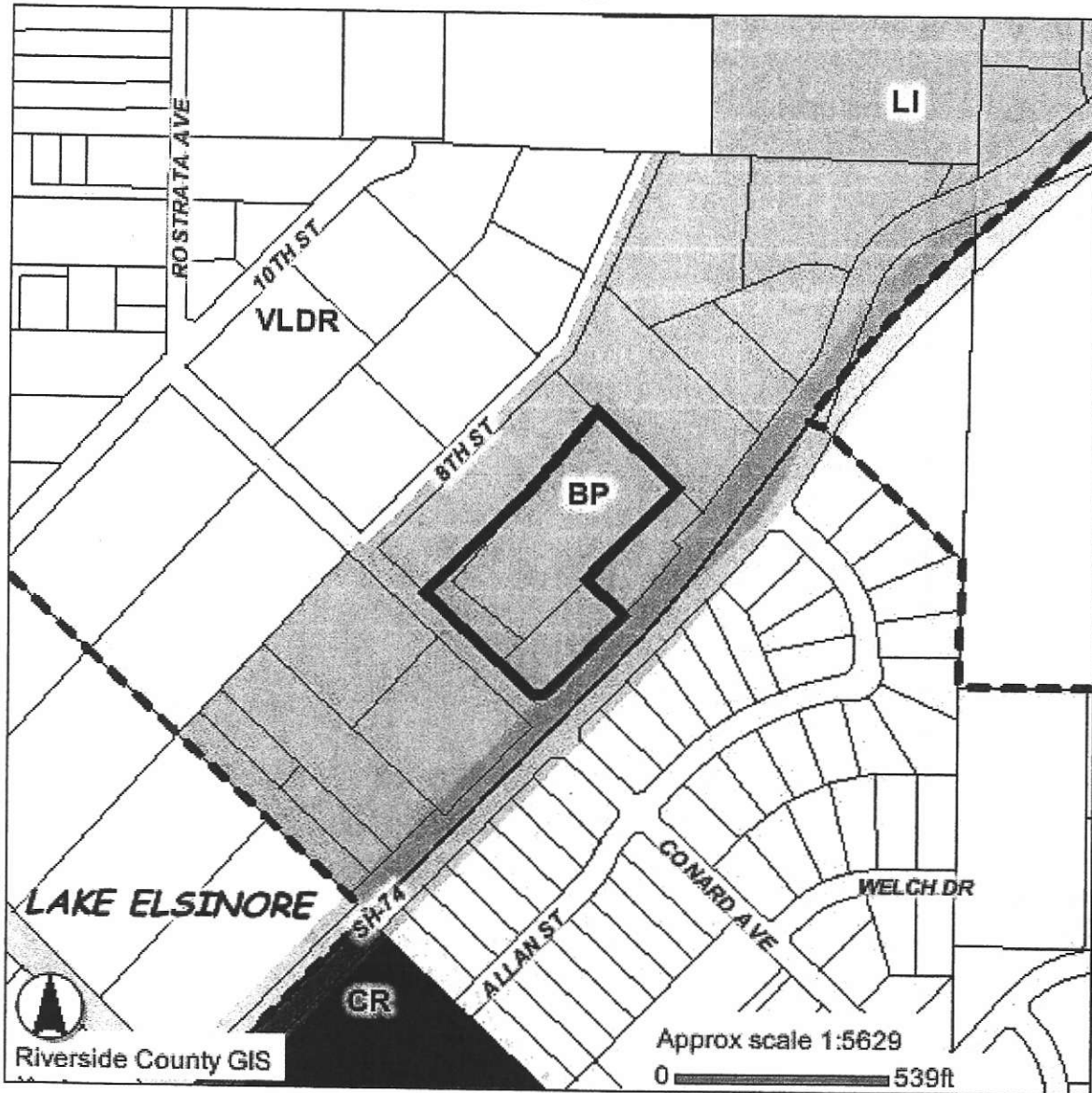
12. The project site is located within the City of Lake Elsinore Sphere of Influence, which has received written notification of this project. The City of Lake Elsinore had no comment on the proposed project.
13. The proposed use will not include a significant amount of hazardous waste.
14. This project is not located within a Criteria Area of the Multi-Species Habitat Conservation Plan (MSHCP).
15. Environmental Assessment No. 39984 identified the following potentially significant impacts:
 - a. Biological Resources
 - b. Geology/Soils
 - c. Hydrology/Water Quality
 - d. Transportation/ Traffic

These listed impacts will be fully mitigated by the measures indicated in the environmental assessment, conditions of approval, and attached letters. No other significant impacts were identified.

INFORMATIONAL ITEMS:

1. As of this writing, no letters, in support or opposition have been received.
2. The project site is not located within:
 - a. A MSHCP criteria cell;
 - b. An agricultural preserve;
 - c. A fault zone;
 - d. A high fire area;
 - e. An airport influence area; or,
 - f. A redevelopment area.
3. The project site is located within:
 - a. An area subject to liquefaction potential;
 - b. County Service Area No. 124; *_____ maintenance*
 - c. The Stephens Kangaroo Rat Fee Area;
 - d. The Warm Springs Policy Area;
 - e. The City of Lake Elsinore Sphere of Influence;
 - f. FEMA Flood Zone A (100-year flood plain);
 - g. The boundaries of the Lake Elsinore Unified School District; and,
 - h. Zone B of Mt. Palomar Lighting Ordinance No. 655 (35.72 miles).
4. The subject site is currently designated as Assessor's Parcel Number(s): 377-372-015, 377-372-027, and 377-372-033.

PP20158



LANDUSE

- | | | | |
|------------------------|-----------------------|--|--------------------|
| HIGHWAYS | PARCELS | CIRCULATION ELEMENT
ULTIMATE RIGHT-OF-WAY
(APPROX) | BP - BUSINESS PARK |
| CR - COMMERCIAL RETAIL | LI - LIGHT INDUSTRIAL | VLDR - VERY LOW DENSITY
RESIDENTIAL | CITIES |
| CITY BOUNDARY | | | |

IMPORTANT

This information is made available through the Riverside County Geographic Information System. The information is for reference purposes only. It is intended to be used as base level information only and is not intended to replace any recorded documents or other public records. Contact appropriate County Department or Agency if necessary. Reference to recorded documents and public records may be necessary and is advisable.

REPORT PRINTED ON...Mon Jun 25 17:28:02 2007

PP20158



ZONING

- | | | | |
|----------|----------------------|--|-----------------|
| HIGHWAYS | ZONING NOT AVAILABLE | CIRCULATION ELEMENT
ULTIMATE RIGHT-OF-WAY
(APPROX) | ZONING BOUNDARY |
| C-P-S | M-SC | R-A-20000 | CITY BOUNDARY |

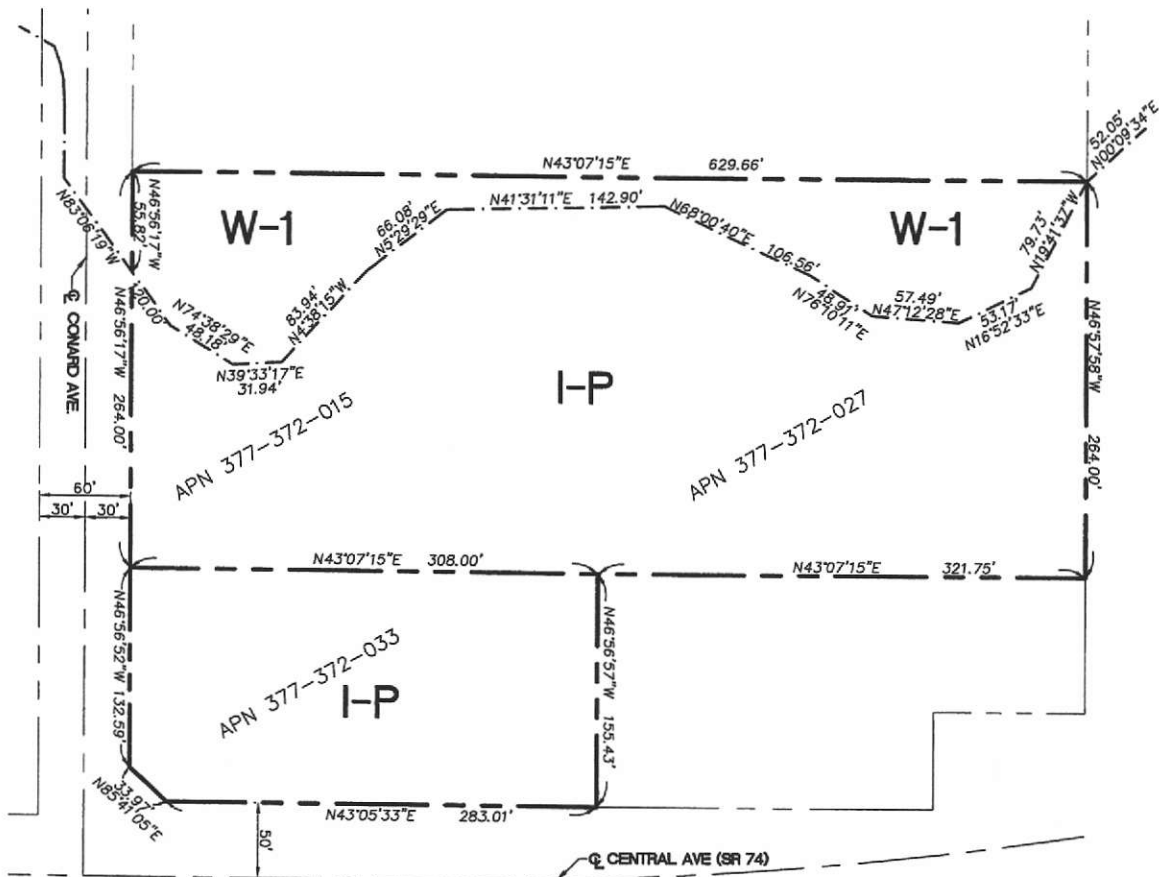
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Exhibit 3

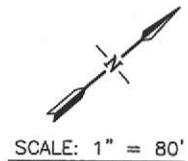
SEC. 30 T.5S R.4W S.B.B. & M
SEC. 31 T.5S R.4W S.B.B. & M



LEGEND

I-P
W-1

INDUSTRIAL PARK
WATERCOURSE

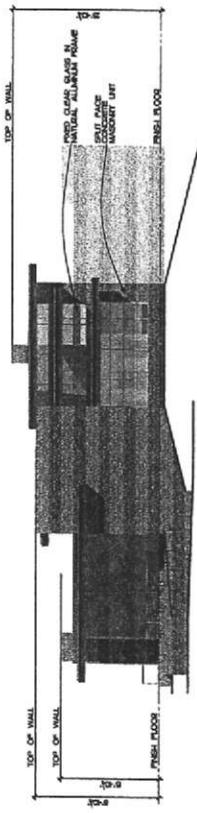


CHANGE OF OFFICIAL ZONING PLAN
MEADOWBROOK DISTRICT

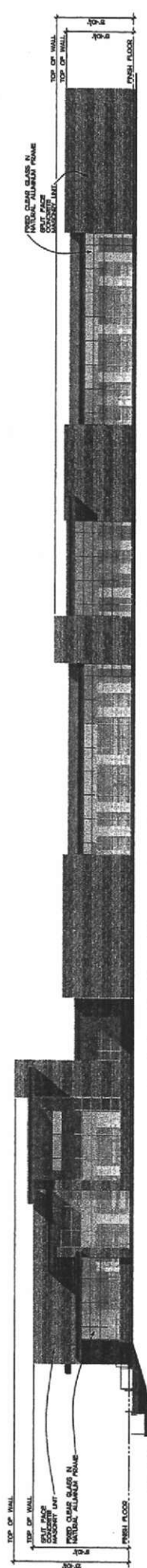
CHANGE OF ZONE CASE NO. 7107
AMENDING ORDINANCE NO. 348
ADOPTED BY ORDINANCE NO. 348.380
DATE: _____, 2008
RIVERSIDE COUNTY BOARD OF SUPERVISORS



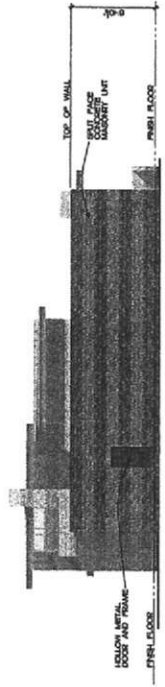
North Elevation - Customer Service Office and Building A



West Elevation (Conard Avenue) - Customer Service Office



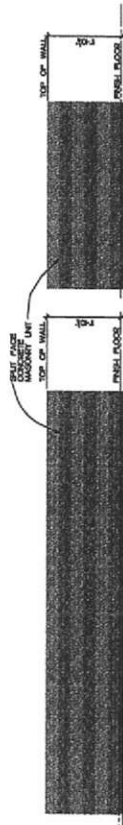
South Elevation (Central Avenue - State Highway 74) - Customer Service Office and Building A



East Elevation - Building A



East Elevation - Building B



West Elevation - Building B



South Elevation - Building B

Legal Owner & Applicant:
74 Self Storage, LLC
Mr. Richard Hinson
22205 Shady Rim Circle
Lake Forest, CA 92630
949-768-0855

Property Information:
Thomas Brothers Page 866 E1
APN 377-372-015 & 027 & 033
Land Area: 213,852.97 s.f. / 4.9 acres gross
Existing Zoning: CP-S
Proposed Zoning: I-P
See Plot Plan for detailed information

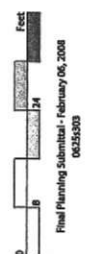
A Self Storage Facility for
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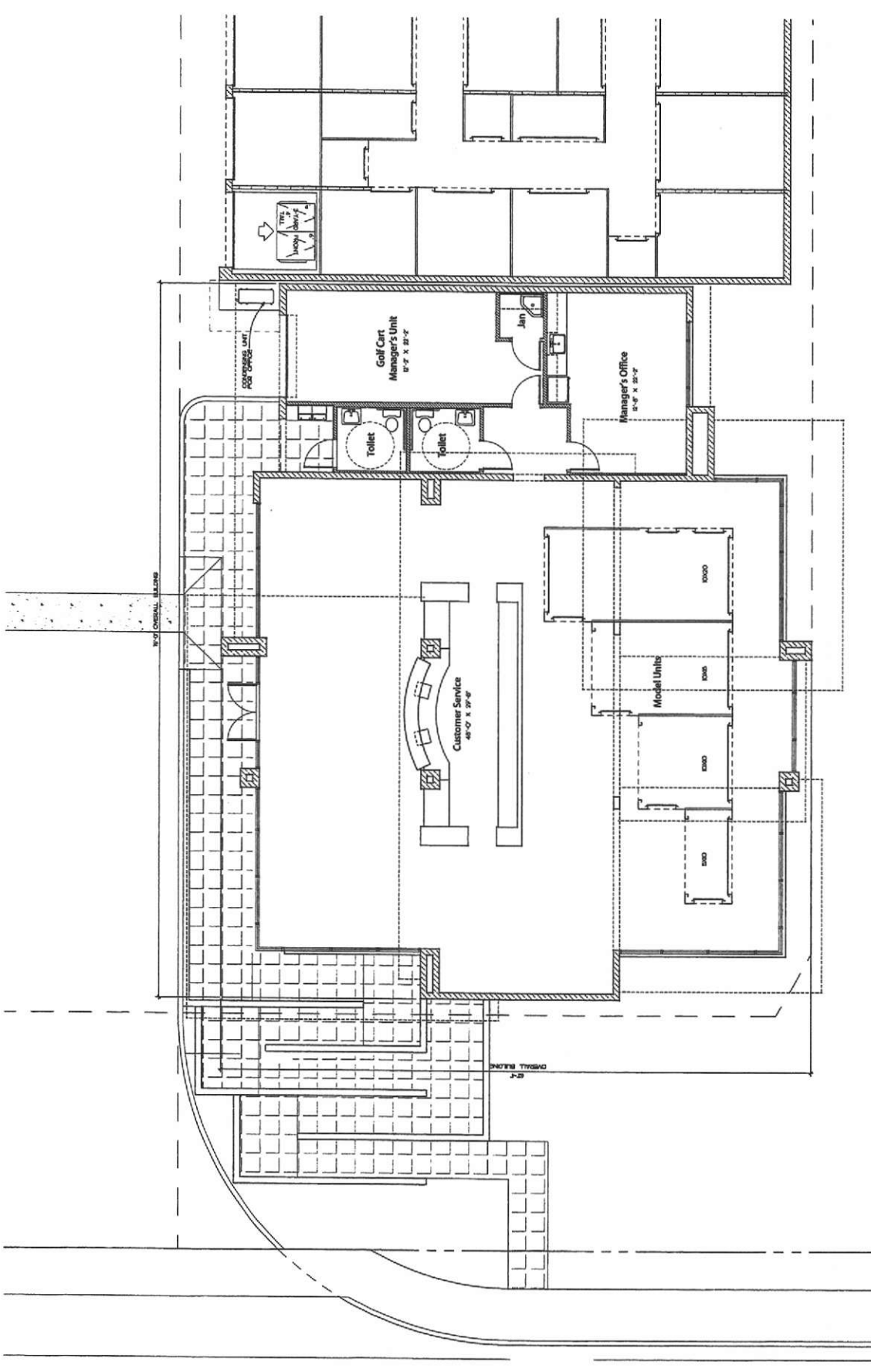
Central Avenue @ Conard Avenue
Lake Blshire, California



James Goodman
Architecture
An Architectural Corporation - Member Association of Architects
Trip Hord Associates • Entitlement Coordination
Jones, Cahill & Associates • Civil Engineering
Emerald Design • Landscape Architecture

Exterior Elevations





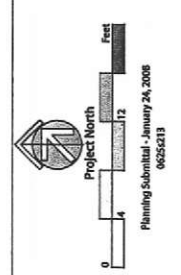
A Self Storage Facility for
74 Self-Storage, LLC

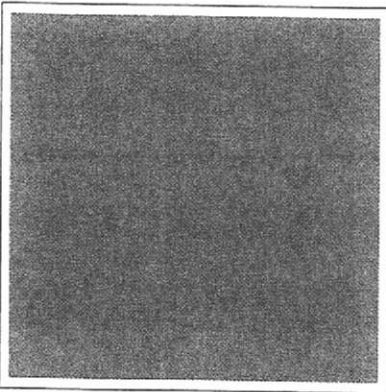
Central Avenue @ Conard Avenue
 Lake Elsinore, California

**James Goodman
 Architecture**

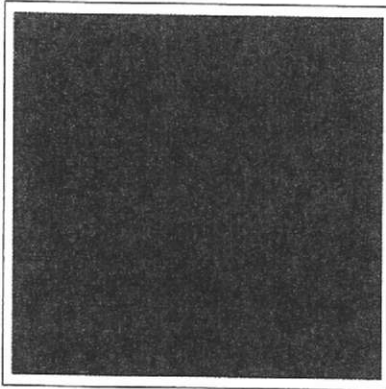
3172 Bacon Way West - Suite 100 - Lake Elsinore - California 92527 - 949.683.8278
 Trip Hord Associates • Entitlement Coordination
 Jones, Cahill & Associates • Civil Engineering
 Emerald Design • Landscape Architecture

**Ground Floor Plan -
 Customer Service Office**

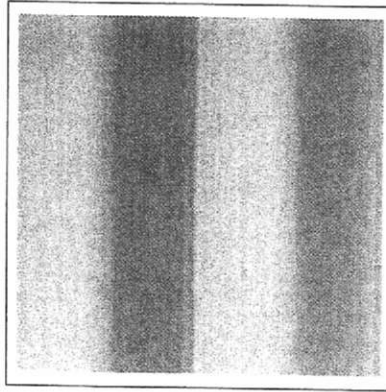




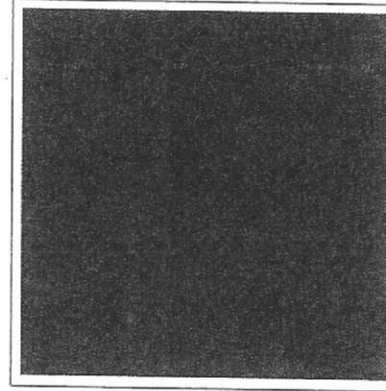
Standing Seam Metal Roofing
Roll-Up Doors
SW 6149 Relaxed Khaki



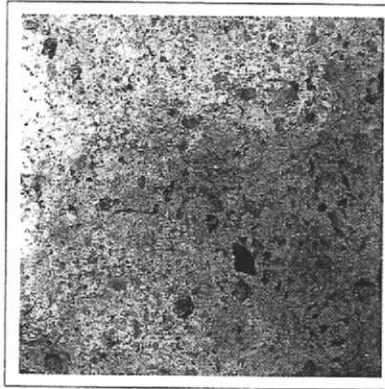
Metal Trim and Gutters
SW 6459 Jadite



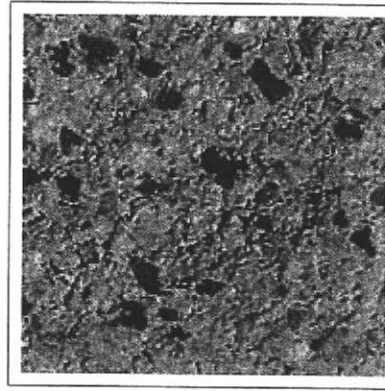
Aluminum Window Frames



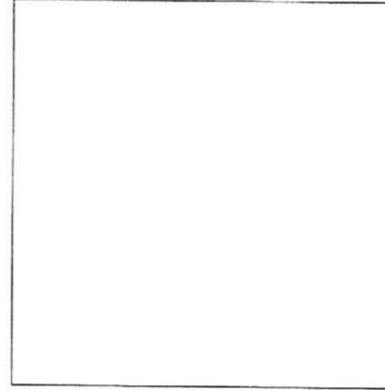
Aluminum Frames and Doors
SW 2827 Colonial Revival Stone



Split Face CMU
Primary Color-White



Split Face CMU
Accent Color-Sand



Exterior Stucco
SW 6126 Navajo White

A Self Storage Facility for
74 Self-Storage, LLC

Central Avenue @ Conard Avenue
Lake Elsinore, California

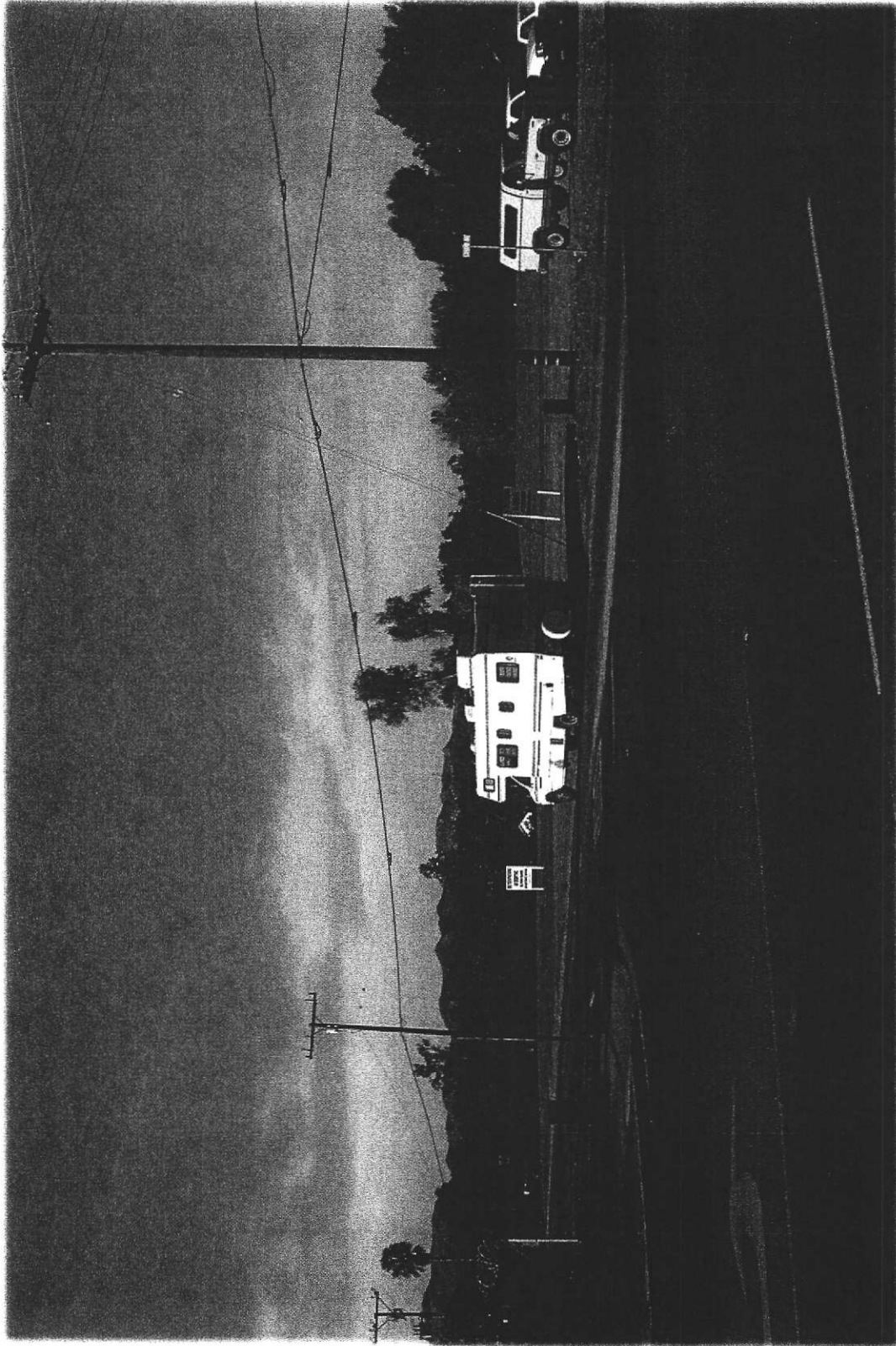
Exterior Colors



James Goodman
Architecture

27745 Ortega Highway - Suite 100 - San Clemente, California 92673 - 949.332.0700
www.jamesgoodmanarchitecture.com

Trip Hord Associates - Entitlement Coordination
Jones, Cahill & Associates - Civil Engineering
Emerald Decision - Landscape Architecture



A Self-Storage Facility for
74 Self-Storage, LLC

From Highway 74 Looking Northwest
Existing Condition

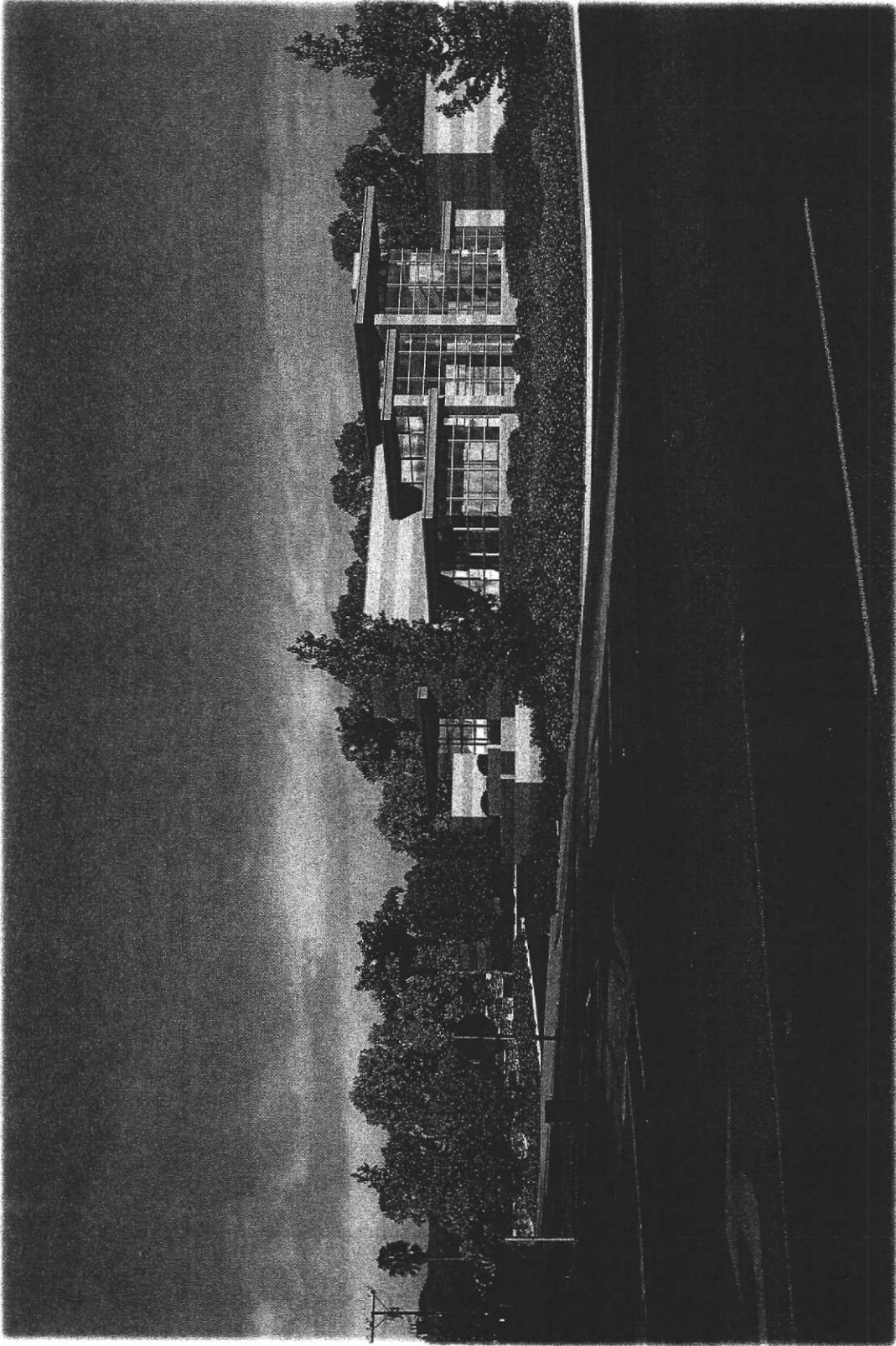
Central Avenue @ Conard Avenue
Lake Elsinore, California

James Goodman
Architecture

2141 Ortega Highway - Suite 110 - Lake Elsinore, California 92531 - telephone 951-267-1100 - fax 951-267-1101 - jamesg@jg.com

Trip-Hord Associates - Entitlement Coordination
Jones, Cull & Associates - Civil Engineering
Emerald Design - Landscape Architecture

January 24, 2008



A Self-Storage Facility for
74 Self-Storage, LLC

Central Avenue @ Conard Avenue
Lake Elsinore, California

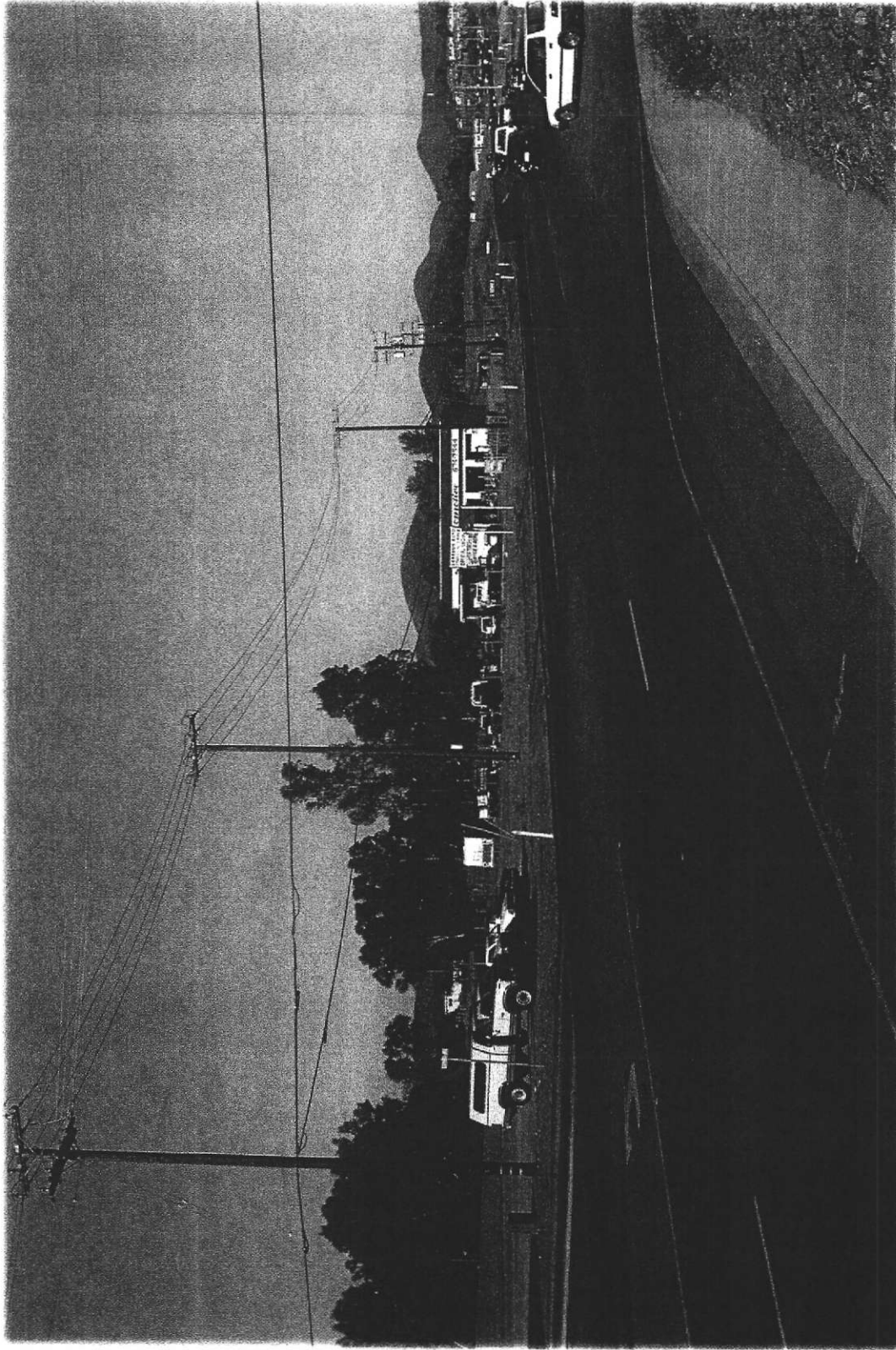
From Highway 74 Looking Northwest
Proposed Condition

James Goodman
Architecture

23544 Highway 74 - Lake Elsinore, California 92531
Tel: 951.235.4444
www.jamesgoodmanarchitecture.com

Trip Hord Associates - Entitlement Coordination
Jones, Cahl & Associates - Civil Engineering
Emerald Design - Landscape Architecture

January 24, 2018



From Highway 74 Looking North
Existing Condition

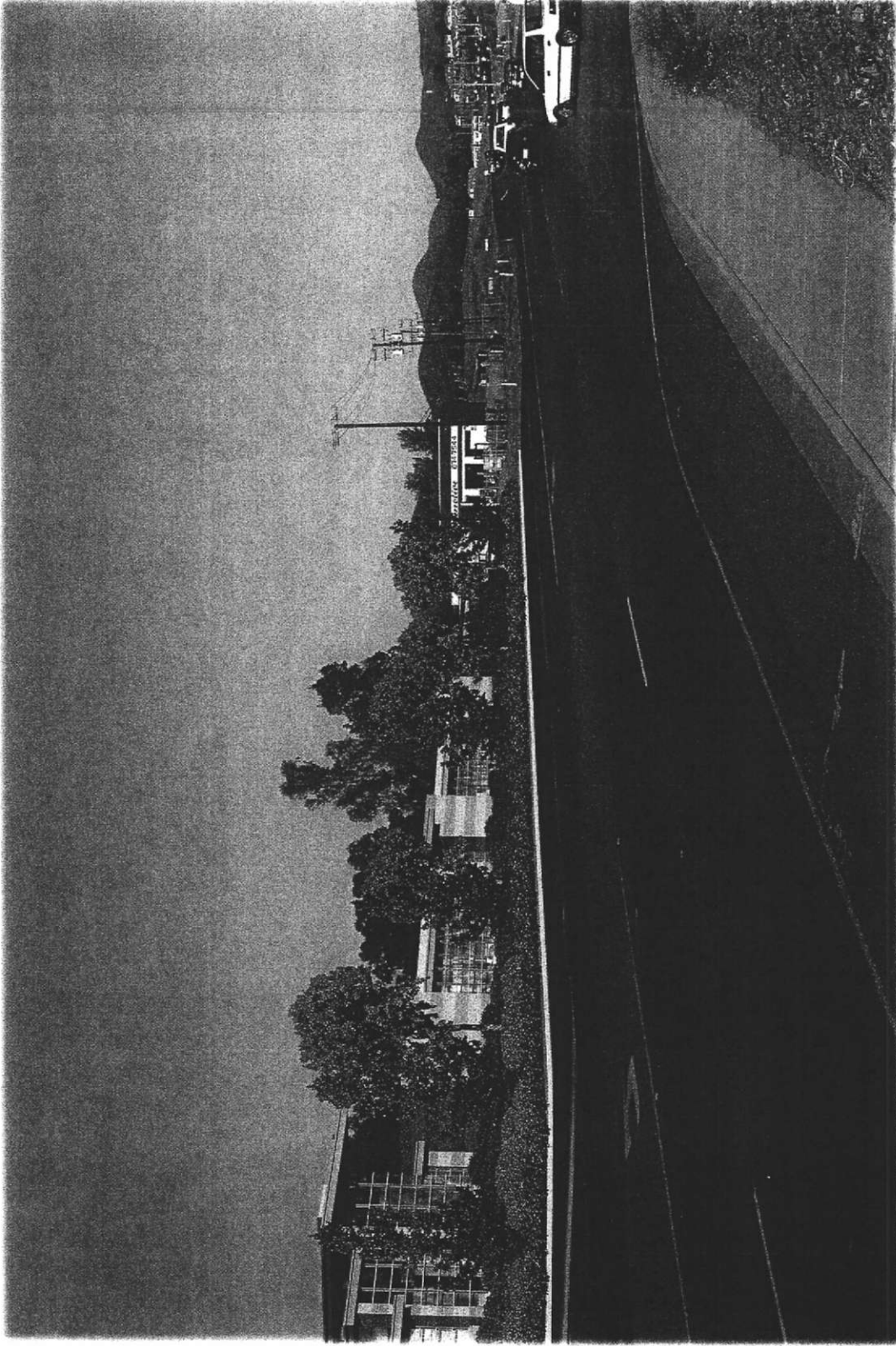
A Self-Storage Facility for
74 Self-Storage, LLC
Central Avenue @ Conard Avenue
Lake Elsinore, California



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Emerald Design - Landscape Architecture

January 24, 2008



A Self-Storage Facility for
74 Self-Storage, LLC

Central Avenue @ Conard Avenue
Lake Blinn, California

From Highway 74 Looking North
Proposed Condition

James Goodman
Architecture

23341 Orange Highway, Suite 100, San Jose, California, 95131 • 408.288.8400 • www.jgarch.com • admin@jgarch.com
An Architectural Corporation • Member, National Institute of Architects

Tim Hord Associates - Entitlement Coordination
Jones, Cohn & Associates - Civil Engineering
Emerald Design - Landscape Architecture

January 24, 2008