

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

405 B



FROM: TLMA - Planning Department

SUBMITTAL DATE:
December 1, 2011

SUBJECT: CHANGE OF ZONE NO. 7761 – Intent to Adopt a Negative Declaration –Applicant: Diana Ryder – Fifth Supervisorial District – Location: Northerly of Ethanac Road, southerly of Spring Street, easterly of Theda Street and westerly of Highway 74 – 4.81 Gross Acres.
REQUEST: The change of zone proposes to change the site's zoning classification from Rural Residential (R-R) to Manufacturing-Service Commercial (M-SC).

RECOMMENDED MOTION:

ADOPTION of a **NEGATIVE DECLARATION FOR ENVIRONMENTAL ASSESSMENT NO. 42459**, 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,

DENIAL OF CHANGE OF ZONE NO. 7761, changing the zoning classification on both properties from Rural Residential (R-R) to Manufacturing-Service Commercial (M-SC), in accordance with Exhibit #3; but,

APPROVAL OF CHANGE OF ZONE NO. 7761, changing the zoning classification for the northerly property only from Rural Residential (R-R) to Manufacturing-Service Commercial (M-SC), in accordance with Exhibit #4, based upon the findings and conclusions incorporated in the staff report; pending final adoption of the Zoning Ordinance by the Board of Supervisors.

Carolyn Syms Luna
Carolyn Syms Luna
Planning Director

Initials:
CSL:kh/dm D.H.

(Continued on next page)

MINUTES OF THE BOARD OF SUPERVISORS

On motion of Supervisor Buster, seconded by Supervisor Ashley and duly carried by unanimous vote, IT WAS ORDERED that the above matter is tentatively approved as recommended, and staff is directed to prepare the necessary documents for final action and to initiate a foundation element change in 2016 for southerly parcel.

Ayes: Buster, Tavaglione, Stone, Benoit and Ashley
Nays: None
Absent: None
Date: January 24, 2012
xc: Planning(2), Applicant, Co.Co.

Kecia Harper-Ihem
Clerk of the Board
By: *[Signature]*
Deputy

Prev. Agn. Ref.

District: FIFTH

Agenda Number:

16.3

REVIEWED BY EXECUTIVE OFFICE

DATE 1/3/2012
Tina Grande
Departmental Concurrence

Policy

☒

Consent

☐

Dep't Recomm.:

Policy

☐

Consent

☐

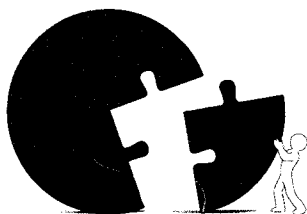
Per Exec. Ofc.:

BACKGROUND

The Riverside County Transportation Commission (RCTC) acquired 2 legal parcels totaling 3.45 acres of privately owned property for the State Highway 74 Expansion project. The subject properties supported a wood shop business and the business was relocated to its present site, comprised of 2 parcels, and permitted via Plot Plan No. 19133. Acquisition of the property by RCTC occurred with the property owners' consent and not through eminent domain in accordance with Policy MVAP 4.1 in the General Plan, and the existing commercial use was relocated in accordance with this policy.

The plot plan also allowed for the development of a 4,182 square foot single family dwelling and 1,640 square foot guest home. The property owner agreed to submit a zone change application to change the zoning classification from Rural Residential (R-R) to Manufacturing-Service Commercial (M-SC) at the new location so the property could have the same zoning as the original property.

The applicant contended that, both the southerly and northerly parcels should be re-zoned to Manufacturing-Service Commercial (M-SC). However, because the southerly parcel does not have a Land Use Designation consistent with M-SC, changing the zoning on the southerly parcel would cause an inconsistency with the existing Rural Residential (R-R) Land Use Designation. The current Rural Residential (R-R) zone is appropriate for the existing residential uses. Therefore, staff supports changing the zoning to Manufacturing-Service Commercial (M-SC) on the northern portion of the property only even though the applicant requested all of the property to be re-zoned to M-SC.



RIVERSIDE COUNTY PLANNING DEPARTMENT

Carolyn Syms Luna
Director

405B

01.24.2012

DATE: December 1, 2011

TO: Clerk of the Board of Supervisors

FROM: Planning Department - Riverside Office D.M.

SUBJECT: CHANGE OF ZONE NO. 7761, NEGATIVE DECLARATION
(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 (Receive & File; EOT) | <input checked="" type="checkbox"/> Hearing Item |
| <input checked="" type="checkbox"/> Labels provided If Set For Hearing | <input checked="" type="checkbox"/> Publish in Newspaper: |
| <input checked="" type="checkbox"/> 10 Day <input type="checkbox"/> 20 Day <input type="checkbox"/> 30 day | (5th Dist) Press Enterprise |
| <input type="checkbox"/> Place on Consent Calendar | <input checked="" type="checkbox"/> Negative Declaration |
| <input type="checkbox"/> Place on Policy Calendar* | <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) |
| | Controversial: <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO |

Designate Newspaper used by Planning Department for Notice of Hearing:
(5th Dist) Press Enterprise

Documents to be sent to County Clerk's Office for Posting within five days:

Notice of Determination and Neg Dec Forms
Fish & Game Receipt (CFG05831)

16.3 1/24/12

(5)

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

Desert Office · 38686 El Cerrito Road
Palm Desert, California 92211
(760) 863-8277 · Fax (760) 863-7555

"Planning Our Future... Preserving Our Past"

**PLANNING COMMISSION
MINUTE ORDER NOVEMBER 16, 2011**

- I. **AGENDA ITEM 2.4: CHANGE OF ZONE NO. 7761** – Intent to Adopt a Negative Declaration – Applicant: Diana Ryder – Engineer/Representative: Earl Webb - Fifth Supervisorial District – Good Hope Zoning Area – Mead Valley Area Plan: Rural Residential (R:RR)(5 Acre Minimum) – Location: Northerly of Ethanac Road, southerly of Spring Street, easterly of Theda Street and westerly of Highway 74 – 4.81 Gross Acres - Zoning: Rural Residential (R-R). (Quasi-judicial)

II. **PROJECT DESCRIPTION**

The change of zone proposes to change the site's zoning classification from Rural Residential (R-R) to Manufacturing-Service Commercial (M-SC).

III. **MEETING SUMMARY**

The following staff presented the subject proposal:

Project Planner, Kinika Hesterly at 951-955-1888 or e-mail khesterl@rctlma.org.

The following spoke in favor of the subject proposal:

Diana Ryder, applicant, spoke in favor of the subject proposal.

There were no speakers in a neutral position or in opposition of the subject proposal.

IV. **CONTROVERSIAL ISSUES**

NONE

V. **PLANNING COMMISSION ACTION**

The Planning Commission, by a vote of, 5-0

DENIED Applicant's Proposal to change the site's zoning classification from Rural Residential (R-R) to Manufacturing-Service Commercial (M-SC) on both parcels.

APPROVED Staff's Proposal to change the site's zoning classification from Rural Residential (R-R) to Manufacturing-Service Commercial (M-SC) on the northern parcel only.

CD

The entire discussion of this agenda item can be found on CD. For a copy of the CD, please contact Mary Stark, TLMA Planning Commission Secretary, at (951) 955-7436 or E-mail at mcstark@rctlma.org.

Agenda Item No.: 2 . 4
Area Plan: Mead Valley
Zoning Area: Good Hope
Supervisory District: Fifth
Project Planner: Kinika Hesterly
Planning Commission: November 16, 2011

CHANGE OF ZONE NO. 7761
Environmental Assessment No. 42459
Applicant: Diana Ryder
Engineer/Representative: Earl Webb

COUNTY OF RIVERSIDE PLANNING DEPARTMENT STAFF REPORT

PROJECT DESCRIPTION AND LOCATION:

The change of zone proposes to change the site's zoning classification from Rural Residential (R-R) to Manufacturing-Service Commercial (M-SC).

The property was acquired by Riverside County Transportation Commission through a negotiation with the property owner and the Riverside County Transportation Commission for the Highway 74 Expansion project. The property was necessary for the road expansion project, but was not taken through an eminent domain process or without the property owners' consent.

The applicant was relocated to the subject property along State Highway 74. The applicant agreed to submit a zone change application to change the zoning classification from Rural Residential (R-R) to Manufacturing-Service Commercial (M-SC), at the new location, so the property could have the same zoning as the original property.

Relocation of the existing wood shop business from the old site to the new site was approved under Plot Plan No. 19133 and a 10,500 square foot industrial building was permitted under BNR040015. A dwelling with an attached garage and a guest house were permitted under BRS041191 and BRS041192 on the northerly property. A mobile home was permitted under BMR034333 for APN 345-070-037.

According to the Good Hope Policy Area, the County of Riverside is working with the Regional Transportation Commission and CALTRANS to widen State Highway Route 74 extending from the City of Perris to the City of Lake Elsinore. In conjunction with this widening, it may be necessary to relocate certain commercial and industrial uses.

In accordance with Policy MVAP 4.1, existing commercial and industrial uses may be relocated to any location within the Highway 74 Good Hope Policy Area, the Highway 74 Perris Policy Area, or the Rural Village Overlay Policy Area, as necessary in conjunction with the widening of State Highway Route 74. The project was relocated in conformance with this policy and the zone change is to make the project consistent with the zoning and use on the previous property.

The project is located northerly of Ethanac Road and westerly of Highway 74.

ISSUE OF POTENTIAL CONCERN:

The southerly property is included in the applicant's request to change the zoning from Rural Residential (R-R) to Manufacturing-Service Commercial (M-SC); however, staff is only in support of changing the zoning to Manufacturing-Service Commercial (M-SC) on the northerly property. The northerly property contains the industrial building, residence and guest dwelling while only a residence is located on the southerly property.

The County of Riverside changed the General Plan from Rural: Rural Residential (R:RR) (5 Acre Minimum) to Community Development: Light Industrial (CD: LI) (0.25-0.60 Floor Area Ratio) on the

D.M.

northerly property only. The proposed zone change to Manufacturing-Service Commercial (M-SC) on the northerly property will create consistency with the existing land use designation. Changing the zoning on the southerly property to Manufacturing-Service Commercial (M-SC) will make it inconsistent with the existing land use designation, Rural: Rural Residential (R: RR) (5 Acre Minimum).

SUMMARY OF FINDINGS:

- | | |
|--|---|
| 1. Existing General Plan Land Use (Ex. #5): | Community Development: Light Industrial (CD: LI) (0.25-0.60 Floor Area Ratio) |
| 2. Surrounding General Plan Land Use (Ex. #5): | Rural: Rural Residential (R:RR) (5 Acre Minimum) to the north, east and west and Community Development: Very Low Density Residential (CD: VLDR) (1 Acre Minimum) to the south |
| 3. Proposed Zoning (Ex. #3): | Manufacturing - Service Commercial (M-SC) |
| 4. Recommended Zoning (Ex. #4): | Manufacturing - Service Commercial (M-SC) on the northerly property only |
| 5. Existing Land Use (Ex. #1): | Single family residence, wood product business, building currently being used for motorcycle business |
| 6. Surrounding Land Use (Ex. #1): | Vacant land to the north, scattered single family residences to the west, vacant land to the east and convenience store to the southeast. |
| 7. Project Data: | Total Acreage: 4.81 |
| 8. Environmental Concerns: | See attached Environmental Assessment |

RECOMMENDATIONS:

ADOPTION of a **NEGATIVE DECLARATION FOR ENVIRONMENTAL ASSESSMENT NO. 42459**, 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,

DENIAL OF **CHANGE OF ZONE NO. 7761**, changing the zoning classification on both properties from Rural Residential (R-R) to Manufacturing-Service Commercial (M-SC), in accordance with Exhibit #3; but,

TENTATIVE APPROVAL OF **CHANGE OF ZONE NO. 7761**, changing the zoning classification for the northerly property only from Rural Residential (R-R) to Manufacturing-Service Commercial (M-SC), in accordance with Exhibit #4, based upon the findings and conclusions incorporated in the staff report; pending final adoption of the Zoning Ordinance by the Board of Supervisors.

CONCLUSIONS:

1. The proposed project is not in conformance with the Community Development: Light Industrial (CD: LI) (0.25-0.60 Floor Area Ratio) land use designation. However, the recommended zoning classification of Manufacturing-Service Commercial (M-SC), is in conformance with the Community Development: Light Industrial (CD: LI) (0.25-0.60 Floor Area Ratio) land use designation on the northern property only.

2. The proposed project is not consistent with the proposed Manufacturing-Service Commercial (M-SC) zoning classification. However, the recommended zoning is consistent with the proposed Manufacturing-Service Commercial (M-SC) zoning classification of Ordinance No. 348, on the northern property.
3. The proposed project is clearly compatible with the present and future logical development of the area.
4. The proposed change of zone will not have a significant effect on the environment as all facilities are in existence at the site and no new structures are proposed as part of the project.
5. The proposed project will not preclude reserve design for the Western Riverside County Multiple Species Habitat Conservation Plan (WRCMSHCP).

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

1. The project site is designated Rural: Rural Residential (R: RR) (5 Acre Minimum) and Community Development: Light Industrial (CD: LI) (0.25-0.60 Floor Area Ratio) on the Mead Valley Area Plan.
2. The project site is surrounded by properties which are designated Rural: Rural Residential (R:RR) (5 Acre Minimum) to the north, east and west and Community Development: Very Low Density Residential (CD: VLDR) (1 Acre Minimum) to the south.
3. The zoning for the subject site is Rural Residential (R-R).
4. The proposed zone is Manufacturing-Service Commercial (M-SC).
5. The proposed zone is not consistent with the Rural: Rural Residential (R: RR) (5 Acre Minimum) land use designation.
6. The recommended zone is consistent with the Community Development: Light Industrial (CD: LI) (0.25-0.60 Floor Area Ratio) land use designation on the northern property.
7. The project site is surrounded by properties which are zoned Rural Residential (R-R).
8. Commercial uses have been constructed and are operating in the project vicinity.
9. This project is not located within a Criteria Area of the Western Riverside County Multiple Species Habitat Conservation Plan.
10. This project is within the City Sphere of Influence of the City of Perris.
11. No significant environmental impacts were identified on this property.

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 100-year flood plain, an area drainage plan, or dam inundation area; or,
 - b. A high fire area;
 - c. An airport influence area;
 - d. A WRCMSHCP Cell; or,
 - e. A fault zone.

3. The project site is located within:
 - a. The boundaries of the Perris Elementary School District and Perris Union High School District;
 - b. A low liquefaction area;
 - c. An area susceptible to subsidence;
 - d. The sphere of influence of the City of Perris;
 - e. The Stephens Kangaroo Rat Fee Area;
 - f. An area of low paleontological sensitivity;
 - g. ½ mile of a fault.

4. The subject site is currently designated as Assessor's Parcel Numbers 345-070-037 and 345-070-038.

RIVERSIDE COUNTY PLANNING DEPARTMENT

CZ07761

VICINITY/POLICY AREAS

Supervisor Ashley
District 5

Date Drawn: 9/29/11
Vicinity Map



Zoning Area: Good Hope
Township/Range: T5SR4W
Section: 10

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 Indio at (760) 863-8277 (Eastern County) or website at <http://www.lra.ca.us/index.html>

Assessors Bk. Pg. 345-07
Thomas Bros. Pg. 837 A1
Edition 2009



RIVERSIDE COUNTY PLANNING DEPARTMENT

CZ07761
LAND USE

Supervisor Stone
District 3

Date Drawn: 9/29/11
Exhibit 1



Zoning Area: Good Hope
Township/Range: T5SR4W
Section: 10

Assessors Bk. Pg. 345-07
Thomas Bros. Pg. 837 A1
Edition 2009



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0 200 400 800 1,200 1,600 Feet

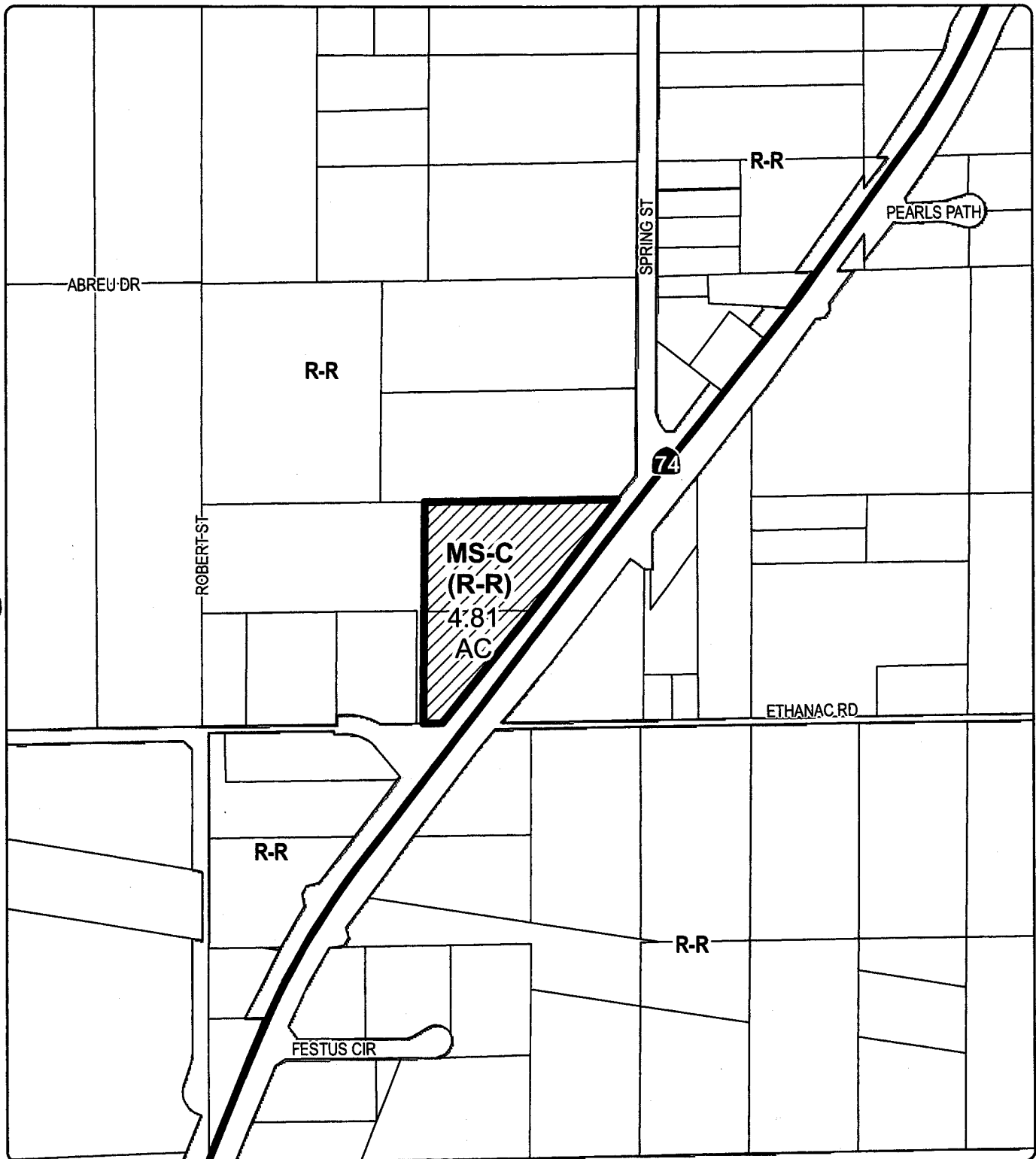
RIVERSIDE COUNTY PLANNING DEPARTMENT

CZ07761

PROPOSED ZONING

Supervisor Ashley
District 5

Date Drawn: 9/29/11
Exhibit 3



Zoning Area: Good Hope
Township/Range: T5SR4W
Section: 10



Assessors Bk. Pg. 345-07
Thomas Bros. Pg. 837 A1
Edition 2009

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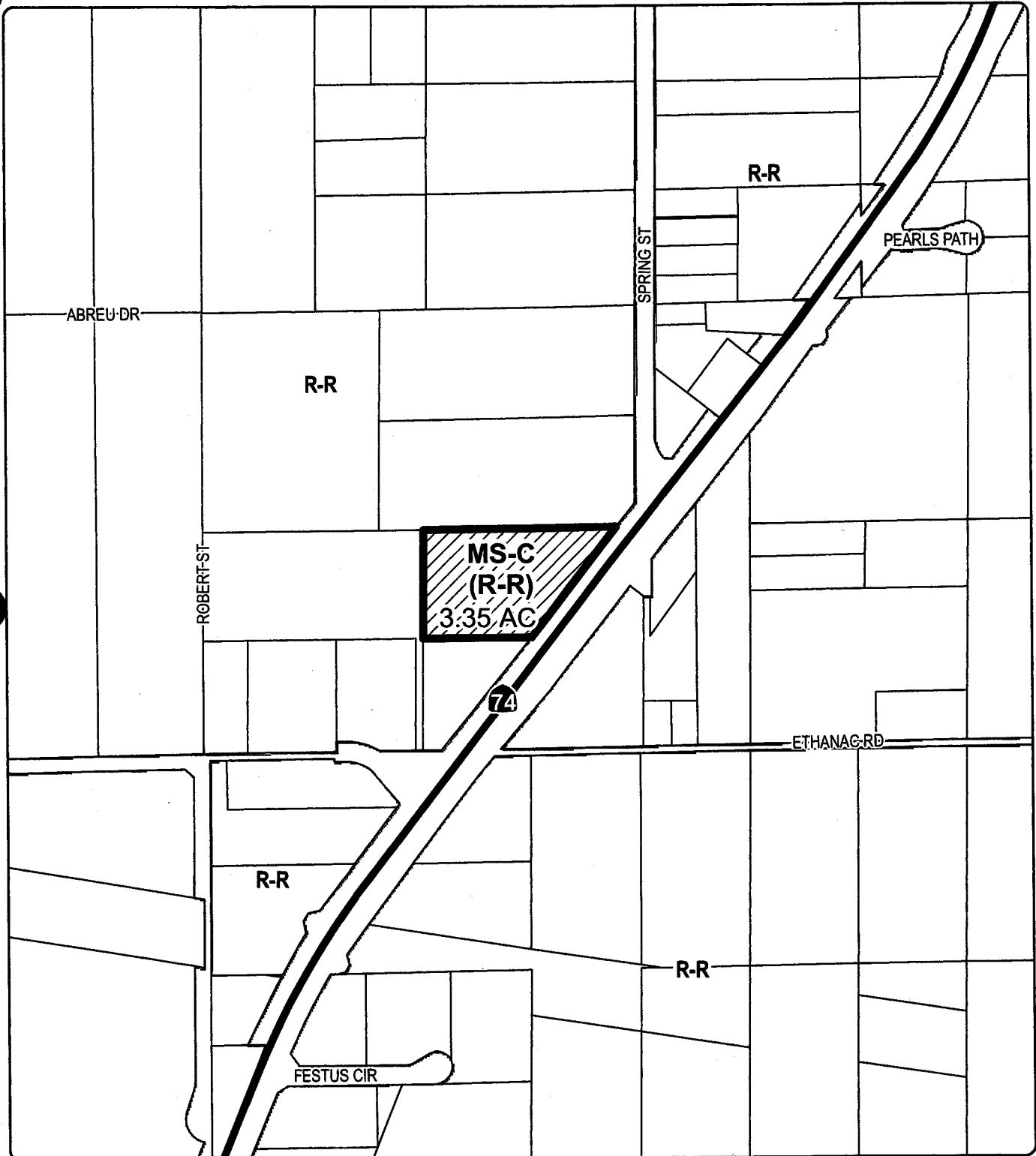
RIVERSIDE COUNTY PLANNING DEPARTMENT

CZ07761

RECOMMENDED ZONING

Supervisor Ashley
District 5

Date Drawn: 9/29/11
Exhibit 4



Zoning Area: Good Hope
Township/Range: T5SR4W
Section: 10

Assessors Bk. Pg. 345-07
Thomas Bros. Pg. 837 A1
Edition 2009



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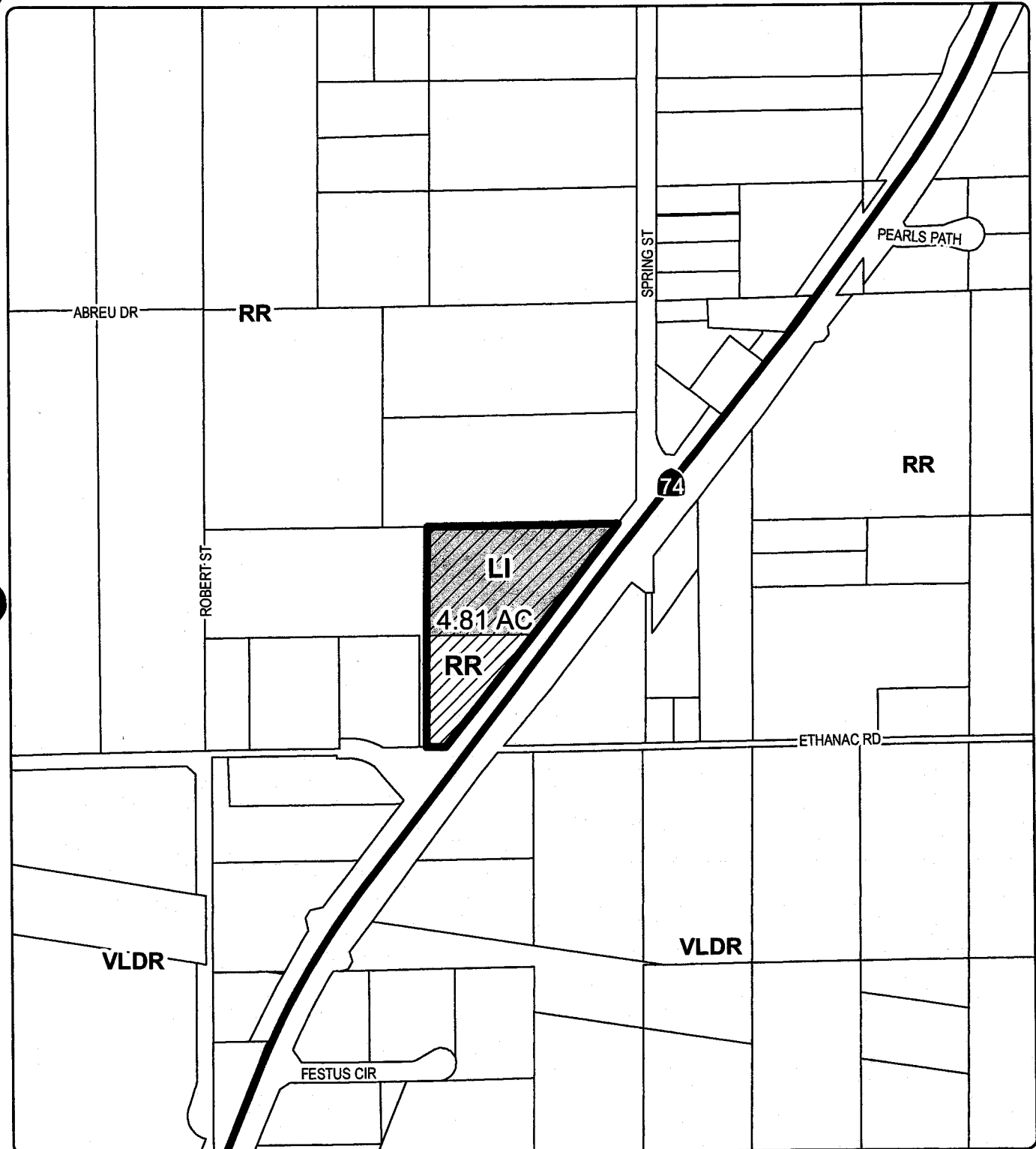
RIVERSIDE COUNTY PLANNING DEPARTMENT

CZ07761

EXISTING GENERAL PLAN

Supervisor Ashley
District 5

Date Drawn: 9/29/11
Exhibit 5



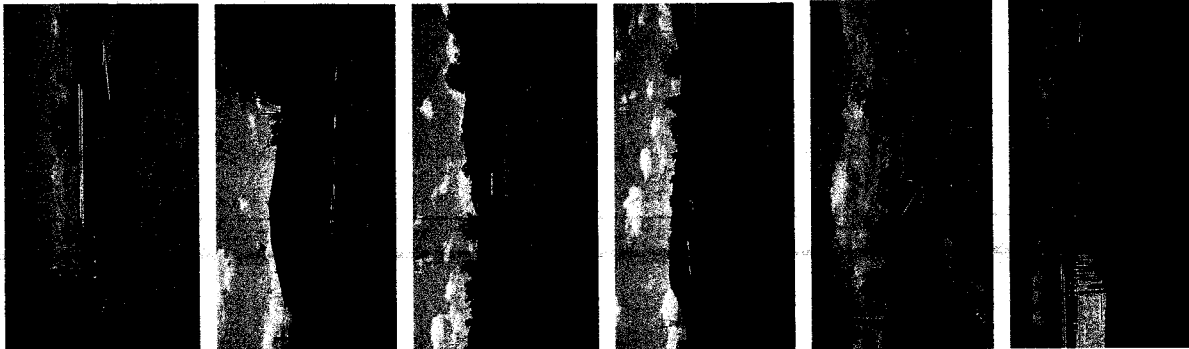
Zoning Area: Good Hope
Township/Range: T5SR4W
Section: 10

Assessors Bk. Pg. 345-07
Thomas Bros. Pg. 837 A1
Edition 2009



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 Indio at (760) 863-8277 (Eastern County) or website at <http://www.tlma.co.riverside.ca.us/index.html>

PANORAMIC PHOTOS



AERIAL PHOTO



LEGAL DESCRIPTION

LOT: 38 L31
 BLOCK: 10
 THOMAS BROS. MAP, 89-1-A1 (1984 EDITION)
 MAP BOOK: 462-Pg. 113
 CITY: RIVERSIDE
 COUNTY: CALIFORNIA
 STATE: CALIFORNIA
 APN: 345-070-030-2 L
 345-070-030-2 L

NOTES:
 1. NOT IN A SPECIFIC PLAN AREA.
 2. NO FLOOD PLANS AND FLOODWAYS.

BUILDING ANALYSIS

BUILDING CODES: 1996 CBC, CBC, CBC, CBC, CBC, CBC
 ZONING AREA: GOOD HOPE ZONING AREA

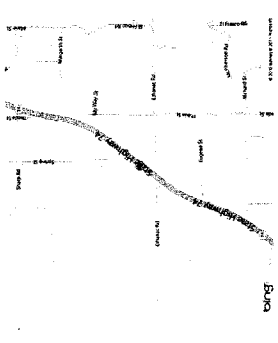
SCHOOLS

PERRIS VALLEY ELEMENTARY SCHOOL
 143 E FIRST STREET
 PERRIS, CA 92506
 (951) 671-3100
 PERRIS UNION HIGH SCHOOL DISTRICT
 143 E FIRST STREET
 PERRIS, CA 92506
 (951) 943-6363

UTILITIES

ELECTRIC: SOUTHERN CALIFORNIA Edison
 143 E FIRST STREET
 PERRIS, CA 92506
 (951) 671-3100
 GAS: SOUTHERN CALIFORNIA GAS COMPANY
 PO BOX C PARK, CA 91756
 (951) 441-2100
 PHONE/INTERNET: ATT
 PO BOX 99246
 WEST SACRAMENTO, CA 95719
 (916) 441-5464
 SEWER: SEPTIC
 WATER: WESTERN MUNICIPAL WATER DISTRICT
 143 E FIRST STREET
 PERRIS, CA 92506
 (951) 943-6363
 TRASH: WASTE MANAGEMENT
 17020 INDIAN STREET
 MORENO VALLEY, CA 92551
 (951) 943-6363
 TELEVISION: TDS WIRELESS
 17020 INDIAN STREET
 MORENO VALLEY, CA 92551
 (951) 943-6363

VICINITY MAP



CHANGE OF OFFICIAL ZONING PLAN

MAP NO. 1
 DISTRICT
 CHANGE OF ZONE CASE NO. 345
 ADOPTED BY ORDINANCE NO. 345
 RIVERSIDE COUNTY BOARD OF SUPERVISORS

ADDRESSING PARCEL NO. 345-070-030-2 AND 345-070-030-1

TITLE SHEET

FW-Webb Engineering Inc.
 1000 Chicago Ave., Ste. 140
 Riverside, CA 92507
 (951) 798-0300
 (951) 798-0300
 (951) 798-0300

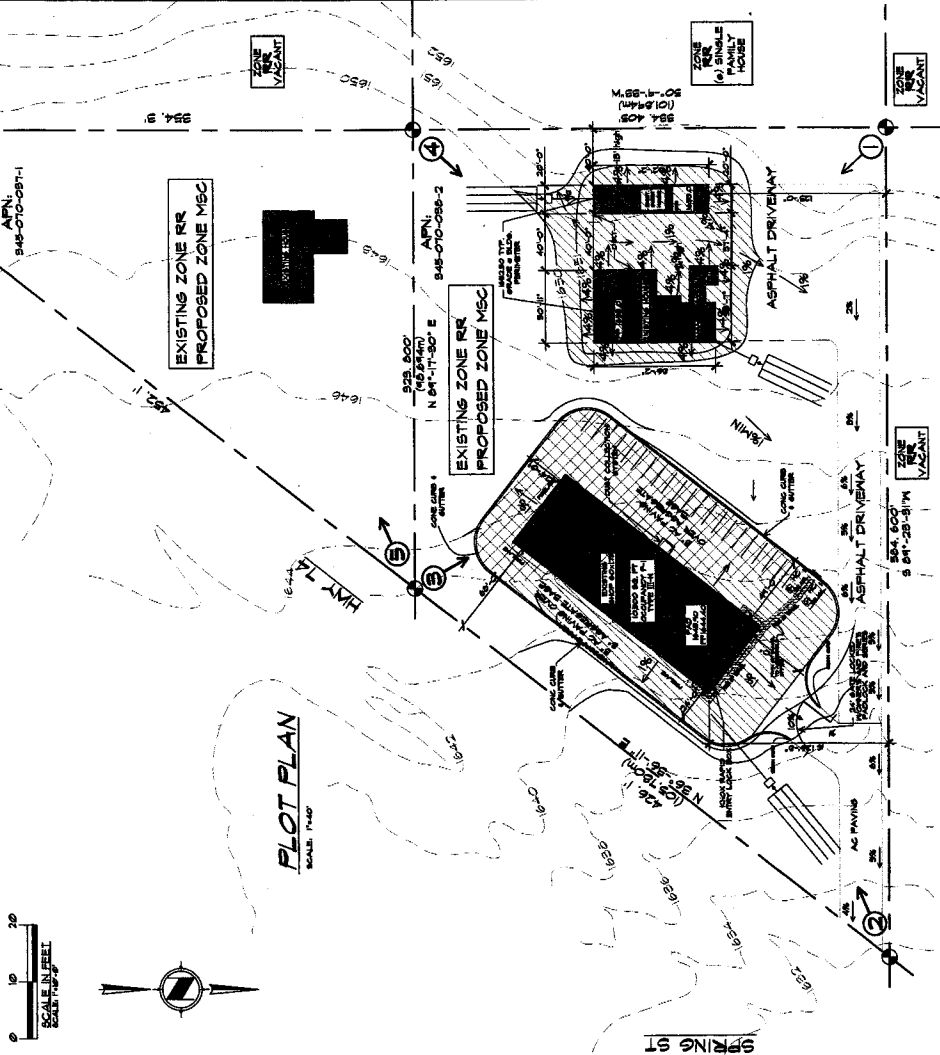
CHANGE OF ZONE

Edward & Diana Ryder
 25011 HWY 74, PERRIS, CA 92570
 PHONE # (951) 671-1470

T-1

SHEET NO. 1
 OF SHEETS

PLOT PLAN



COUNTY OF RIVERSIDE

ENVIRONMENTAL ASSESSMENT FORM: INITIAL STUDY

Environmental Assessment (E.A.) Number: 42459
Project Case Type (s) and Number(s): Change of Zone No. 7761
Lead Agency Name: County of Riverside Planning Department
Address: P.O. Box 1409, Riverside, CA 92502-1409
Contact Person: Kinika Hesterly, Project Planner
Telephone Number: (951) 955-1888
Applicant's Name: Diana Ryder
Applicant's Address: 25911 State Highway 74, Perris, CA 92570

I. PROJECT INFORMATION

A. Project Description:

The change of zone proposes to change the site's zoning classification from Rural Residential (R-R) to Manufacturing-Service Commercial (M-SC).

The property was acquired by Riverside County Transportation Commission through a negotiation with the property owner and the Riverside County Transportation Commission for the Highway 74 Expansion project. The property was necessary for the road expansion project, but was not taken through an eminent domain process or without the property owners' consent.

The applicant was relocated to the subject property along State Highway 74. The applicant agreed to submit a zone change application to change the zoning classification from Rural Residential (R-R) to Manufacturing-Service Commercial (M-SC), at the new location, so the property could have the same zoning as the original property.

Relocation of the existing wood shop business from the old site to the new site was approved under Plot Plan No. 19133 and a 10,500 square foot industrial building was permitted under BNR040015. A dwelling with an attached garage and a guest house were permitted under BRS041191 and BRS041192 on the northerly property. A mobile home was permitted under BMR034333 for APN 345-070-037.

According to the Good Hope Policy Area, the County of Riverside is working with the Regional Transportation Commission and CALTRANS to widen State Highway Route 74 extending from the City of Perris to the City of Lake Elsinore. In conjunction with this widening, it may be necessary to relocate certain commercial and industrial uses.

In accordance with Policy MVAP 4.1, existing commercial and industrial uses may be relocated to any location within the Highway 74 Good Hope Policy Area, the Highway 74 Perris Policy Area, or the Rural Village Overlay Policy Area, as necessary in conjunction with the widening of State Highway Route 74. The project was relocated in conformance with this policy and the zone change is to make the project consistent with the zoning and use on the previous property.

B. Type of Project: Site Specific ☒; Countywide ☐; Community ☐; Policy ☐.

C. Total Project Area: 4.81 Acres

Residential Acres: 1.5

Lots: 2

Units:

Projected No. of Residents:

Commercial Acres:
Industrial Acres: 3.35
Other:

Lots:
Lots:

Sq. Ft. of Bldg. Area:
Sq. Ft. of Bldg. Area:

Est. No. of Employees:
Est. No. of Employees:

D. Assessor's Parcel No(s): 345-070-037 and 345-070-038

E. Street References: The project is located northerly of Ethanac Road and westerly of Highway

F. Section, Township & Range Description or reference/attach a Legal Description:
Section 10, Township 5 South, Range 4 West

G. Brief description of the existing environmental setting of the project site and its surroundings: The project is currently disturbed and developed with three (3) structures. The site also contains grassland.

II. APPLICABLE GENERAL PLAN AND ZONING REGULATIONS

A. General Plan Elements/Policies:

1. **Land Use:** The project implements Policy LU 6.1, requiring land uses to develop in accordance with the General Plan and area plans to ensure compatibility and minimize impacts. The recommended zone change will be consistent with the General Plan land use designation for the site.

Highway 74 Good Hope Policy Area and Highway 74 Perris Policy Area

The County of Riverside is working with the Regional Transportation Commission and CALTRANS to widen State Highway Route 74 extending from the City of Perris to the City of Lake Elsinore. In conjunction with this widening, it may be necessary to relocate certain commercial and industrial uses.

Policies:

MVAP 4.1 Existing commercial and industrial uses may be relocated to any location within the Highway 74 Good Hope Policy Area, the Highway 74 Perris Policy Area, or the Rural Village Overlay Policy Area, as necessary in conjunction with the widening of State Highway Route 74.

2. **Circulation:** Adequate circulation facilities exist to serve the proposed project. The proposed project meets with all applicable circulation policies of the General Plan.
3. **Multipurpose Open Space:** No natural open space land is a part of this project. The project is not located within an MSHCP Criteria Cell. The proposed project meets with applicable Multipurpose Open Space element policies.
4. **Safety:** The zone change will not impact safety.
5. **Noise:** The zone change will not impact noise.
6. **Housing:** The zone change will change the zoning classification from Rural Residential (R-R) to Manufacturing-Service Commercial (R-R). This will indirectly affect housing as a single family residence will not be allowed to be developed on-site unless it is part of a care-taker's residence. The existing single family residence will remain and become a non-conforming use.

7. **Air Quality:** The proposed project will not contribute to negative air quality as only a zone change is requested and this will make the project consistent with the General Plan.

B. General Plan Area Plan(s): Mead Valley

C. Foundation Component(s): Community Development (CD) and Rural (R)

D. Land Use Designation: Light Industrial (LI) (0.25-0.60 Floor Area Ratio) and Rural Residential (RR) (5 Acre Minimum)

E. Overlay(s), if any: Not Applicable

F. Policy Area, if any: Good Hope

G. Adjacent and Surrounding Area Plan(s), Foundation Component(s), Land Use Designation(s), and Overlay(s) and Policy Area(s), if any:

Rural: Rural Residential (R:RR) (5 Acre Minimum) to the north, east and west and Community Development: Very Low Density Residential (CD: VLDR) (1 Acre Minimum) to the south

H. Adopted Specific Plan Information

1. **Name and Number of Specific Plan, if any:** Not Applicable

2. **Specific Plan Planning Area, and Policies, if any:** Not Applicable

I. Existing Zoning: Rural Residential (R-R)

J. Proposed Zoning, if any: Manufacturing-Service Commercial (M-SC)

K. Adjacent and Surrounding Zoning: The property is surrounded by the Rural Residential (R-R) zone.

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

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.

Kinika Hesterly

Signature

10-12-11

Date

Kinika Hesterly, Project Planner

Printed Name

For Carolyn Syms Luna, Director

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
AESTHETICS Would the project				
1. Scenic Resources				
a) Have a substantial effect upon a scenic highway corridor within which it is located?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Source: Riverside County General Plan Figure C-9 "Scenic Highways"

Findings of Fact: The project is located within a scenic highway corridor with State designated Scenic Highway 74.

a-b) Although the project is located within a scenic highway corridor it will not have a substantial effect as the development is existing and the project proposes to change the zoning classification from Rural Residential (R-R) and Manufacturing-Service Commercial (M-SC). No development will occur as a result of this project. Therefore, the project will not 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. There will be a less than significant impact.

Mitigation: No mitigation measures are 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: GIS database, Ord. No. 655 (Regulating Light Pollution)

Findings of Fact: The project is located in Zone B, 35.81 miles from Mt. Palomar.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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a) The project will not significantly impact the nighttime use of the Mt. Palomar Observatory as a zone change proposal.

Mitigation: No mitigation measures are 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 type="checkbox"/>	<input type="checkbox"/>
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b) Expose residential property to unacceptable light levels?

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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Source: On-site Inspection, Project Application Description

Findings of Fact:

a-b) The zone change will not create a new source of substantial light or glare which would adversely affect day or nighttime views in the area, or expose residential property to unacceptable light levels. No development will occur as part of the zone change.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring is required.

AGRICULTURE & FOREST RESOURCES Would the project

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"/>
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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"/>
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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"/>
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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"/>
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Source: Riverside County General Plan Figure OS-2 "Agricultural Resources," GIS database, and Project Application Materials.

Findings of Fact:

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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a-d) The project will not convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance to a non-agriculture. Also, the project is not located in an Agricultural Preserve. Surrounding zoning is Rural Residential (R-R); therefore, the project will not cause development of non-agricultural uses within 300 feet of agriculturally zoned property. The project will not involve changes to the environment that could result in conversion of Farmland to non-agricultural use. There will be no impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring is required.

5. Forest

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))?

b) Result in the loss of forest land or conversion of forest land to non-forest use?

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?

Source: Riverside County General Plan Figure OS-3 "Parks, Forests and Recreation Areas," and Project Application Materials.

Findings of Fact: The project is not located in forest land.

a-c) The project will not conflict with existing zoning or cause rezoning of forest land. The project requests to change zoning classifications from Rural Residential (R-R) to Manufacturing-Service Commercial (M-SC) and is not located within forest land. There will be no impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring is required.

AIR QUALITY Would the project

6. Air Quality Impacts

a) Conflict with or obstruct implementation of the applicable air quality plan?

b) Violate any air quality standard or contribute substantially to an existing or projected air quality violation?

c) 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 (including releasing emissions which exceed quantitative thresholds for ozone precursors)?

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
d) Expose sensitive receptors which are located within 1 mile of the project site to project substantial point source emissions?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Involve the construction of a sensitive receptor located within one mile of an existing substantial point source emitter?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f) Create objectionable odors affecting a substantial number of people?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Source: SCAQMD CEQA Air Quality Handbook

Findings of Fact:

a-f) The project will not result in any new development. Future development that is proposed will go through a separate CEQA review process. No mitigation measures have been identified as part of the zone change. This project will cause a less than significant impact.

Mitigation: No mitigation measures are 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?

☐ ☐ ☒ ☐

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)?

☐ ☐ ☒ ☐

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 Game or U. S. Wildlife Service?

☐ ☐ ☒ ☐

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?

☐ ☐ ☒ ☐

e) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations or by the California Department of Fish and Game or U. S. Fish and Wildlife Service?

☐ ☐ ☒ ☐

f) Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean

☐ ☐ ☒ ☐

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?				
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 checked="" type="checkbox"/>	<input type="checkbox"/>

Source: GIS database, WRCMSHCP and/or CVMSHCP, On-site Inspection

Findings of Fact: The project is not located in an area identified as biologically sensitive. No changes to the site are allowed with the zone change application.

a-g) The proposed zone change will not result in any expansion of the site including buildings, parking, landscaping or any other physical arrangement of the site. No new construction is permitted with the zone change application. A separate CEQA review process will be required for any development that might be proposed in the future. Furthermore, the project is not located in a habitat conservation plan area, an area with sensitive habitat and the project will not alter the habitat of any protected species, have an adverse effect on riparian habitat or federally protected wetlands. The impact is considered less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring is required.

CULTURAL RESOURCES Would the project

8. Historic Resources				
a) Alter or destroy an historic site?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Cause a substantial adverse change in the significance of a historical resource as defined in California Code of Regulations, Section 15064.5?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Source: On-site Inspection, Project Application Materials

Findings of Fact:

a-b) The zone change will not have a direct effect on the physical environment of the project. The project will not alter or destroy a historic site or cause adverse change in significance of a historical resource. The impact is considered less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring is required.

9. Archaeological Resources				
a) Alter or destroy an archaeological site.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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 type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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"/>
d) Restrict existing religious or sacred uses within the potential impact area?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Source: Project Application Materials

Findings of Fact: No disturbance will occur as part of the zone change proposal.

a-d) The project will not alter or destroy an archaeological site, cause a substantial adverse change in an archaeological resource, disturb human remains or restrict religious or sacred uses within the site. The impact is considered less than significance.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring is required.

10. Paleontological Resources

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

☐ ☐ ☒ ☐

Source: Riverside County General Plan Figure OS-8 "Paleontological Sensitivity"

Findings of Fact: No disturbance will occur as part of the zone change proposal.

The project will not directly or indirectly destroy a unique paleontological resource. The impact is considered less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring is required.

GEOLOGY AND SOILS Would the project

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

☐ ☐ ☒ ☐

a) Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death?

b) 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: Riverside County General Plan Figure S-2 "Earthquake Fault Study Zones," GIS database, Geologist Comments

Findings of Fact: No disturbance will occur as part of the zone change proposal.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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a-b) The project is not located in a fault zone, but is located within ½ mile of a fault in Basement Rocks. The project does not propose development but a change of zone from Rural-Residential (R-R) to Manufacturing-Service Commercial (M-SC). The project will not expose people or structures to potential substantial adverse effects and will cause a less than significant impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring is required.

12. Liquefaction Potential Zone

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

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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Source: Riverside County General Plan Figure S-3 "Generalized Liquefaction"

Findings of Fact: The potential for liquefaction is low at the project site.

a) No development will occur as part of the project. Therefore, there will be no impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring is required.

13. Ground-shaking Zone

a) Be subject to strong seismic ground shaking?

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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Source: Riverside County General Plan Figure S-4 "Earthquake-Induced Slope Instability Map," and Figures S-13 through S-21 (showing General Ground Shaking Risk)

Findings of Fact:

a) The project is not located in a fault zone, but is located within ½ mile of a fault in Basement Rocks. The project is a change of zone from Rural-Residential (R-R) to Manufacturing-Service Commercial (M-SC). No development is proposed as part of the project. Therefore, the project will cause a less than significant impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring is required.

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?

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Source: On-site Inspection, Riverside County General Plan Figure S-5 "Regions Underlain by Steep Slope"

Findings of Fact: No development will occur at this time as a result of this zone change.

The project will not cause development; therefore, no development can occur on unstable soil as a result of this project. There will be a less than significant impact.

Mitigation: No mitigation measures are 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?

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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Source: Riverside County General Plan Figure S-7 "Documented Subsidence Areas Map"

Findings of Fact: The site is located in an area susceptible to subsidence.

a) The project will not result in any new development. No mitigation measures have been identified as part of the zone change. There will be a less than significant impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring is required.

16. Other Geologic Hazards

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

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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Source: On-site Inspection, Project Application Materials

Findings of Fact:

a) The project will not result in any new development. No mitigation measures have been identified as part of the zone change. There will be a less than significant impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring is required.

17. Slopes

a) Change topography or ground surface relief

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
features?				
b) Create cut or fill slopes greater than 2:1 or higher than 10 feet?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Result in grading that affects or negates subsurface sewage disposal systems?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: Riv. Co. 800-Scale Slope Maps, Project Application Materials

Findings of Fact:

a-c) The project will not result in any new development. No mitigation measures have been identified as part of the zone change. There will be no impact.

Mitigation: No mitigation measures are 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 type="checkbox"/>	<input checked="" type="checkbox"/>
b) Be located on expansive soil, as defined in Section 1802.3.2 of the California Building Code (2007), creating substantial risks to life or property?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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: U.S.D.A. Soil Conservation Service Soil Surveys, Project Application Materials, On-site Inspection

Findings of Fact:

a-c) The project will not result in any new development. No mitigation measures have been identified as part of the zone change. There will be no impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring is required.

19. Erosion

a) Change deposition, siltation, or erosion that may modify the channel of a river or stream or the bed of a lake?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Result in any increase in water erosion either on or off site?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: U.S.D.A. Soil Conservation Service Soil Surveys

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Findings of Fact:

a-b) The project will not result in any new development. No mitigation measures have been identified as part of the zone change. There will be no impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring is required.

20. 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: Riverside County General Plan Figure S-8 "Wind Erosion Susceptibility Map," Ord. No. 460, Article XV & Ord. No. 484

Findings of Fact: The project is not located near blowsand.

a) The project will not result in any new development. No mitigation measures have been identified as part of the zone change. There will be no impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring is required.

GREENHOUSE GAS EMISSIONS Would the project

21. 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:

Findings of Fact:

a-b) The project will not result in any new development. No mitigation measures have been identified as part of the zone change. There will be no impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring is required.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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HAZARDS AND HAZARDOUS MATERIALS Would the project

22. 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?

☐ ☐ ☐ ☒

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?

☐ ☐ ☐ ☒

c) Impair implementation of or physically interfere with an adopted emergency response plan or an emergency evacuation plan?

☐ ☐ ☐ ☒

d) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?

☐ ☐ ☐ ☒

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?

☐ ☐ ☐ ☒

Source: Project Application Materials

Findings of Fact:

a-e) The project will not result in any new development. No mitigation measures have been identified as part of the zone change. There will be no impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring is required.

23. Airports

a) Result in an inconsistency with an Airport Master Plan?

☐ ☐ ☐ ☒

b) Require review by the Airport Land Use Commission?

☐ ☐ ☐ ☒

c) For a project located within an airport land use plan or, where such a plan has not been adopted, within two 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?

☐ ☐ ☐ ☒

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?

☐ ☐ ☐ ☒

Source: Riverside County General Plan Figure S-19 "Airport Locations," GIS database

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Findings of Fact: The project is not located in an Airport Influence Area or Airport Compatibility Zone.

a-d) The project will not result in any new development. No mitigation measures have been identified as part of the zone change. There will be no impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring is required.

24. Hazardous Fire Area

a) Expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands?

☐ ☐ ☐ ☒

Source: Riverside County General Plan Figure S-11 "Wildfire Susceptibility," GIS database

Findings of Fact: The project is not located in a high fire area.

a) The project will not result in any new development. No mitigation measures have been identified as part of the zone change. There will be no impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring is required.

HYDROLOGY AND WATER QUALITY Would the project

25. Water Quality Impacts

a) Substantially alter the existing drainage pattern of the site or area, including the alteration of the course of a stream or river, in a manner that would result in substantial erosion or siltation on- or off-site?

☐ ☐ ☐ ☒

b) Violate any water quality standards or waste discharge requirements?

☐ ☐ ☐ ☒

c) Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)?

☐ ☐ ☐ ☒

d) Create or contribute runoff water that would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff?

☐ ☐ ☐ ☒

e) Place housing within a 100-year flood hazard area,

☐ ☐ ☐ ☒

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map?				
f) Place within a 100-year flood hazard area structures which would impede or redirect flood flows?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
g) Otherwise substantially degrade water quality?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
h) Include new or retrofitted stormwater Treatment Control Best Management Practices (BMPs) (e.g. water quality treatment basins, constructed treatment wetlands), the operation of which could result in significant environmental effects (e.g. increased vectors or odors)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: Riverside County Flood Control District Flood Hazard Report/Condition.

Findings of Fact:

a-h) The project will not result in any new development. No mitigation measures have been identified as part of the zone change. There will be no impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring is required.

26. Floodplains

Degree of Suitability in 100-Year Floodplains. As indicated below, the appropriate Degree of Suitability has been checked.

NA - Not Applicable ☐ U - Generally Unsuitable ☐ R - Restricted ☐

a) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner that would result in flooding on- or off-site?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Changes in absorption rates or the rate and amount of surface runoff?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam (Dam Inundation Area)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Changes in the amount of surface water in any water body?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: Riverside County General Plan Figure S-9 "100- and 500-Year Flood Hazard Zones," Figure S-10 "Dam Failure Inundation Zone," Riverside County Flood Control District Flood Hazard Report/Condition, GIS database

Findings of Fact:

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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a-d) The project will not result in any new development. No mitigation measures have been identified as part of the zone change. There will be no impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring is required.

LAND USE/PLANNING Would the project

27. Land Use

a) Result in a substantial alteration of the present or planned land use of an area?

☐ ☐ ☒ ☐

b) Affect land use within a city sphere of influence and/or within adjacent city or county boundaries?

☐ ☐ ☒ ☐

Source: Riverside County General Plan, GIS database, Project Application Materials

Findings of Fact:

a) The project proposes to change the zoning classification from Rural Residential (R-R) to Manufacturing-Service Commercial (M-SC). However, scattered commercial and industrial uses are operating in the vicinity of the project so the alteration is not considered substantial. The impact is considered less than significant.

b) The project is located within the sphere of influence of the City of Perris. However, the project will not result in any new development. If future development is proposed, it will go through a separate CEQA review process. There will be a less than significant impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring is required.

28. Planning

a) Be consistent with the site's existing or proposed zoning?

☐ ☐ ☒ ☐

b) Be compatible with existing surrounding zoning?

☐ ☐ ☒ ☐

c) Be compatible with existing and planned surrounding land uses?

☐ ☐ ☒ ☐

d) Be consistent with the land use designations and policies of the General Plan (including those of any applicable Specific Plan)?

☐ ☐ ☒ ☐

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

☐ ☐ ☐ ☒

Source: Riverside County General Plan Land Use Element, Staff review, GIS database

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Findings of Fact:

a-c) The project proposes to change the site's zoning classification from Rural Residential (R-R) to Manufacturing-Service Commercial (M-SC). The project site is proposed to be rezoned to be consistent with the zoning of the previous site. The industrial use was relocated to the project site as a result of road widening of State Highway 74. The project is located in the Good Hope Policy Area which allows the relocation of existing commercial and industrial uses as necessary in conjunction with the widening of Sate Highway 74. The proposed Manufacturing-Service Commercial (M-SC) zone is consistent with the zoning on the previous parcel and is consistent with the Good Hope Policy Area. The impact is considered less than significant.

d) The project has an existing use and land use designation of Community Development: Light Industrial (CD: LI) (0.25-0.60 Floor Area Ratio) on the northern property. Therefore, the changing the zoning from Rural Residential (R-R) to Manufacturing-Service Commercial (M-SC) will cause the zoning on the northern property to be in conformance with the General Plan land use designation. The impact is considered less than significant.

e) The project will not result in any new development. If future development is proposed, it will go through a separate CEQA review process. There will be no impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring is required.

MINERAL RESOURCES Would the project

29. 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?

☐ ☐ ☐ ☒

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?

☐ ☐ ☐ ☒

c) Be an incompatible land use located adjacent to a State classified or designated area or existing surface mine?

☐ ☐ ☐ ☒

d) Expose people or property to hazards from proposed, existing or abandoned quarries or mines?

☐ ☐ ☐ ☒

Source: Riverside County General Plan Figure OS-5 "Mineral Resources Area"

Findings of Fact: No mineral resources have been identified at the project site.

a-d) The project will not result in any new development. Future development that is proposed will go through a separate CEQA review process. No mitigation measures have been identified as part of the zone change. This project will cause no impact.

Mitigation: No mitigation measures are required.

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

NOISE Would the project result in

Definitions for Noise Acceptability Ratings

Where indicated below, the appropriate Noise Acceptability Rating(s) has been checked.

NA - Not Applicable

A - Generally Acceptable

B - Conditionally Acceptable

C - Generally Unacceptable

D - Land Use Discouraged

30. Airport Noise

a) For a project located within an airport land use plan or, where such a plan has not been adopted, within two 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?

NA ☒ A ☐ B ☐ C ☐ D ☐

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

NA ☒ A ☐ B ☐ C ☐ D ☐

Source: Riverside County General Plan Figure S-19 "Airport Locations," County of Riverside Airport Facilities Map

Findings of Fact: The project site is not located in an airport influence area.

a-b) The project will not cause development near an airport or result in any new development. Future development that is proposed will go through a separate CEQA review process. No mitigation measures have been identified as part of the zone change. There will be no impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring is required.

31. Railroad Noise

NA ☐ A ☐ B ☐ C ☐ D ☐

Source: Riverside County General Plan Figure C-1 "Circulation Plan", GIS database, On-site Inspection

Findings of Fact:

The project will not result in any new development. Future development that is proposed will go through a separate CEQA review process. No mitigation measures have been identified as part of the zone change. There will be no impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring is required.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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32. Highway Noise

NA ☐ A ☐ B ☐ C ☐ D ☐

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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Source: On-site Inspection, Project Application Materials

Findings of Fact:

The project will not result in any new development. Future development that is proposed will go through a separate CEQA review process. No mitigation measures have been identified as part of the zone change. There will be a less than significant impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring is required.

33. Other Noise

NA ☐ A ☐ B ☐ C ☐ D ☐

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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Source: Project Application Materials, GIS database

Findings of Fact:

The project will not result in any new development. Future development that is proposed will go through a separate CEQA review process. No mitigation measures have been identified as part of the zone change. There will be a less than significant impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring is required.

34. Noise Effects on or by the Project

a) A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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b) A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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c) Exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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d) Exposure of persons to or generation of excessive ground-borne vibration or ground-borne noise levels?

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Source: Riverside County General Plan, Table N-1 ("Land Use Compatibility for Community Noise Exposure"); Project Application Materials

Findings of Fact:

The project will not result in any new development. Future development that is proposed will go through a separate CEQA review process. No mitigation measures have been identified as part of the zone change. There will be a less than significant impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring is required.

POPULATION AND HOUSING Would the project

35. Housing

a) Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere?

☐ ☐ ☒ ☐

b) Create a demand for additional housing, particularly housing affordable to households earning 80% or less of the County's median income?

☐ ☐ ☒ ☐

c) Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?

☐ ☐ ☒ ☐

d) Affect a County Redevelopment Project Area?

☐ ☐ ☒ ☐

e) Cumulatively exceed official regional or local population projections?

☐ ☐ ☒ ☐

f) Induce substantial 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)?

☐ ☐ ☒ ☐

Source: Project Application Materials, GIS database, Riverside County General Plan Housing Element

Findings of Fact:

The project will not result in any new development. Future development that is proposed will go through a separate CEQA review process. The zone change is not anticipated to displace housing or affect homes by inducing growth in the local population. The site is located in a redevelopment area; however, mitigation measures have not been identified as part of the zone change. There will be a less than significant impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring is required.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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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 public services:

36. Fire Services	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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Source: Riverside County General Plan Safety Element

Findings of Fact:

The project will not result in any new development. Future development that is proposed will go through a separate CEQA review process. No mitigation measures have been identified as part of the zone change. There will be a less than significant impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring is required.

37. Sheriff Services	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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Source: Riverside County General Plan

Findings of Fact:

The project will not result in any new development. Future development that is proposed will go through a separate CEQA review process. No mitigation measures have been identified as part of the zone change. There will be a less than significant impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring is required.

38. Schools	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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Source: Perris Elementary School District and Perris Union High School District, GIS database

Findings of Fact:

The project will not result in any new development. Future development that is proposed will go through a separate CEQA review process. No mitigation measures have been identified as part of the zone change. There will be a less than significant impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring is required.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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39. Libraries

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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Source: Riverside County General Plan

Findings of Fact:

The project will not result in any new development. Future development that is proposed will go through a separate CEQA review process. No mitigation measures have been identified as part of the zone change. There will be a less than significant impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring is required.

40. Health Services

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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Source: Riverside County General Plan

Findings of Fact:

The project will not result in any new development. Future development that is proposed will go through a separate CEQA review process. No mitigation measures have been identified as part of the zone change. There will be a less than significant impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring is required.

RECREATION

41. Parks and Recreation

a) Would the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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b) Would the project include 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?

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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c) Is the project located within a Community Service Area (CSA) or recreation and park district with a Community Parks and Recreation Plan (Quimby fees)?

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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Source: GIS database, Ord. No. 460, Section 10.35 (Regulating the Division of Land – Park and Recreation Fees and Dedications), Ord. No. 659 (Establishing Development Impact Fees), Parks & Open Space Department Review

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Findings of Fact: The project is a zone change proposal and will not include recreational facilities. Also, the project is not located in a county service area.

The project will not result in any new development. Future development that is proposed will go through a separate CEQA review process. No mitigation measures have been identified as part of the zone change. There will be no impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring is required.

42. Recreational Trails

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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Source: Riv. Co. 800-Scale Equestrian Trail Maps, Open Space and Conservation Map for Western County trail alignments

Findings of Fact:

The project will not result in any new development. Future development that is proposed will go through a separate CEQA review process. No mitigation measures have been identified as part of the zone change. There will be no impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring is required.

TRANSPORTATION/TRAFFIC Would the project

43. Circulation

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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a) Conflict with an applicable plan, ordinance or policy establishing a measure of effectiveness for the performance of the circulation system, taking into account all modes of transportation, including mass transit and non-motorized travel and relevant components of the circulation system, including but not limited to intersections, streets, highways and freeways, pedestrian and bicycle paths, and mass transit?

b) Conflict with an applicable congestion management program, including, but not limited to level of service standards and travel demand measures, or other standards established by the county congestion management agency for designated roads or highways?

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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c) Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks?

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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d) Alter waterborne, rail or air traffic?

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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e) Substantially increase hazards due to a design

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g. farm equipment)?				
f) Cause an effect upon, or a need for new or altered maintenance of roads?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
g) Cause an effect upon circulation during the project's construction?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
h) Result in inadequate emergency access or access to nearby uses?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
i) Conflict with adopted policies, plans or programs regarding public transit, bikeways or pedestrian facilities, or otherwise substantially decrease the performance or safety of such facilities?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Source: Riverside County General Plan

Findings of Fact:

a-i) The project will not result in any new development. Future development that is proposed will go through a separate CEQA review process. No mitigation measures have been identified as part of the zone change. There will be a less than significant impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring is required.

44. Bike Trails	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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Source: Riverside County General Plan

Findings of Fact:

The project will not result in any new development. Future development that is proposed will go through a separate CEQA review process. No mitigation measures have been identified as part of the zone change. There will be no impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring is required.

UTILITY AND SERVICE SYSTEMS Would the project

45. Water				
a) Require or result in the construction of new water treatment facilities or expansion of existing facilities, the construction of which would cause significant environmental effects?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Have sufficient water supplies available to serve the project from existing entitlements and resources, or are	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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new or expanded entitlements needed?

Source: Department of Environmental Health Review

Findings of Fact:

The project will not result in any new development. Future development that is proposed will go through a separate CEQA review process. No mitigation measures have been identified as part of the zone change. There will be no impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring is required.

46. Sewer

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

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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b) 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?

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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Source: Department of Environmental Health Review

Findings of Fact:

The project will not result in any new development. Future development that is proposed will go through a separate CEQA review process. No mitigation measures have been identified as part of the zone change. There will be no impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring is required.

47. Solid Waste

a) Is the project served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs?

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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b) Does the project comply with federal, state, and local statutes and regulations related to solid wastes including the CIWMP (County Integrated Waste Management Plan)?

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Source: Riverside County General Plan, Riverside County Waste Management District correspondence

Findings of Fact:

The project will not result in any new development. Future development that is proposed will go through a separate CEQA review process. No mitigation measures have been identified as part of the zone change. There will be no impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring is required.

48. Utilities

Would the project impact the following facilities requiring or resulting in the construction of new facilities or the expansion of existing facilities; the construction of which could cause significant environmental effects?

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

Source:

Findings of Fact:

The project will not result in any new development. Future development that is proposed will go through a separate CEQA review process. No mitigation measures have been identified as part of the zone change. There will be no impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring is required.

49. Energy Conservation

a) Would the project conflict with any adopted energy conservation plans?

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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Source:

Findings of Fact:

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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The project will not result in any new development. Future development that is proposed will go through a separate CEQA review process. No mitigation measures have been identified as part of the zone change. There will be no impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring is required.

OTHER

50. Other:

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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Source: Staff review

Findings of Fact:

The project will not result in any new development. Future development that is proposed will go through a separate CEQA review process. No mitigation measures have been identified as part of the zone change. There will be no impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring is required.

MANDATORY FINDINGS OF SIGNIFICANCE

51. Does the project 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, 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?

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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Source: Staff review, Project Application Materials

Findings of Fact: Implementation of the proposed 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.

52. Does the project have impacts which are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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connection with the effects of past projects, other current projects and probable future projects)?

Source: Staff review, Project Application Materials

Findings of Fact: The project does not have impacts which are individually limited, but cumulatively considerable.

53. Does the project have environmental effects that will cause substantial adverse effects on human beings, either directly or indirectly?

☐
☐
☐
☐

Source: Staff review, project application

Findings of Fact: The proposed project would not result in environmental effects which would cause substantial adverse effects on human beings, either directly or indirectly.

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:

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

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

VII. AUTHORITIES CITED

Authorities cited: Public Resources Code Sections 21083 and 21083.05; References: California Government Code Section 65088.4; Public Resources Code Sections 21080(c), 21080.1, 21080.3, 21082.1, 21083, 21083.05, 21083.3, 21093, 21094, 21095 and 21151; *Sundstrom v. County of Mendocino* (1988) 202 Cal.App.3d 296; *Leonoff v. Monterey Board of Supervisors* (1990) 222 Cal.App.3d 1337; *Eureka Citizens for Responsible Govt. v. City of Eureka* (2007) 147 Cal.App.4th 357; *Protect the Historic Amador Waterways v. Amador Water Agency* (2004) 116 Cal.App.4th at 1109; *San Franciscans Upholding the Downtown Plan v. City and County of San Francisco* (2002) 102 Cal.App.4th 656.

Revised: 10/17/2011 2:57 PM
EA.CZ07761

LAND DEVELOPMENT COMMITTEE
INITIAL CASE TRANSMITTAL
RIVERSIDE COUNTY PLANNING DEPARTMENT - RIVERSIDE
P.O. Box 1409
Riverside, CA 92502-1409

DATE: July 19, 2011

TO:

Riv. Co. Transportation Dept.
Riv. Co. Environmental Health Dept.
Riv. Co. Flood Control District
Riv. Co. Fire Department
Riv. Co. Building. & Safety – Grading

Riv. Co. Building. & Safety – Plan Check
Regional Parks & Open Space District.
Riv. Co. Environmental Programs Dept.
P.D. Geology Section-D. Jones
P.D. Landscaping Section-R. Dyo

P.D. Archaeology Section-L. Mouriquand
5th District Supervisor
5th District Planning Commissioner

CHANGE OF ZONE NO. 7761 – EA42459– Applicant: Diana Ryder – Engineer/Representative: Earl Webb - Fifth Supervisorial District – Good Hope Zoning Area – Mead Valley Area Plan: Rural Residential (R:RR)(5 Acre Minimum) – Location: Northerly of Ethanac Road, southerly of Spring Street, easterly of Theda Street and westerly of Highway 74 – 4.81 Gross Acres - Zoning: Rural Residential (R-R) - REQUEST: The change of zone proposes to change the site's zoning classification from Rural Residential (R-R) to Manufacturing-Service Commercial (M-SC) – APNs: 345-070-038 – Related Case: PP19133

Please review the attached map(s) and/or exhibit(s) for the above-described project. This case is scheduled for a **LDC Comment Agenda on August 18, 2011**. All LDC Members please have draft conditions in the Land Management System on or before the above 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 routing on or before the above date. Once the route is complete, and the approval screen is approved with or without corrections, the case can be scheduled for a public hearing.

All other transmitted entities, please have your comments, questions and recommendations to the Planning Department on or before the above date. Your comments/recommendations/conditions are requested so that they may be incorporated in the staff report for this particular case.

Should you have any questions regarding this project, please do not hesitate to contact **Kinika Hesterly**, Project Planner, at **(951) 955-1888** or email at **khesterl@rctlma.org / MAILSTOP# 1070**.

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.

COUNTY OF RIVERSIDE
TRANSPORTATION AND LAND MANAGEMENT AGENCY
Planning Department
Ron Goldman · Planning Director

APPLICATION FOR CHANGE OF ZONE

CHECK ONE AS APPROPRIATE:

☒ **Standard Change of Zone**

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

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

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED.

CASE NUMBER: C207761

DATE SUBMITTED: 6/28/11

APPLICATION INFORMATION

Applicant's Name: Diana Ryder

E-Mail: LadyDis@msn.com

Mailing Address: 25911 State Highway 74

Perris
City

CA
State

92570
ZIP

Daytime Phone No: (951) 581-0942

Fax No: (951) 943-4479

Engineer/Representative's Name: Earl Webb

E-Mail: Earl@ew-webb.com

Mailing Address: 1299 Columbia Ave. Ste. # E-7

Riverside
City

CA
State

92507
ZIP

Daytime Phone No: (951) 788-2050

Fax No: (951) 788-2075

Property Owner's Name: Diana Ryder

E-Mail: LadyDis@msn.com

Mailing Address: 25911 State Highway 74

Perris
City

CA
State

92570
ZIP

Daytime Phone No: (951) 581-0942

Fax No: (951) 943-4479

If the property is owned by more than one person, attach a separate page that reference the application case number and lists the names, mailing addresses, and phone numbers of all persons having an interest in the real property or properties involved in this application.

COUNTY OF RIVERSIDE
TRANSPORTATION AND LAND MANAGEMENT AGENCY
Planning Department
Ron Goldman · Planning Director

APPLICATION FOR CHANGE OF ZONE

CHECK ONE AS APPROPRIATE:

☒ **Standard Change of Zone**

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

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED.

CASE NUMBER: _____ DATE SUBMITTED: _____

APPLICATION INFORMATION

Applicant's Name: Diana Ryder E-Mail: LadyDis@msn.com

Mailing Address: 25911 State Highway 74

Perris CA 92570
City State ZIP

Daytime Phone No: (951) 581-0942 Fax No: (951) 943-4479

Engineer/Representative's Name: Earl Webb E-Mail: earl@ew-webb.com

Mailing Address: 1299 Columbia Ave. Ste. # E-7

Riverside CA 92507
City State ZIP

Daytime Phone No: (951) 788-2050 Fax No: (951) 788-2075

Property Owner's Name: Edward Ryder Jr. E-Mail: rwp1976@msn.com

Mailing Address: 25911 State Highway 74

Perris CA 92570
City State ZIP

Daytime Phone No: (951) 581-0982 Fax No: (951) 943-4479

If the property is owned by more than one person, attach a separate page that reference the application case number and lists the names, mailing addresses, and phone numbers of all persons having an interest in the real property or properties involved in this application.

APPLICATION FOR CHANGE OF ZONE

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 signature below 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 your application, you 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.

Diana Ryder

PRINTED NAME OF APPLICANT

Diana Ryder
SIGNATURE OF APPLICANT

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. An authorized agent must submit a letter from the owner(s) indicating authority to sign the application on the owner's behalf.

All signatures must be originals ("wet-signed"). Photocopies of signatures are not acceptable.

Diana Ryder

PRINTED NAME OF PROPERTY OWNER(S)

Diana Ryder
SIGNATURE OF PROPERTY OWNER(S)

Edward Ryder Jr.

PRINTED NAME OF PROPERTY OWNER(S)

E. Ryder Jr.
SIGNATURE OF PROPERTY OWNER(S)

If the property is owned by more than one person, attach a separate sheet that references the application case number and lists the printed names and signatures of all persons having an interest in the property.

PROPERTY INFORMATION:

Assessor's Parcel Number(s): 345-070-038 and 345-070-037

Section: 10 Township: 5 South Range: 4 West

Approximate Gross Acreage: 4.81 Acres

General location (nearby or cross streets): North of Ethanac Rd, South of Spring St., East of Theda St., West of _____

Thomas Brothers map, edition year, page number, and coordinates: 837 A-1 (2004 Edition)

APPLICATION FOR CHANGE OF ZONE

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

Change of Zone from RR to MSC

Related cases filed in conjunction with this request:

NOTICE OF PUBLIC HEARING
and
INTENT TO ADOPT A NEGATIVE DECLARATION

A **PUBLIC HEARING** has been scheduled, pursuant to Riverside County Ordinance No. 348, before the **RIVERSIDE COUNTY PLANNING COMMISSION** to consider the project shown below:

CHANGE OF ZONE NO. 7761 – Intent to Adopt a Negative Declaration – Applicant: Diana Ryder – Engineer/Representative: Earl Webb - Fifth Supervisorial District – Good Hope Zoning Area – Mead Valley Area Plan: Rural Residential (R:RR)(5 Acre Minimum) – Location: Northerly of Ethanac Road, southerly of Spring Street, easterly of Theda Street and westerly of Highway 74 – 4.81 Gross Acres - Zoning: Rural Residential (R-R) - **REQUEST:** The change of zone proposes to change the site's zoning classification from Rural Residential (R-R) to Manufacturing-Service Commercial (M-SC) (Quasi-judicial)

TIME OF HEARING: **9:00 a.m.** or as soon as possible thereafter.
 November 16, 2011
 RIVERSIDE COUNTY ADMINISTRATIVE CENTER
 BOARD CHAMBERS, 1ST FLOOR
 4080 LEMON STREET
 RIVERSIDE, CA 92501

For further information regarding this project, please contact Project Planner, Kinika Hesterly, at 951-955-1888 or email khesterl@rctlma.org, or go to the County Planning Department's Planning Commission agenda web page at http://www.tlma.co.riverside.ca.us/planning/content/hearings/pc/current_pc.html.

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 negative declaration. The Planning Commission will consider the proposed project and the proposed negative declaration, at the public hearing. The case file for the proposed project and the proposed negative declaration may be viewed Monday through Thursday, 8:30 a.m. to 5:00 p.m., at the County of Riverside Planning Department, 4080 Lemon Street, 9th Floor, Riverside, CA 92502. For further information or an appointment, contact the project planner.

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

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

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

PROPERTY OWNERS CERTIFICATION FORM

I, VINNIE NGUYEN, certify that on 9/22/2011,

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

APN (s) or case numbers C207761 For

Company or Individual's Name Planning Department,

Distance buffered 1000'.

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

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

NAME: Vinnie Nguyen

TITLE GIS Analyst

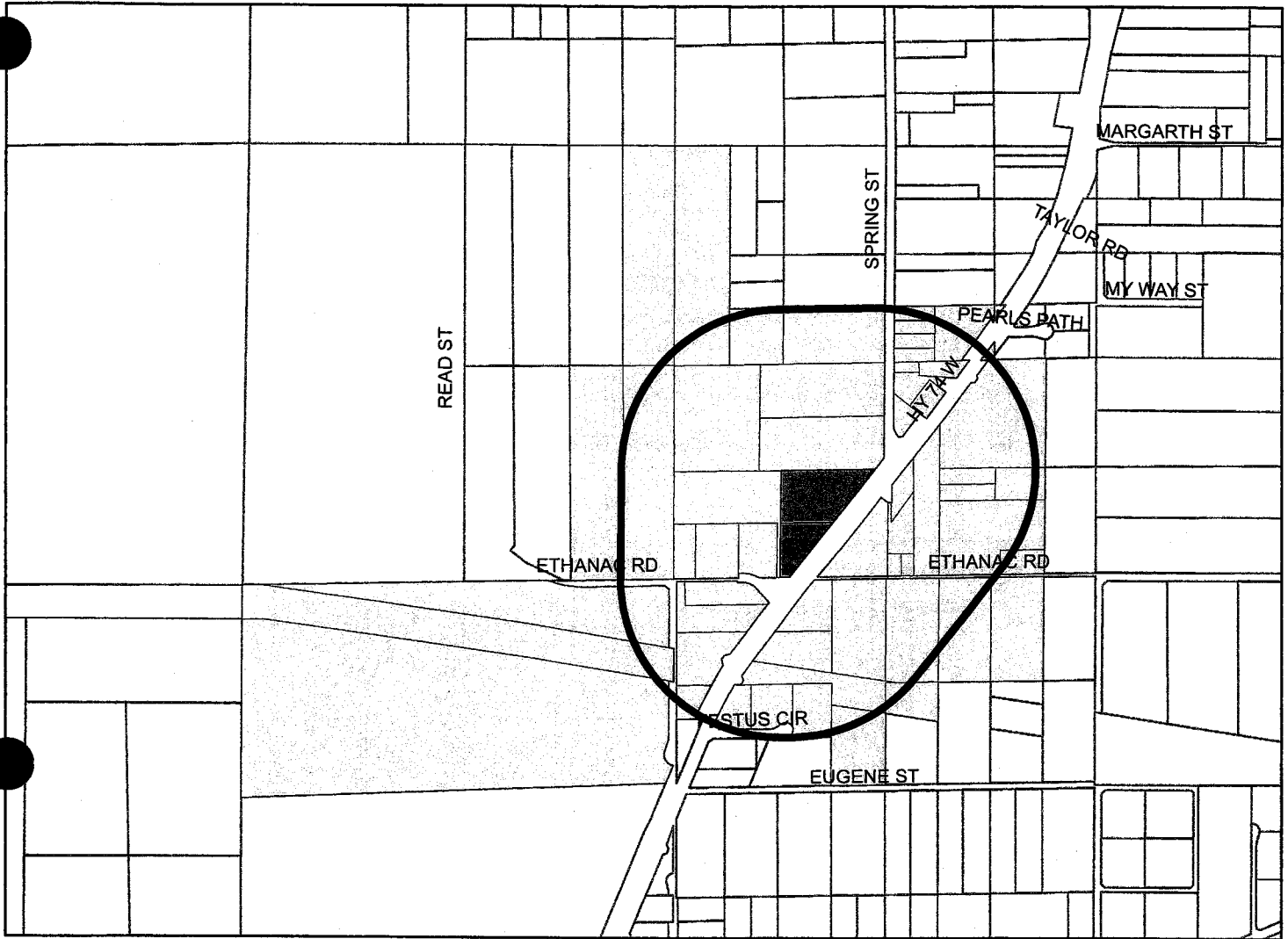
ADDRESS: 4080 Lemon Street 2nd Floor

Riverside, Ca. 92502

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

✓ 9/27/11 *CGM*
Expires: 3/22/2012

1000 feet buffer



Selected Parcels

345-070-007	345-070-043	345-190-016	345-060-030	345-070-037	345-070-038	345-070-028	345-070-006	345-060-010	345-150-016
345-070-033	345-060-001	345-070-044	345-070-015	345-060-033	345-070-030	345-070-025	345-070-046	345-150-033	345-150-034
345-070-042	345-070-016	345-150-041	345-150-013	345-150-014	345-060-015	345-020-019	345-020-020	345-020-018	345-070-001
345-150-035	345-070-045	345-070-004	345-150-030	345-060-054	345-060-063	345-070-002	345-070-040	345-060-037	345-070-039
345-150-022	345-060-032	345-070-012	345-150-029	345-150-015	345-150-037	345-150-031	345-190-014	345-070-011	345-150-028
345-150-038	345-150-039	345-150-040	345-190-002	345-070-026	345-070-027	345-070-036	345-060-007	345-070-041	



1,200 600 0 1,200 Feet

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.

ASMT: 345020018, APN: 345020018
LETICIA NAVARRO, ETAL
2415 E ROMENYA DR
ANAHEIM CA 92806

ASMT: 345060033, APN: 345060033
MARY MOYA, ETAL
9895 SYCAMMORE CANYON RD
MORENO VALLEY CA 92557

ASMT: 345020020, APN: 345020020
JUAN ABREU
2519 HOPE ST
HUNTINGTON BEACH CA 90255

ASMT: 345060037, APN: 345060037
PNC MORTGAGE
3232 NEWMARK DR
MIAMISBURG OH 45342

ASMT: 345060001, APN: 345060001
JOSE GARCIA, ETAL
13259 COLUMBIA WAY
DOWNEY CA 90242

ASMT: 345060063, APN: 345060063
QUYNH PHAM, ETAL
8401 HAZARD ST
WESTMINSTER CA 92683

ASMT: 345060007, APN: 345060007
JEWELL ALEX, ETAL
555 PINECONE WAY
ARROYO GRANDE CA 93420

ASMT: 345070001, APN: 345070001
KBS DAUGHTERS
C/O KBS PARTNERS INC
5613 BLUE BIRD AVE
DALLAS TX 75237

ASMT: 345060010, APN: 345060010
FREEMAN FONTENOT
22338 MOUNTAIN AVE
PERRIS CA 92570

ASMT: 345070004, APN: 345070004
MARIA GARCIA
25885 HIGHWAY 74
PERRIS, CA. 92570

ASMT: 345060015, APN: 345060015
BEULAH MOORE, ETAL
25702 SPRING ST
PERRIS, CA. 92570

ASMT: 345070006, APN: 345070006
PATRICIA WEISZ, ETAL
31345 CORTE CAMARILLO
TEMECULA CA 92592

ASMT: 345060030, APN: 345060030
DENISE CHAVIRA
25738 SPRING ST
PERRIS, CA. 92570

ASMT: 345070007, APN: 345070007
AMBROSE MARTIN
5643 MARBURN AVE
LOS ANGELES CA 90043

ASMT: 345070011, APN: 345070011
ROBERTO DELATORRE, ETAL
16670 CATALONIA DR
RIVERSIDE CA 92504

ASMT: 345070036, APN: 345070036
SYLVETTE BANKSTON
25869 HIGHWAY 74
PERRIS, CA. 92570

ASMT: 345070015, APN: 345070015
JEANENE SHARP
25746 SPRING ST
PERRIS, CA. 92570

ASMT: 345070038, APN: 345070038
DIANA RYDER, ETAL
25911 HWY 74
PERRIS CA 92570

ASMT: 345070016, APN: 345070016
JOSEPH BUBBICO
18285 COLLIER AVE K202
LAKE ELSINORE CA 92530

ASMT: 345070039, APN: 345070039
PRIME CORNERS LP
12770 HIGH BLUFF DR 160
SAN DIEGO CA 92130

ASMT: 345070026, APN: 345070026
SUNRISE FOUNDATION FUND
C/O JAMES F MILLER
25852 HIGHWAY 74
PERRIS, CA. 92570

ASMT: 345070040, APN: 345070040
NGUYEN DINH, ETAL
3831 LINCOLN HIGH PL
LOS ANGELES CA 90031

ASMT: 345070028, APN: 345070028
FEDERAL NATL MORTGAGE ASSN
C/O RECONTRUST CO
1800 TAPO CANYON SV2202
SIMI VALLEY CA 93063

ASMT: 345070041, APN: 345070041
SUSIE KWAN, ETAL
21576 ETHANAC RD
PERRIS, CA. 92570

ASMT: 345070030, APN: 345070030
GILBERT CAMPAS, ETAL
PO BOX 584
PERRIS CA 92572

ASMT: 345070042, APN: 345070042
JOSE MACIEL
23525 ORANGE AVE
PERRIS CA 92570

ASMT: 345070033, APN: 345070033
GRACE CAMPAS, ETAL
25850 ETHANAC RD
PERRIS, CA. 92570

ASMT: 345070043, APN: 345070043
BANK OF NEW YORK MELLON
C/O RECONTRUST CO
1757 TAPO CANYON RD SVW88
SIMI VALLEY CA 93063

ASMT: 345070044, APN: 345070044
VICENTA CRUZ, ETAL
75 W NUEVO RD STE E
PERRIS CA 92571

ASMT: 345150031, APN: 345150031
JEANETTE MOORE, ETAL
21670 FESTUS CIR
PERRIS, CA. 92570

ASMT: 345070045, APN: 345070045
LINDA REEDY
25840 HIGHWAY 74
PERRIS, CA. 92570

ASMT: 345150033, APN: 345150033
JOHN MARRELLI
201 LOMAS SANTA FE 400
SOLANA BEACH CA 92075

ASMT: 345150015, APN: 345150015
LORENZA VALENTIN, ETAL
25650 PHILLIPS
PERRIS CA 92570

ASMT: 345150034, APN: 345150034
ANTONIA GARCIA, ETAL
2733 WEBSTER AVE
LONG BEACH CA 90810

ASMT: 345150016, APN: 345150016
GILBERT CAMPAS
25850 HIGHWAY 74
PERRIS CA 92570

ASMT: 345150035, APN: 345150035
DARRYL SNYDER, ETAL
1126 N GRAND AVE STE A
COVINA CA 91724

ASMT: 345150022, APN: 345150022
RUBY EUBANKS, ETAL
2122 W 78TH ST
LOS ANGELES CA 90047

ASMT: 345150037, APN: 345150037
ELENA ESPARZA, ETAL
26020 HIGHWAY 74
PERRIS, CA. 92570

ASMT: 345150029, APN: 345150029
RIVERSIDE COUNTY TRANSPORTATION COMM
C/O DEPT OF FACILITIES MANAGEMENT
PO BOX 12008
RIVERSIDE CA 92502

ASMT: 345150041, APN: 345150041
JOSEPH GERSCH
9780 KIWI MEADOW LN
ESCONDIDO CA 92026

ASMT: 345150030, APN: 345150030
ANN KIM, ETAL
21630 FESTUS CIR
PERRIS, CA. 92570

ASMT: 345190002, APN: 345190002
SOUTHERN CALIFORNIA EDISON CO
C S REENDERS ASST COMPTROLLER
P O BOX 800
ROSEMEAD CA 91770

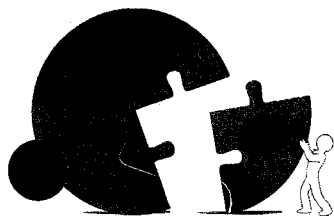
ASMT: 345190014, APN: 345190014
SANDRA BRETTO
21451 ETHANAC RD
PERRIS, CA. 92570

ASMT: 345190016, APN: 345190016
COLINAS DEL ORO LAND CO
C/O RIO BRAVO DEV CO
P O BOX 540
SANTA BARBARA CA 93102

Applicant/Owner:
Edward & Diana Ryder
25911 State HWY 74
Perris, CA 92570

Eng-Rep:
Earl Webb
1299 Columbia Ave., Ste. E7
Riverside, CA 92507

City of Perris
101 D. Street
Perris, CA 92570



Carolyn Syms Luna
Director

RIVERSIDE COUNTY

PLANNING DEPARTMENT

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.

EA42459 / CZ07761

Project Title/Case Numbers

Kinika Hesterly

County Contact Person

(951) 955-1888

Phone Number

N/A

State Clearinghouse Number (if submitted to the State Clearinghouse)

Diana Ryder

Project Applicant

25911 State Highway 74, Perris, CA 92570

Address

The project is located northerly of Ethanac Road and westerly of Highway

Project Location

The change of zone proposes to change the site's zoning classification from Rural Residential (R-R) to Manufacturing-Service Commercial (M-SC).

Project Description

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

1. The project WILL NOT have a significant effect on the environment.
2. Negative Declaration was prepared for the project pursuant to the provisions of the California Environmental Quality Act (\$2,044.00 + \$64.00).
3. Mitigation measures WERE NOT made a condition of the approval of the project.
4. A Mitigation Monitoring and Reporting Plan/Program WAS NOT adopted.
5. A statement of Overriding Considerations WAS NOT adopted for the project.

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

Signature

Title

Date

Date Received for Filing and Posting at OPR: _____

DM/rj
Revised 8/25/2009
Y:\Planning Case Files-Riverside office\cz07761\NOD.CZ07761.docx

Please charge deposit fee case#: ZEA42459 ZCFG05831

FOR COUNTY CLERK'S USE ONLY



RIVERSIDE COUNTY
PLANNING DEPARTMENT

Project/Case Number: EA42459 / CZ07761

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

PROJECT DESCRIPTION, LOCATION (see Environmental Assessment).

COMPLETED/REVIEWED BY:

By: Kinika Hesterly Title: Project Planner Date: October 12, 2011

Applicant/Project Sponsor: Diana Ryder Date Submitted: June 28, 2011

ADOPTED BY: Board of Supervisors

Person Verifying Adoption: _____ Date: _____

The 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 Kinika Hesterly, Project Planner at (951) 955-1888 or KHESTERL@RCTLMA.ORG.

Revised: 10/16/07

Y:\Planning Case Files-Riverside office\CZ07761\Negative Declaration.CZ07761.docx

Please charge deposit fee case#: ZEA42459 ZCFG05831 .

FOR COUNTY CLERK'S USE ONLY

COUNTY OF RIVERSIDE
SPECIALIZED DEPARTMENT RECEIPT
Permit Assistance Center

R1111708

4080 Lemon Street
Second Floor

Riverside, CA 92502
(951) 955-3200

39493 Los Alamos Road
Suite A

Murrieta, CA 92563
(951) 600-6100

38686 El Cerrito Road
Palm Desert, CA 92211
(760) 863-8277

Received from: RYDER DIANA

\$57.50

paid by: CK 1423

paid towards: CFG05831

CALIF FISH & GAME: DOC FEE

F&G POSTING FEE FOR CZ07761

at parcel #: 21638 ETHANAC RD PERR

appl type: CFG3

By _____ Dec 27, 2011 16:05
MGARDNER posting date Dec 27, 2011

Account Code	Description	Amount
658353120100208100	CF&G TRUST	\$57.50

Overpayments of less than \$5.00 will not be refunded!

Additional info at www.rctlma.org

COUNTY OF RIVERSIDE
SPECIALIZED DEPARTMENT RECEIPT
Permit Assistance Center

O* REPRINTED * R1106431

4080 Lemon Street
Second Floor
Riverside, CA 92502
(951) 955-3200

39493 Los Alamos Road
Suite A
Murrieta, CA 92563
(951) 694-5242

38686 El Cerrito Rd
Indio, CA 92211
(760) 863-8271

Received from: RYDER DIANA
paid by: CK 1318

\$64.00

F&G POSTING FEE FOR CZ07761

paid towards: CFG05831 CALIF FISH & GAME: DOC FEE
at parcel: 21638 ETHANAC RD PERR
appl type: CFG3

By MGARDNER Jun 28, 2011 12:54
posting date Jun 28, 2011

Account Code	Description	Amount
658353120100208100	CF&G TRUST: RECORD FEES	\$64.00

Overpayments of less than \$5.00 will not be refunded!

COUNTY OF RIVERSIDE
SPECIALIZED DEPARTMENT RECEIPT
Permit Assistance Center

D* REPRINTED * R1111025

4080 Lemon Street
Second Floor
Riverside, CA 92502
(951) 955-3200

39493 Los Alamos Road
Suite A
Murrieta, CA 92563
(951) 694-5242

38686 El Cerrito Rd
Indio, CA 92211
(760) 863-8271

Received from: RYDER DIANA
paid by: CK 1407

\$2,044.00

F&G POSTING FEE FOR CZ07761

paid towards: CFG05831 CALIF FISH & GAME: DOC FEE
at parcel: 21638 ETHANAC RD PERR
appl type: CFG3

By _____ Nov 30, 2011 15:08
MGARDNER posting date Nov 30, 2011

Account Code	Description	Amount
658353120100208100	CF&G TRUST	\$2,044.00

Overpayments of less than \$5.00 will not be refunded!



OFFICE OF
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

January 11, 2012

THE PRESS ENTERPRISE
ATTN: LEGALS
P.O. BOX 792
RIVERSIDE, CA 92501

E-MAIL: legals@pe.com
FAX: (951) 368-9018

RE: NOTICE OF PUBLIC HEARING: ZC 7761

To Whom It May Concern:

Attached is a copy for publication in your newspaper for **One (1) Time on Friday, January 13, 2012.**

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

Your invoice must be submitted to this office in duplicate, **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,

Mcgil

Cecilia Gil, Board Assistant to
KECIA HARPER-IHEM, CLERK OF THE BOARD

Gil, Cecilia

From: PE Legals <legals@pe.com>
Sent: Tuesday, January 10, 2012 4:53 PM
To: Gil, Cecilia
Subject: RE: FOR PUBLICATION: ZC 7761

Received for publication on Jan. 13

PLEASE NOTE: The Press-Enterprise offices will be closed on Monday, January 16th in Observance of Martin Luther King Jr. Day. Our holiday deadlines are as follows:

Martin Luther King Jr. Deadlines	
Publication Date	Date to be submitted to the PE
Sat 1/14	Thurs 1/12 @10:30am
Sun 1/15	Thurs 1/12 @10:30am
Mon 1/16	Thurs 1/12 @10:30am
Tues 1/17	Thurs 1/12 @10:30am
Wed 1/18	Fri 1/13 @10:30am

From: Gil, Cecilia [<mailto:CCGIL@rcbos.org>]
Sent: Tuesday, January 10, 2012 4:45 PM
To: PE Legals
Subject: FOR PUBLICATION: ZC 7761

Hello! Attached is a Notice of Public Hearing, for publication on Friday, Jan. 13, 2012. Please confirm. THANK YOU!

Cecilia Gil

Board Assistant to the
Clerk of the Board of Supervisors
951-955-8464

**THE COUNTY ADMINISTRATIVE CENTER IS CLOSED EVERY FRIDAY UNTIL FURTHER NOTICE.
PLEASE CONSIDER THE ENVIRONMENT BEFORE PRINTING.**

NOTICE OF PUBLIC HEARING BEFORE THE BOARD OF SUPERVISORS OF RIVERSIDE COUNTY ON A CHANGE OF ZONE IN GOOD HOPE ZONING AREA – MEAD VALLEY AREA PLAN, FIFTH SUPERVISORIAL DISTRICT AND NOTICE OF INTENT TO ADOPT A MITIGATED NEGATIVE DECLARATION

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, January 24, 2012 at 1:30 P.M.** to consider the application submitted by Diana Ryder – Earl Webb, on **Change of Zone No. 7761**, which proposes to change the zone from Rural Residential (R-R) to Manufacturing-Service Commercial (M-SC), or such other zones as the Board may find appropriate ("the project"). The project is located northerly of Ethanac Road, southerly of Spring Street, easterly of Theda Street and westerly of Highway 74, in the Good Hope Zoning Area – Mead Valley Area Plan, Fifth Supervisorial District.

The Planning Commission approved the project, found that the project will not have a significant effect on the environment and recommended the adoption of a Mitigated Negative Declaration for **Environmental Assessment No. 42459**.

The project case file may be viewed from the date of this notice until the public hearing, Monday through Thursday, from 7:30 a.m. to 5:30 p.m. at the Clerk of the Board of Supervisors at 4080 Lemon Street, 1st Floor, Riverside, California 92501, and at the Riverside County Planning Department at 4080 Lemon Street, 12th Floor, Riverside, California 92501.

FOR FURTHER INFORMATION REGARDING THIS PROJECT, PLEASE CONTACT KINIKA HESTERLY, PROJECT PLANNER, AT (951) 955-1888 OR EMAIL khesterl@rctlma.org.

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

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

Please send all written correspondence to: Clerk of the Board, 4080 Lemon Street, 1st Floor, Post Office Box 1147, Riverside, CA 92502-1147

Dated: January 11, 2012

Kecia Harper-Ihem
Clerk of the Board
By: Cecilia Gil, Board Assistant

CERTIFICATE OF POSTING

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

I, Cecilia Gil, Board Assistant to Kecia Harper-Ihem, 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 January 11, 2012, I forwarded to Riverside County Clerk & Recorder's Office a copy of the following document:

NOTICE OF PUBLIC HEARING

CHANGE OF ZONE NO. 7761

to be posted, pursuant to Government Code Section 21092 et seq, 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: January 24, 2012 @ 1:30 PM

SIGNATURE: Mcgil DATE: January 11, 2012
Cecilia Gil

Gil, Cecilia

From: Meyer, Mary Ann <MaMeyer@asrclkrec.com>
Sent: Wednesday, January 11, 2012 10:25 AM
To: Gil, Cecilia; Reese, Brenda; Kennemer, Bonnie
Cc: Anderson, Rosemarie
Subject: RE: FOR POSTING: ZC 7761

Received and posted

From: Gil, Cecilia
Sent: Tuesday, January 10, 2012 4:46 PM
To: Meyer, Mary Ann; Reese, Brenda; Kennemer, Bonnie
Cc: Anderson, Rosemarie
Subject: FOR POSTING: ZC 7761

Attached is a Notice of Public Hearing, for POSTING. Please confirm. THANK YOU!

Cecilia Gil

Board Assistant to the
Clerk of the Board of Supervisors
951-955-8464

**THE COUNTY ADMINISTRATIVE CENTER IS CLOSED EVERY FRIDAY UNTIL FURTHER NOTICE.
PLEASE CONSIDER THE ENVIRONMENT BEFORE PRINTING.**

CERTIFICATE OF MAILING

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

I, Cecilia Gil, Board Assistant, for the
(NAME and TITLE)

County of Riverside, do hereby certify that I am not a party to the within action or proceeding; that on January 11, 2012, I mailed a copy of the following document:

NOTICE OF PUBLIC HEARING

CHANGE OF ZONE NO. 7761

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: January 24, 2012 @ 1:30 PM

SIGNATURE: Mcgil
Cecilia Gil

DATE: January 11, 2012

PROPERTY OWNERS CERTIFICATION FORM

I, VINNIE NGUYEN, certify that on 9/22/2011.

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

APN (s) or case numbers C207761 For

Company or Individual's Name Planning Department.

Distance buffered 1000'.

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

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

NAME: Vinnie Nguyen

TITLE GIS Analyst

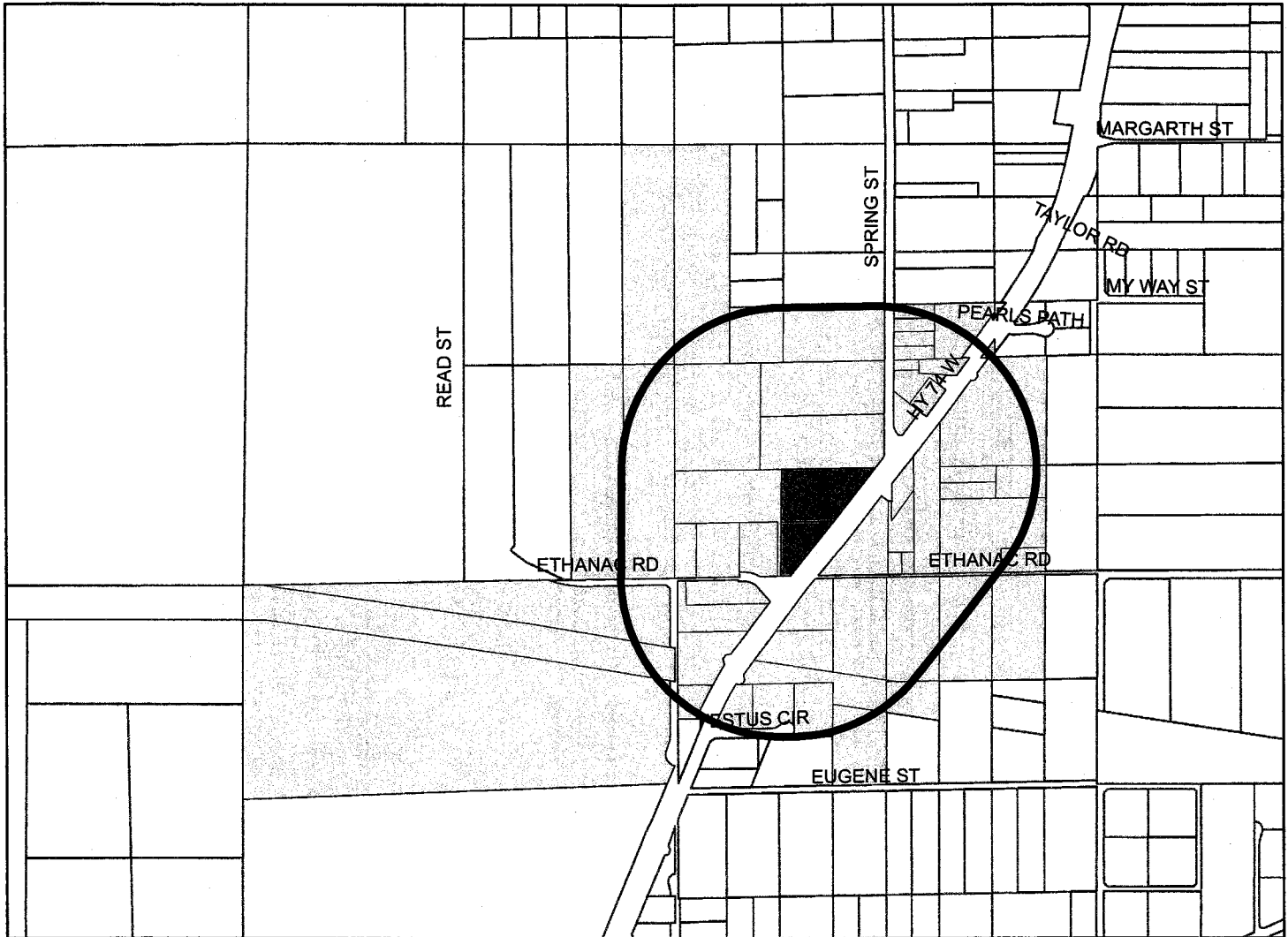
ADDRESS: 4080 Lemon Street 2nd Floor

Riverside, Ca. 92502

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

✓ 9/27/11 *CGM*
Expires: 3/22/2012

1000 feet buffer



Selected Parcels

345-070-007	345-070-043	345-190-016	345-060-030	345-070-037	345-070-038	345-070-028	345-070-006	345-060-010	345-150-016
345-070-033	345-060-001	345-070-044	345-070-015	345-060-033	345-070-030	345-070-025	345-070-046	345-150-033	345-150-034
345-070-042	345-070-016	345-150-041	345-150-013	345-150-014	345-060-015	345-020-019	345-020-020	345-020-018	345-070-001
345-150-035	345-070-045	345-070-004	345-150-030	345-060-054	345-060-063	345-070-002	345-070-040	345-060-037	345-070-039
345-150-022	345-060-032	345-070-012	345-150-029	345-150-015	345-150-037	345-150-031	345-190-014	345-070-011	345-150-028
345-150-038	345-150-039	345-150-040	345-190-002	345-070-026	345-070-027	345-070-036	345-060-007	345-070-041	



1,200 600 0 1,200 Feet

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.

PROPERTY OWNERS CERTIFICATION FORM

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

APN (s) or case numbers C207761 For

Company or Individual's Name Planning Department,

Distance buffered 1000'.

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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.

NAME: Vinnie Nguyen

TITLE GIS Analyst

ADDRESS: 4080 Lemon Street 2nd Floor

Riverside, Ca. 92502

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

✓ 9/27/11 *CGM*
Expires: 3/22/2012



ASMT: 345070044, APN: 345070044
VICENTA CRUZ, ETAL
75 W NUEVO RD STE E
PERRIS CA 92571

ASMT: 345150031, APN: 345150031
JEANETTE MOORE, ETAL
21670 FESTUS CIR
PERRIS, CA. 92570

ASMT: 345070045, APN: 345070045
LINDA REEDY
25840 HIGHWAY 74
PERRIS, CA. 92570

ASMT: 345150033, APN: 345150033
JOHN MARRELLI
201 LOMAS SANTA FE 400
SOLANA BEACH CA 92075

ASMT: 345150015, APN: 345150015
LORENZA VALENTIN, ETAL
25650 PHILLIPS
PERRIS CA 92570

ASMT: 345150034, APN: 345150034
ANTONIA GARCIA, ETAL
2733 WEBSTER AVE
LONG BEACH CA 90810

ASMT: 345150016, APN: 345150016
GILBERT CAMPAS
25850 HIGHWAY 74
PERRIS CA 92570

ASMT: 345150035, APN: 345150035
DARRYL SNYDER, ETAL
1126 N GRAND AVE STE A
COVINA CA 91724

ASMT: 345150022, APN: 345150022
RUBY EUBANKS, ETAL
2122 W 78TH ST
LOS ANGELES CA 90047

ASMT: 345150037, APN: 345150037
ELENA ESPARZA, ETAL
26020 HIGHWAY 74
PERRIS, CA. 92570

ASMT: 345150029, APN: 345150029
RIVERSIDE COUNTY TRANSPORTATION COM
C/O DEPT OF FACILITIES MANAGEMENT
PO BOX 12008
RIVERSIDE CA 92502

ASMT: 345150041, APN: 345150041
JOSEPH GERSCH
9780 KIWI MEADOW LN
ESCONDIDO CA 92026

ASMT: 345150030, APN: 345150030
ANN KIM, ETAL
21630 FESTUS CIR
PERRIS, CA. 92570

ASMT: 345190002, APN: 345190002
SOUTHERN CALIFORNIA EDISON CO
C S REENDERS ASST COMPTROLLER
P O BOX 800
ROSEMEAD CA 91770

ASMT: 345070011, APN: 345070011
ROBERTO DELATORRE, ETAL
16670 CATALONIA DR
RIVERSIDE CA 92504

ASMT: 345070036, APN: 345070036
SYLVETTE BANKSTON
25869 HIGHWAY 74
PERRIS, CA. 92570

ASMT: 345070015, APN: 345070015
JEANENE SHARP
25746 SPRING ST
PERRIS, CA. 92570

ASMT: 345070038, APN: 345070038
DIANA RYDER, ETAL
25911 HWY 74
PERRIS CA 92570

ASMT: 345070016, APN: 345070016
JOSEPH BUBBICO
18285 COLLIER AVE K202
LAKE ELSINORE CA 92530

ASMT: 345070039, APN: 345070039
PRIME CORNERS LP
12770 HIGH BLUFF DR 160
SAN DIEGO CA 92130

ASMT: 345070026, APN: 345070026
SUNRISE FOUNDATION FUND
C/O JAMES F MILLER
25852 HIGHWAY 74
PERRIS, CA. 92570

ASMT: 345070040, APN: 345070040
NGUYEN DINH, ETAL
3831 LINCOLN HIGH PL
LOS ANGELES CA 90031

ASMT: 345070028, APN: 345070028
FEDERAL NATL MORTGAGE ASSN
C/O RECONTRUST CO
1800 TAPO CANYON SV2202
SIMI VALLEY CA 93063

ASMT: 345070041, APN: 345070041
SUSIE KWAN, ETAL
21576 ETHANAC RD
PERRIS, CA. 92570

ASMT: 345070030, APN: 345070030
GILBERT CAMPAS, ETAL
PO BOX 584
PERRIS CA 92572

ASMT: 345070042, APN: 345070042
JOSE MACIEL
23525 ORANGE AVE
PERRIS CA 92570

ASMT: 345070033, APN: 345070033
GRACE CAMPAS, ETAL
25850 ETHANAC RD
PERRIS, CA. 92570

ASMT: 345070043, APN: 345070043
BANK OF NEW YORK MELLON
C/O RECONTRUST CO
1757 TAPO CANYON RD SVW88
SIMI VALLEY CA 93063

Use Avery® Template 5160®
1-800-GO-AVERY
www.avery.com

Applicant/Owner:
Edward & Diana Ryder
25911 State HWY 74
Perris, CA 92570

Feed Paper
Expose Pop-up Edge™
révéler le rebord Pop-up
Repliez à la hachure afin de

Eng-Rep:
Earl Webb
1299 Columbia Ave., Ste. E7
Riverside, CA 92507

Utilisez le gabarit AVERY® 5160®
Étiquettes faciles à peler

Étiquettes faciles à peler
Utilisez le gabarit AVERY® 5160®

Feed Paper
Expose Pop-up Edge™
révéler le rebord Pop-up
Repliez à la hachure afin de

Eng-Rep:
Earl Webb
1299 Columbia Ave., Ste. E7
Riverside, CA 92507

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1-800-GO-AVERY
www.avery.com
Applicant/Owner:
Edward & Diana Ryder
25911 State HWY 74
Perris, CA 92570

NOTICE OF PUBLIC HEARING BEFORE THE BOARD OF SUPERVISORS OF RIVERSIDE COUNTY ON A CHANGE OF ZONE IN GOOD HOPE ZONING AREA – MEAD VALLEY AREA PLAN, FIFTH SUPERVISORIAL DISTRICT AND NOTICE OF INTENT TO ADOPT A MITIGATED NEGATIVE DECLARATION

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, January 24, 2012 at 1:30 P.M.** to consider the application submitted by Diana Ryder – Earl Webb, on **Change of Zone No. 7761**, which proposes to change the zone from Rural Residential (R-R) to Manufacturing-Service Commercial (M-SC), or such other zones as the Board may find appropriate ("the project"). The project is located northerly of Ethanac Road, southerly of Spring Street, easterly of Theda Street and westerly of Highway 74, in the Good Hope Zoning Area – Mead Valley Area Plan, Fifth Supervisorial District.

The Planning Commission approved the project, found that the project will not have a significant effect on the environment and recommended the adoption of a Mitigated Negative Declaration for **Environmental Assessment No. 42459**.

The project case file may be viewed from the date of this notice until the public hearing, Monday through Thursday, from 7:30 a.m. to 5:30 p.m. at the Clerk of the Board of Supervisors at 4080 Lemon Street, 1st Floor, Riverside, California 92501, and at the Riverside County Planning Department at 4080 Lemon Street, 12th Floor, Riverside, California 92501.

FOR FURTHER INFORMATION REGARDING THIS PROJECT, PLEASE CONTACT KINIKA HESTERLY, PROJECT PLANNER, AT (951) 955-1888 OR EMAIL khesterl@rctlma.org.

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

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

Please send all written correspondence to: Clerk of the Board, 4080 Lemon Street, 1st Floor, Post Office Box 1147, Riverside, CA 92502-1147

Dated: January 11, 2012

Kecia Harper-Ihem

Clerk of the Board

By: Cecilia Gil, Board Assistant

16.3 of 01-24-12

NOTICE OF PUBLIC HEARING BEFORE THE BOARD OF SUPERVISORS OF RIVERSIDE COUNTY ON A CHANGE OF ZONE IN GOOD HOPE ZONING AREA – MEAD VALLEY AREA PLAN, FIFTH SUPERVISORIAL DISTRICT AND NOTICE OF INTENT TO ADOPT A MITIGATED NEGATIVE DECLARATION

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

Please send all written correspondence to: Clerk of the Board, 4080 Lemon Street, 1st Floor, Post Office Box 1147, Riverside, CA 92502-1147

Dated: January 11, 2012

Kecia Harper-Ihem
Clerk of the Board
By: Cecilia Gil, Board Assistant

16.3 of 01-24-12



THE PRESS-ENTERPRISE **PE.com**



WEEKLY



HS

E-MEDIA waves

LANDSOCAL

10	11	12	13	15	16	17	18	19	20
DATE	REFERENCE NUMBER	DESCRIPTION - OTHER COMMENTS/CHARGES	PRODUCT/ZONE	SIZE	BILLED UNITS	TIMES RUN	RATE	GROSS AMOUNT	NET AMOUNT
01/13/2012	I00712248-01132012	PO# ZC 7761, NOTICE OF PUBLIC HEA	Press-Enterprise	1 x 158 LI	158	1	1.30	205.40	205.40

Order Placed by: Cecilia Gil

RECEIVED RIVERSIDE COUNTY
CLERK / BOARD OF SUPERVISORS
2012 JAN 23 PM 3:52

Planning
16.3 ef 01/24/12
ZC 7761
1 br

Legal Advertising Invoice

BALANCE
\$205.40

SALES CONTACT INFORMATION		ADVERTISER INFORMATION			
25	1	6	7	2	
Nick Eller 951-368-9229	BILLING PERIOD 01/13/2012 - 01/13/2012	BILLED ACCOUNT NUMBER 100141323	ADVERTISER/CLIENT NUMBER 100141323	ADVERTISER/CLIENT NAME BOARD OF SUPERVISORS	

PLEASE DETACH AND RETURN THIS PORTION WITH YOUR REMITTANCE



Legal Advertising Invoice

ADVERTISER/CLIENT NAME		
BOARD OF SUPERVISORS		
1	6	7
BILLING PERIOD 01/13/2012 - 01/13/2012	BILLED ACCOUNT NUMBER 100141323	ADVERTISER/CLIENT NUMBER 100141323
23	24	3
BALANCE \$205.40	INVOICE NUMBER I00712248-01132012	TERMS OF PAYMENT DUE UPON RECEIPT

8 BILLING ACCOUNT NAME AND ADDRESS

9 REMITTANCE ADDRESS

BOARD OF SUPERVISORS
P.O. BOX 1147
COUNTY OF RIVERSIDE
RIVERSIDE, CA 92502

Enterprise Media
POST OFFICE BOX 12009
RIVERSIDE, CA 92502-2209

**Riverside County Board of Supervisors
Request to Speak**

Submit request to Clerk of Board (right of podium),
Speakers are entitled to three (3) minutes, subject
Board Rules listed on the reverse side of this form.

SPEAKER'S NAME: Diana Ryder

Address: _____
(only if follow-up mail response requested)

City: Perris **Zip:** 92570

Phone #: 951-657-1470

Date: 9/24/12 **Agenda #** 16.3

PLEASE STATE YOUR POSITION BELOW:

Position on "Regular" (non-appealed) Agenda Item:

☒ **Support** ☐ **Oppose** ☐ **Neutral**

Note: If you are here for an agenda item that is filed
for "Appeal", please state separately your position on
the appeal below:

☐ **Support** ☐ **Oppose** ☐ **Neutral**

I give my 3 minutes to: _____