

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



ITEM
17.2
(ID # 4862)

MEETING DATE:

Tuesday, August 29, 2017

FROM : TLMA-PLANNING:

SUBJECT: TRANSPORTATION & LAND MANAGEMENT AGENCY/PLANNING: PUBLIC HEARING ON CHANGE OF ZONE NO. 7907, ORDINANCE NO. 348.4863— Intent to adopt a Negative Declaration for Environmental Assessment No. 42891 – Applicant: Valerie Gersch – Engineer/Representative: Oz Bratene - First Supervisorial District - Meadowbrook Zoning Area - Elsinore Area Plan: Community Development: Very Low Density Residential (CD:VLDR) - Location: North of Eugene Street, south of Ethanac Road, and east of Highway 74 – 11.61 Acres - Zoning: Rural Residential (R-R) - REQUEST: The Change of Zone proposes to amend the existing zoning classification of Rural Residential (R-R) to General Commercial (C-1 Zone/C-P Zone) - APN: 345-150-013, 014 and 345-150-041. [Applicant Fees 100%].

RECOMMENDED MOTION: That the Board of Supervisors:

1. **ADOPT** the **NEGATIVE DECLARATION** for **ENVIRONMENTAL ASSESSMENT NO. 42891** 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,

ACTION: Policy

Charissa Leach, Assistant TLMA Director

8/14/2017

MINUTES OF THE BOARD OF SUPERVISORS

On motion of Supervisor Perez, seconded by Supervisor Jeffries and duly carried, IT WAS ORDERED that the above matter is approved as recommended and that Ordinance 348.4863 is adopted with waiver of the reading.

Ayes: Jeffries, Washington, Perez and Ashley
Nays: None
Absent: Tavaglione
Date: August 29, 2017
xc: Co.Co., Planning, MC, COB

Kecia Harper-Ihem

Clerk of the Board

By:

Deputy

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

RECOMMENDED MOTION: That the Board of Supervisors:

2. **APPROVE CHANGE OF ZONE NO. 7907**, amending the zoning classification for the subject property from Rural Residential to General Commercial (C-1 Zone/C-P Zone) Zone, in accordance with Exhibit #3, based upon the findings and conclusions incorporated in the staff report; and,
3. **ADOPT ORDINANCE NO. 348.4863** amending the zoning in the Meadowbrook Area shown on Map No. 2.2414 Change of Zone No. 7907 attached hereto and incorporated herein by reference.

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

C.E.O. RECOMMENDATION: Approve

BACKGROUND:

Summary

The project site is located within the Meadowbrook Rural Village Land Use Overlay within the Elsinore Area Plan. Pursuant to the Elsinore Area Plan, the overlay area is described as follows:

Rural Village Overlay Study Areas were identified on the Elsinore Area Plan map for the community of Meadowbrook (along State Highway Route 74 northeasterly of the City of Lake Elsinore) in the 2003 General Plan. Prior to the adoption of the 2008 General Plan Update, all relevant factors were studied in more detail on a parcel-by-parcel basis through a spatial analysis. As a result of this analysis, county review, and community discussions, the boundary and policies of these study areas were modified and a Rural Village Land Use Overlay was created to strategically intensify the uses in the targeted core areas of Meadowbrook, but not in El Cariso. Figure 5 of the Elsinore Area Plan establishes these alternative land uses within the overlay boundary area.

The overlay provides for a more flexible land use plan along the Highway 74 frontage parcels both to the east and west. This project's site has an existing General Plan Land Use designation of Very Low Density Residential. However, the land use identified within the overlay boundary for the project site is Commercial Retail. In conjunction with this project's Zone Change to General Commercial, the site's use as a vehicle/boat/trailer storage and U-Haul rental facility, the Zone and General Plan will all be in conformance with each other.

There are no issues of concern for this item. Environmental Assessment No. 42891 identified

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

no potentially significant impacts and resulted in the preparation of a Negative Declaration.

The Planning Commission heard the project on June 21, 2017. After taking public testimony, the Planning Commission closed the public hearing and recommended that the Board of Supervisors adopt the Negative Declaration and approve the Change of Zone with a 5-0 vote.

Impact on Residents and Businesses

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

Additional Fiscal Information:

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

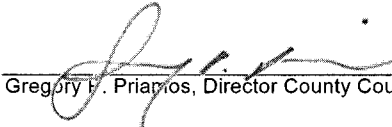
ATTACHMENTS:

- ATTACHMENT A. ORDINANCE NO. 348.4863
- ATTACHMENT B. PLANNING COMMISSION MINUTES
- ATTACHMENT C. PLANNING COMMISSION STAFF REPORT



Tina Grande, Principal Management Analyst

8/18/2017



Gregory F. Priamos, Director County Counsel

8/18/2017

1 ORDINANCE NO. 348.4863

2 AN ORDINANCE OF THE COUNTY OF RIVERSIDE

3 AMENDING ORDINANCE NO. 348 RELATING TO ZONING

4 The Board of Supervisors of the County of Riverside ordains as follows:

5 Section 1. Section 4.1 of Ordinance No. 348, and official Zoning Plan Map No. 2, as
6 amended, are further amended by placing in effect in the Meadowbrook Area, the zone or zones as shown
7 on the map entitled "Change of Official Zoning Plan Amending Ordinance No. 348, Map No. 2.2414,
8 Change of Zone Case No. 7907" which map is made a part of this ordinance.

9 Section 2. This ordinance shall take effect 30 days after its adoption.

10
11 BOARD OF SUPERVISORS OF THE COUNTY
12 OF RIVERSIDE, STATE OF CALIFORNIA

13 By: 

14 Chairman, Board of Supervisors

15 JOHN TAVAGLIONE

16 ATTEST:
17 KECIA HARPER-IHEM
18 Clerk of the Board

19 By: 

20
21 (SEAL)

22
23 APPROVED AS TO FORM
24 August 15, 2017

25 By: 

26 MICHELLE CLACK
27 Supervising Deputy County Counsel

28 MPC:sk
7/31/17

G:\Property\SKelley\CZ ZONING ORD & FORM1\FORMAT.348\4863.doc


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STATE OF CALIFORNIA)
)
COUNTY OF RIVERSIDE) SS

I HEREBY CERTIFY that at a regular meeting of the Board of Supervisors of said county held on August 29, 2017, the foregoing ordinance consisting of 2 Sections was adopted by the following vote:

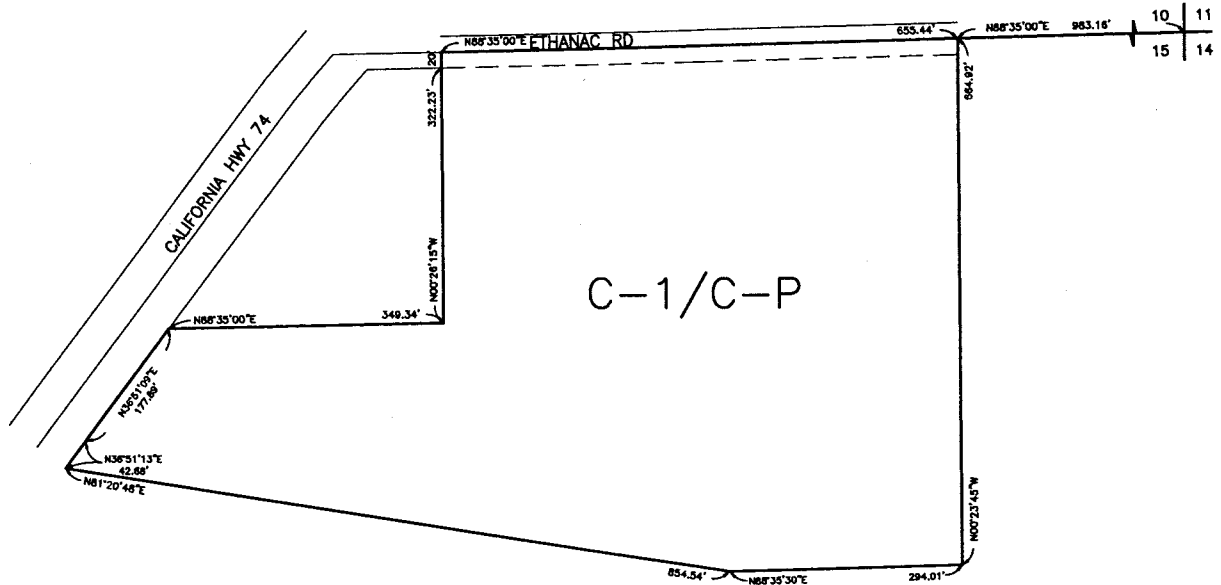
AYES: Jeffries, Washington, Perez and Ashley
NAYS: None
ABSENT: Tavaglione

DATE: August 29, 2017

KECIA HARPER-IHEM
Clerk of the Board
BY: 
Deputy

SEAL

MEADOWBROOK ZONING AREA
PROJ. SEC.15, T. 5 S., R.4 W., S.B.B.& M.



C-1/C-P

GENERAL COMMERCIAL

MAP NO. 2.2414

CHANGE OF OFFICIAL ZONING PLAN
AMENDING

MAP NO. 2, ORDINANCE NO. 348

CHANGE OF ZONE CASE NO. 7907
ADOPTED BY ORDINANCE NO. 348.4863

DATE: _____

RIVERSIDE COUNTY BOARD OF SUPERVISORS



CALL (951) 368-9222
EMAIL legal@southernca.com

THE PRESS-ENTERPRISE

DATE	ORDER NUMBER	PO Number	PRODUCT	SIZE	Amount
8/19/17	0010996615		PE Riverside	3 x 76 Li	296.40

Invoice text: CZ 7907 ORD. 348.4863

RECEIVED RIVERSIDE COUNTY
 CLERK / BOARD OF SUPERVISORS
 2017 AUG 24 AM 10:36

*Planning
17.2 of 08/29/07*

Placed by: Cecilia Gil

Legal Advertising Memo Invoice

BALANCE DUE

296.40

SALES/CONTACT INFORMATION		ADVERTISER INFORMATION		
SALES/CONTACT INFORMATION	BILLING DATE	BILLED ACCOUNT NUMBER	ADVERTISER/CLIENT NUMBER	ADVERTISER/CLIENT NAME
Nick Eller 951-368-9229	08/19/2017	5209148	5209148	BOARD OF SUPERVISORS

PLEASE DETACH AND RETURN THIS PORTION WITH YOUR REMITTANCE

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THE PRESS-ENTERPRISE

Legal Advertising Memo Invoice

BILLING ACCOUNT NAME AND ADDRESS

REMITTANCE ADDRESS

BOARD OF SUPERVISORS
COUNTY OF RIVERSIDE
'PO BOX 1147'
RIVERSIDE, CA 92502

CALIFORNIA NEWSPAPERS PARTNERSHIP
Riverside Press-Enterprise
PO BOX 54880
LOS ANGELES CA 90054-0880

THE PRESS-ENTERPRISE

1825 Chicago Ave, Suite 100
Riverside, CA 92507
951-684-1200
951-368-9018 FAX

**PROOF OF PUBLICATION
(2010, 2015.5 C.C.P)**

Publication(s): The Press-Enterprise

PROOF OF PUBLICATION OF

Ad Desc.: CZ 7907 ORD. 348.4863 /

I am a citizen of the United States. I am over the age of eighteen years and not a party to or interested in the above entitled matter. I am an authorized representative of THE PRESS-ENTERPRISE, a newspaper in general circulation, printed and published daily in the County of Riverside, and which newspaper has been adjudicated a newspaper of general circulation by the Superior Court of the County of Riverside, State of California, under date of April 25, 1952, Case Number 54446, under date of March 29, 1957, Case Number 65673, under date of August 25, 1995, Case Number 267864, and under date of September 16, 2013, Case Number RIC 1309013; that the notice, of which the annexed is a printed copy, has been published in said newspaper in accordance with the instructions of the person(s) requesting publication, and not in any supplement thereof on the following dates, to wit:

08/19/2017

I certify (or declare) under penalty of perjury that the foregoing is true and correct.

Date: August 19, 2017
At: Riverside, California



Legal Advertising Representative, The Press-Enterprise

BOARD OF SUPERVISORS
COUNTY OF RIVERSIDE
PO BOX 1147
RIVERSIDE, CA 92502

Ad Number: 0010996615-01

P.O. Number:

Ad Copy:

NOTICE OF PUBLIC HEARING BEFORE THE BOARD OF SUPERVISORS OF RIVERSIDE COUNTY ON A CHANGE OF ZONE AND AN ORDINANCE IN THE MEADOWBROOK - ELSINORE AREA, FIRST SUPERVISORIAL DISTRICT AND NOTICE OF INTENT TO ADOPT A NEGATIVE DECLARATION

NOTICE IS HEREBY GIVEN that a public hearing 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, August 29, 2017 at 10:30 A.M. or as soon as possible thereafter, to consider the application submitted by Valerie Gersch - Oz Bratene, on Change of Zone No. 7907, which proposes to change the zoning from Rural Residential (R-R) to General Commercial (C-1 Zone/C-P Zone), or such other zones as the Board may find appropriate; and, adoption of Ordinance No. 348.4863 ("the project"). The project is located north of Eugene Street, south of Ethanac Road, and east of Highway 74, First Supervisorial District.

The Planning Department recommended that the Board of Supervisors approve the project and adopt the Negative Declaration for Environmental Assessment No. 42891.

The project case file may be viewed from the date of this notice until the public hearing, Monday through Friday, from 8:00 a.m. to 5:00 p.m. at the 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 DEBORAH BRADFORD, PROJECT PLANNER, AT (951) 955-6646 OR EMAIL dbradfor@rivco.org.

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

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

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

Alternative formats available upon request to individuals with disabilities. If you require reasonable accommodation, please contact Lisa Wagner at (951) 955-1063 or email at LWagner@rivco.org, at least 72 hours prior to the hearing.

Dated: August 16, 2017 Kecia Harper-Ihem, Clerk of the Board
By: Cecilia Gil, Board Assistant

8/19

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CLERK/BOARD OF SUPERVISORS
2017 AUG 24 AM 10:37



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

KECIA HARPER-IHEM
Clerk of the Board of Supervisors

KIMBERLY A. RECTOR
Assistant Clerk of the Board

August 16, 2017

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

TEL : (951) 368-9229
E-MAIL: legals@pe.com

RE: NOTICE OF PUBLIC HEARING: CZ 7907, ORD. 348.4863, EA 42891

To Whom It May Concern:

Attached is a copy for publication in your newspaper for **One (1) time on Saturday, August 19, 2017.**

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

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

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

Thank you in advance for your assistance and expertise.

Sincerely,

Cecilia Gil

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

Gil, Cecilia

From: Legals <legals@pe.com>
Sent: Wednesday, August 16, 2017 9:50 AM
To: Gil, Cecilia
Subject: Re: FOR PUBLICATION: CZ 7907 ORD. 348.4863

Received for publication on 8/19. Proof with cost to follow.

Nick Eller

Modified Deadlines For Labor Day

<u>Publish Date</u>	<u>Deadline</u>
Wed 9/6	Thurs 8/31
Thurs 9/7	Fri 9/1

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Deadline is 10:30 AM, three (3) business days prior to the date you would like to publish.

****Additional days required for larger ad sizes****

****Employees of The Press-Enterprise are not able to give legal advice of any kind****

The Press-Enterprise PE.com / La Prensa

On Wed, Aug 16, 2017 at 9:42 AM, Gil, Cecilia <CCGIL@rivco.org> wrote:

Good morning!

Notice of Public Hearing, for publication on Saturday, August 19, 2017. Please confirm. THANK YOU!

Cecilia Gil

Board Assistant

Clerk of the Board of Supervisors

4080 Lemon St., 1st Floor, Room 127

Riverside, CA 92501

(951) 955-8464 Fax (951) 955-1071

Mail Stop# 1010

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 August 16, 2017, I forwarded to Riverside County Clerk & Recorder's Office a copy of the following document:

NOTICE OF PUBLIC HEARING

CZ 7907 and ORD. NO. 348.4863

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

Board Agenda Date: August 29, 2017 @ 10:30 A.M.

SIGNATURE: Cecilia Gil DATE: August 16, 2017
Cecilia Gil

Gil, Cecilia

From: Garrett, Nancy <ngarrett@asrclkrec.com>
Sent: Wednesday, August 16, 2017 9:55 AM
To: Gil, Cecilia; Buie, Tammie; Kennemer, Bonnie; Meyer, Mary Ann
Subject: RE: FOR POSTING: CZ 7907 ORD. 348.4863

Good Morning,

Filing has been received and will be posted.

Thanks,



ASSESSOR-COUNTY CLERK-RECORDER
Riverside County, CA

Nancy Garrett

ACR Tech II
Clerks Office-Gateway
951-486-7427 micro 7-7427

From: Gil, Cecilia [mailto:CCGIL@RIVCO.ORG]
Sent: Wednesday, August 16, 2017 9:43 AM
To: Buie, Tammie <tbuie@asrclkrec.com>; Garrett, Nancy <ngarrett@asrclkrec.com>; Kennemer, Bonnie <bkenneme@asrclkrec.com>; Meyer, Mary Ann <MaMeyer@asrclkrec.com>
Subject: FOR POSTING: CZ 7907 ORD. 348.4863

Good morning! Notice of Public Hearing for POSTING. Please confirm. THANK YOU!

Cecilia Gil

Board Assistant
Clerk of the Board of Supervisors
4080 Lemon St., 1st Floor, Room 127
Riverside, CA 92501
(951) 955-8464 Fax (951) 955-1071
Mail Stop# 1010
ccgil@rivco.org
<http://rivcocob.org/>



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NOTICE OF PUBLIC HEARING BEFORE THE BOARD OF SUPERVISORS OF RIVERSIDE COUNTY ON A CHANGE OF ZONE AND AN ORDINANCE IN THE MEADOWBROOK – ELSINORE AREA, FIRST SUPERVISORIAL DISTRICT AND NOTICE OF INTENT TO ADOPT A NEGATIVE DECLARATION

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

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Dated: August 16, 2017

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

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 County of Riverside, do hereby certify that I am not a party to the within action or proceeding; that on August 16, 2017, I mailed a copy of the following document:

NOTICE OF PUBLIC HEARING

CZ 7907 and ORD. NO. 348.4863

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: August 29, 2017 @ 10:30 AM

SIGNATURE: Cecilia Gil DATE: August 16, 2017
Cecilia Gil

PROPERTY OWNERS CERTIFICATION FORM

I, VINNIE NGUYEN, certify that on 12/12/2016

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

APN (s) or case numbers CZ07907/PP26006 For

Company or Individual's Name Planning Department

Distance buffered 800'

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

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

NAME: Vinnie Nguyen

TITLE GIS Analyst

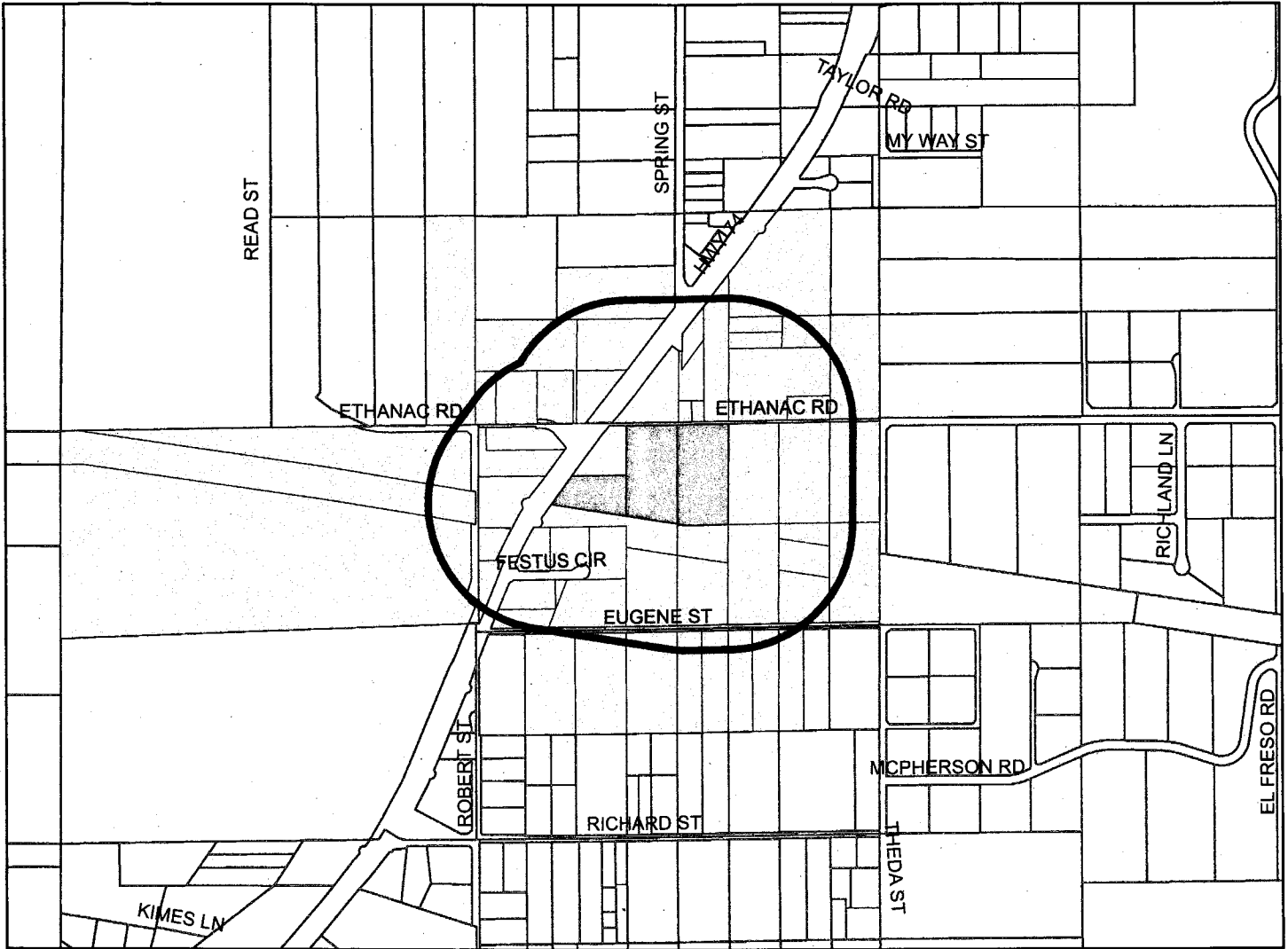
ADDRESS: 4080 Lemon Street 2nd Floor

Riverside, Ca. 92502

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

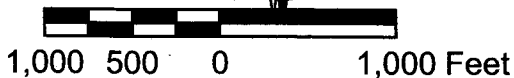
D. Bradford 12/14/16

CZ07907 / PP26006 (800 feet buffer)



Selected Parcels

345-150-030	345-150-027	345-070-025	345-160-045	345-190-016	345-150-036	345-070-037	345-070-038	345-070-022	345-070-006
345-160-046	345-070-030	345-150-016	345-070-033	345-160-005	345-070-046	345-150-033	345-150-034	345-070-043	345-160-004
345-070-016	345-020-019	345-150-035	345-150-015	345-150-017	345-070-045	345-150-020	345-070-004	345-070-040	345-070-028
345-160-047	345-150-032	345-070-039	345-150-022	345-160-006	345-150-005	345-150-029	345-150-037	345-150-008	345-150-031
345-150-023	345-190-014	345-150-026	345-150-028	345-150-038	345-150-039	345-150-040	345-190-002	345-070-007	345-070-026
345-070-027	345-150-018	345-150-013	345-150-014	345-150-041	345-070-044	345-070-041	345-150-019	345-150-025	345-160-003
345-160-007									



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: 345020019, APN: 345020019
JUAN ABREU
2519 HOPE ST
HUNTINGTON BEACH CA 90255

ASMT: 345070028, APN: 345070028
NICOLAS DIAZ
21766 ETHANAC ST
PERRIS, CA. 92570

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

ASMT: 345070030, APN: 345070030
GILBERT CAMPAS
25850 ETHANAC RD
PERRIS CA 92570

ASMT: 345070006, APN: 345070006
PATRICIA WEISZ, ETAL
39100 CALLE BELLAGIO
TEMECULA CA 92592

ASMT: 345070033, APN: 345070033
GRACE CAMPAS, ETAL
25850 HIGHWAY 74
PERRIS, CA. 92570

ASMT: 345070007, APN: 345070007
STEVEN MARTIN
3622 W SLAUSON AVE
LOS ANGELES CA 90043

ASMT: 345070038, APN: 345070038
DIANA RYDER, ETAL
25911 STATE HIGHWAY 74
PERRIS CA 92585

ASMT: 345070016, APN: 345070016
JOSEPH BUBBICO
500 W GRAHAM AVE NO 1310
LAKE ELSINORE CA 92531

ASMT: 345070039, APN: 345070039
PRIME CORNERS LP
12671 HIGH BLUFF DR 150
SAN DIEGO CA 92130

ASMT: 345070022, APN: 345070022
FEBE PANTOJA
633 W 11TH ST
SAN PEDRO CA 90731

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

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

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

027907 (50)



ASMT: 345070043, APN: 345070043
MARIA CORTES, ETAL
21240 MILO AVE
PERRIS CA 92570

ASMT: 345150020, APN: 345150020
MA NUNEZ MARTINEZ
835 VOLANDE CT
PERRIS CA 92571

ASMT: 345070044, APN: 345070044
VICENTA CRUZ
25878 STATE HIGHWAY 74
PERRIS CA 92570

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

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

ASMT: 345150023, APN: 345150023
ROSA CASTRO
881 E HEATHER DR
QUEEN CREEK AZ 85140

ASMT: 345150008, APN: 345150008
RONALD ALLEN
53013 CLIMBER CT
LAKE ELSINORE CA 92532

ASMT: 345150025, APN: 345150025
WILLIE TISDALE
4411 MYRTLE AVE
LONG BEACH CA 90807

ASMT: 345150015, APN: 345150015
BRIDGETT KING, ETAL
21851 ETHANAC RD
PERRIS, CA. 92570

ASMT: 345150027, APN: 345150027
BARBARA CHACHULSKI
22600 BUTTERCUP PL
SUN CITY CA 92587

ASMT: 345150017, APN: 345150017
CUONG BUI, ETAL
918 S OAKHAVEN CIR
ANAHEIM CA 92804

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

ASMT: 345150018, APN: 345150018
TONY ALVAREZ
21814 RAVENNA AVE
CARSON CA 90745

ASMT: 345150030, APN: 345150030
ESTELLA PENA, ETAL
24392 ARMADA DR
DANA POINT CA 92629



ASMT: 345150031, APN: 345150031
JEANETTE MOORE, ETAL
21670 FESTUS CIR
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ASMT: 345150040, APN: 345150040
SOUTHERN CALIFORNIA EDISON CO
C S REENDERS ASST COMPTROLLER
P O BOX 800
ROSEMEAD CA 91770

ASMT: 345150032, APN: 345150032
OM GRAY
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ROLLING HILLS EST CA 90274

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

ASMT: 345150033, APN: 345150033
JOHN MARRELLI
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CARLSBAD CA 92010

ASMT: 345160003, APN: 345160003
XIAOJIE ZHANG
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ASMT: 345150034, APN: 345150034
ANTONIA GARCIA, ETAL
2733 WEBSTER AVE
LONG BEACH CA 90810

ASMT: 345160004, APN: 345160004
JOSE GUTIERREZ
5019 WIMMER AVE
BALDWIN PARK CA 91706

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

ASMT: 345160005, APN: 345160005
JANET CISNEROS
7014 HAZELTINE AVE
VAN NUYS CA 91405

ASMT: 345150036, APN: 345150036
RAPHAEL LIZARRAGA, ETAL
13179 BALBOA LN
MORENO VALLEY CA 92553

ASMT: 345160006, APN: 345160006
CHRISTOPHER WERMERS, ETAL
C/O CHRISTOPHER WERMERS
21781 EUGENE ST
PERRIS, CA. 92570

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

ASMT: 345160007, APN: 345160007
YESSICA HERNANDEZ
21761 EUGENE ST
PERRIS, CA. 92570



ASMT: 345160045, APN: 345160045
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LOS ANGELES CA 90065

ASMT: 345160046, APN: 345160046
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128 N BOBWHITE WAY
ORANGE CA 92869

ASMT: 345160047, APN: 345160047
LYNN GRITTON, ETAL
C/O LYNN R GRITTON
27245 HIGHWAY 74
PERRIS CA 92570

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2ND FLOOR
2131 WALNUT GROVE AVE
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





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

KECIA HARPER-IHEM
Clerk of the Board of Supervisors

KIMBERLY A. RECTOR
Assistant Clerk of the Board

September 6, 2017

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

TEL: (951) 368-9229
E-MAIL: legals@pe.com

RE: ADOPTION OF ORDINANCE NO. 348.4863

To Whom It May Concern:

Attached is a copy for publication in your newspaper for **ONE (1) TIME** on **Saturday, September 9, 2017**.

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

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

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

Thank you in advance for your assistance and expertise.

Sincerely,

Cecilia Gil

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

Gil, Cecilia

From: Legals <legals@pe.com>
Sent: Wednesday, September 6, 2017 10:15 AM
To: Gil, Cecilia
Subject: Re: FOR PUBLICATION: Adoption of Ord. No. 348.4863

Received for publication on 9/9. Proof with cost to follow.

Nick Eller

Legal Advertising Phone: **951-368-9222** / Fax: **951-368-9018** / E-mail: legals@pe.com
Deadline is **10:30 AM, three (3) business days prior to the date you would like to publish.**
****Additional days required for larger ad sizes****
****Employees of The Press-Enterprise are not able to give legal advice of any kind****

The Press-Enterprise PE.com / La Prensa

On Wed, Sep 6, 2017 at 9:58 AM, Gil, Cecilia <CCGIL@rivco.org> wrote:

Good morning! Attached is an Adoption of Ordinance, for publication on Saturday, Sept. 9. Please confirm. THANK YOU!

Cecilia Gil

Board Assistant

Clerk of the Board of Supervisors

4080 Lemon St., 1st Floor, Room 127

Riverside, CA 92501

(951) 955-8464 Fax (951) 955-1071

Mail Stop# 1010

ccgil@rivco.org

<http://rivcocob.org/>

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

(INSERT ORDINANCE NO. 348.4863)

Chuck Washington, Vice-Chairman of the Board

I HEREBY CERTIFY that at a regular meeting of the Board of Supervisors of said County, held on **August 29, 2017**, the foregoing Ordinance consisting of two (2) sections was adopted by said Board by the following vote:

AYES: Jeffries, Washington, Perez and Ashley
NAYS: None
ABSENT: Tavaglione

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

1 ORDINANCE NO. 348.4863

2 AN ORDINANCE OF THE COUNTY OF RIVERSIDE

3 AMENDING ORDINANCE NO. 348 RELATING TO ZONING

4 The Board of Supervisors of the County of Riverside ordains as follows:

5 Section 1. Section 4.1 of Ordinance No. 348, and official Zoning Plan Map No. 2, as
6 amended, are further amended by placing in effect in the Meadowbrook Area, the zone or zones as shown
7 on the map entitled "Change of Official Zoning Plan Amending Ordinance No. 348, Map No. 2.2414,
8 Change of Zone Case No. 7907" which map is made a part of this ordinance.

9 Section 2. This ordinance shall take effect 30 days after its adoption.

10
11 ~~BOARD OF SUPERVISORS OF THE COUNTY
12 OF RIVERSIDE, STATE OF CALIFORNIA~~


13 By: _____
14 ~~Chairman, Board of Supervisors~~

15 ATTEST:
16 KECIA HARPER-IHEM
17 Clerk of the Board

18
19 By: _____

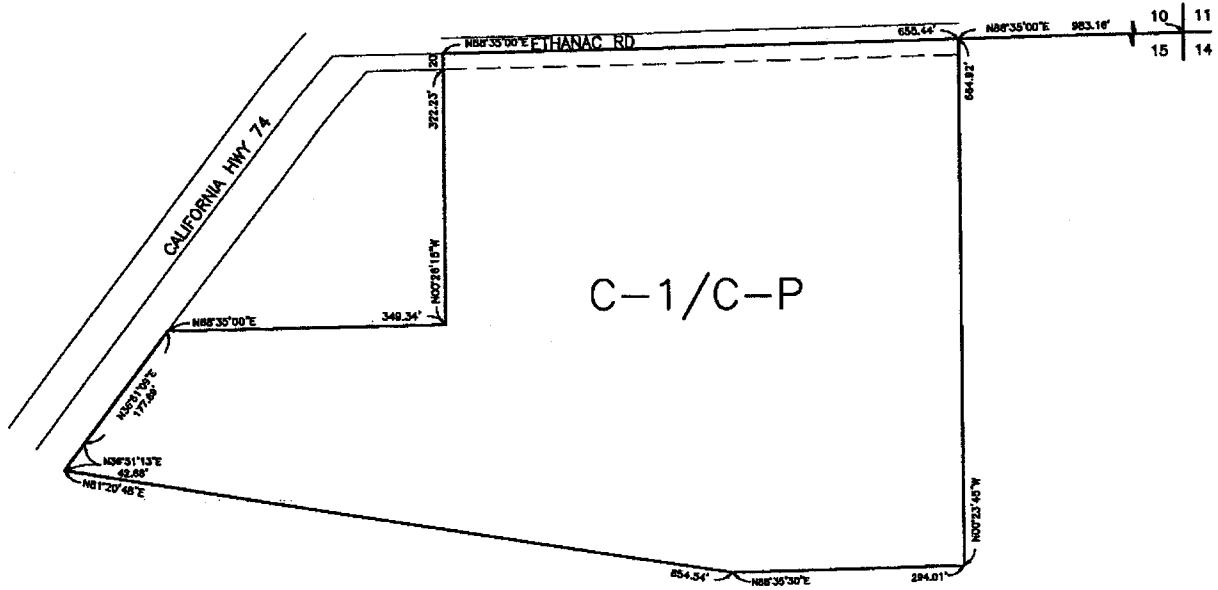
20
21 (SEAL)

22
23 APPROVED AS TO FORM
24 August 15, 2017

25
26 By: 
27 MICHELLE CLACK
Supervising Deputy County Counsel

28 MPC:sk
7/31/17

MEADOWBROOK ZONING AREA
PROJ. SEC.15, T. 5 S., R.4 W., S.B.B.& M.



C-1/C-P

GENERAL COMMERCIAL

MAP NO. 2.2414

CHANGE OF OFFICIAL ZONING PLAN
AMENDING

MAP NO. 2, ORDINANCE NO. 348

CHANGE OF ZONE CASE NO. 7907
ADOPTED BY ORDINANCE NO. 348.4863

DATE: _____

RIVERSIDE COUNTY BOARD OF SUPERVISORS

ASSESSORS PARCEL NO.: 345-150-041, 345-150-013, 345-150-014



**PLANNING COMMISSION
MINUTE ORDER
APRIL 19, 2017**

I. AGENDA ITEM 4.1

CHANGE OF ZONE 7907 and PLOT PLAN NO. 26006 – Intent to adopt a Negative Declaration – Applicant: Valerie C. Gersch – Engineer/Representative: Oz Bratene – First Supervisorial District – Elsinore Area Plan – Meadowbrook Zoning Area – Meadowbrook Rural Village Land Use Overlay Area – General Plan: Community Development: Very Low Density Residential (CD-VLDR) – Zoning: Rural Residential (R-R) – Location: Northerly of Eugene Street, southerly of Ethanac Road, and easterly of Highway 74 – 11.61 Acres.

II. PROJECT DESCRIPTION:

A Change of Zone (CZ07907) to change the site's Zoning Classification from Rural Residential (R-R) to General Commercial (C-1/C-P) and a Plot Plan (PP26006) to entitle an existing outside vehicle storage yard and U-Haul Rental Facility.

III. MEETING SUMMARY:

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

Spoke in favor:

Oz Bratene, Applicant's Representative.

No one spoke in opposition or in a neutral position.

IV. CONTROVERSIAL ISSUES:

None.

V. PLANNING COMMISSION ACTION:

Public Comments: Closed

Motion by Commissioner Shaffer, 2nd by Commissioner Sanchez

A vote of 5-0

PLANNING STAFF RECOMMEND THE FOLLOWING ACTIONS TO THE BOARD OF SUPERVISORS:


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

TENTATIVELY APPROVE Change of Zone No. 7908; and,

APPROVE Plot Plan No. 26008.

Agenda Item No.: 4.7
Area Plan: Elsinore
Zoning Area: Meadowbrook
Supervisorial District: First
Project Planner: Deborah Bradford
Planning Commission: April 19, 2017

CHANGE OF ZONE NO. 7907
PLOT PLAN NO. 26006
Environmental Assessment No. 42891
Applicant: Valerie Gersch
Engineer/Representative: Oz Bratene



Charissa Leach, P.E.
Assistant TLMA Director

COUNTY OF RIVERSIDE PLANNING DEPARTMENT STAFF REPORT

PROJECT DESCRIPTION: The proposed project consists of: (1) Change of Zone No. 7907, to change the project site's Zoning Classification from Rural Residential (R-R) to General Commercial (C-1 Zone/C-P Zone) and (2) Plot Plan No. 26006, to entitle an existing vehicle/boat/trailer storage and U-Haul rental facility, on three parcels, totaling 11.6 gross acres.

PROJECT LOCATION: The project site is generally located north of Eugene Street, south of Ethanac Road, east of State Highway 74 and is within the Rural Village Land Use Overlay and Elsinore Area Plan.

PROJECT APNs: 345-150-013, 345-150-014, and 345-150-041

BACKGROUND:

The project site is comprised of 11.6 gross acres. The site contains an existing vehicle/trailer/boat storage and U-Haul rental facility, currently in operation, but without the necessary entitlements. To bring this use into conformance with Ordinance 348, a Plot Plan application was filed to allow for the continued use of the project site, through the establishment of a new entitlement. As a part of this application, the applicant will be screening the outside storage areas from the public rights-of-way, demolishing dilapidated structures, installing a new septic system, and providing new landscape material along the property frontage. Furthermore, the business spans three separate parcels. As such, the applicant will be required to complete a Parcel Merger, creating a single lot from all three. This requirement has been added as a condition of approval to be completed prior to the issuance of any building permits.

Policy Area

The project site is located within the Meadowbrook Rural Village Land Use Overlay within the Elsinore Area Plan. Pursuant to the Elsinore Area Plan, the overlay area is described as follows:

Rural Village Overlay Study Areas were identified on the Elsinore Area Plan map for the community of Meadowbrook (along State Highway Route 74 northeasterly of the City of Lake Elsinore) in the 2003 General Plan. Prior to the adoption of the 2008 General Plan Update, all relevant factors were studied in more detail on a parcel-by-parcel basis through a spatial analysis. As a result of this analysis, county review, and community discussions, the boundary and policies of these study areas were modified and a Rural Village Land Use Overlay was created to strategically intensify the uses in the targeted core areas of Meadowbrook, but not in El Cariso. Figure 5 of the Elsinore Area Plan establishes these alternative land uses within the overlay boundary area.

The overlay provides for a more flexible land use plan along the Highway 74 frontage parcels both to the east and west. This project's site has an existing General Plan Land Use designation of Very Low Density

Residential. However, the land use identified within the overlay boundary for the project site is Commercial Retail. In conjunction with this project's Zone Change to General Commercial, the site's use as a vehicle/boat/trailer storage and U-Haul rental facility, the Zone, and General Plan will all be in conformance with each other.

Tribal Consultation

In accordance with AB 52, consultation notification requests were sent to six tribes on May 4, 2016. Staff received no requests to consult nor conditions to be added to the project, from any of the six noticed Tribes. As a result, the tribal consultation review period concluded on August 30, 2016.

SUMMARY OF FINDINGS:

- | | |
|--|--|
| 1. Existing General Plan Land Use (Ex. #5): | Community Development: Very Low Density Residential |
| 2. Surrounding General Plan Land Use (Ex. #5): | Rural Residential (R-R) to the north, Commercial Retail to the west and south, and Very Low Density Residential (VLDR) to the east |
| 3. Existing Zoning (Ex. #3): | Rural Residential (R-R) |
| 4. Land Use Overlay: | Meadowbrook Rural Village |
| 5. Surrounding Zoning (Ex. #2): | Rural Residential (R-R) |
| 6. Existing Land Use (Ex. #1): | Outside vehicle storage yard and U-Haul Rental Facility |
| 7. Surrounding Land Use (Ex. #1): | Scattered commercial and residential uses and vacant land |
| 8. Project Data: | Total Acreage: 11.6 |
| 9. Environmental Concerns: | See attached environmental assessment |

RECOMMENDATIONS:

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

ADOPT a NEGATIVE DECLARATION for ENVIRONMENTAL ASSESSMENT NO. 42891, 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,

TENTATIVELY APPROVE CHANGE OF ZONE NO. 7907 to change the project site's Zoning Classification from Rural Residential (R-R) to General Commercial (C-1 Zone / C-P Zone) in accordance with Exhibit #3, subject to adoption of the Zoning Ordinance by the Board of Supervisors; and,

APPROVE PLOT PLAN NO. 26006, subject to the attached conditions of approval, and based upon the findings and conclusions incorporated in the staff report.

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

1. The project site has a General Plan Land Use designation of Community Development: Very Low Density Residential (CD:VLDR) within the Elsinore Area Plan.
2. The project site is surrounded by properties that have a General Plan Land Use Designation of Rural Residential (R-R) to the north, Commercial Retail to the west and south and Very Low Density Residential (VLDR) to the east.
3. The project site is located within the Meadowbrook Rural Village Land Use Overlay boundary, within the Elsinore Area Plan. The overlay area establishes the project site with an alternative land use of Commercial Retail.
4. The project site has an existing Zoning Classification of Rural Residential (R-R).
5. The proposed Zoning Classification for the subject site is General Commercial (C-1 Zone / C-P Zone).
6. The use of a vehicle/boat/trailer storage and U-Haul rental facility, are permitted uses within the General Commercial (C-1 Zone / C-P Zone), subject to Plot Plan approval, in accordance with Sections 9.1b (18) and (19) of Ordinance No. 348.
7. The use of a vehicle/boat/trailer storage and U-Haul rental facility is consistent with the Commercial Retail designation established by the Meadowbrook Rural Village Land Use Overlay in the following ways:
 - a. ELAP 5.1 Allow areas designated with the Rural Village Land Use Overlay to develop according to the standards of this section. Otherwise, the standards of the underlying land use designation shall apply. Although the Elsinore General Plan does not establish specific development or design guidelines for development within the overlay, vehicle/boat/trailer storage and U-Haul rental facility are permitted uses, subject to Plot Plan approval. Furthermore, this is characterized as a commercial use and has been analyzed accordingly.
 - b. ELAP 5.2 In the Meadowbrook Land Use Overlay, commercial uses, small-scale industrial uses (including mini-storage facilities), and residential uses at densities higher than those levels depicted on the Area Plan may be approved as designated in the overlay. Additionally, existing commercial and industrial uses may be relocated to this Rural Village Land Use Overlay as necessary in conjunction with the widening of State Highway Route 74. A vehicle/boat/trailer storage and U-Haul rental facility is considered a commercial use, and is therefore consistent with this overlay policy.

CHANGE OF ZONE NO. 7907 and PLOT PLAN NO. 26006

Planning Commission Staff Report: April 19, 2017

Page 4 of 6

8. The proposed project is consistent with the development standards set forth in the General Commercial (C-1 Zone / C-P Zone) including:
 - a. The C-1 Zone / C-P Zone does not have a minimum lot area requirement. The project site is comprised of 11.6 acres and can adequately support this project. The project is consistent with this standard.
 - b. There are no setback requirements for buildings located in the C-1 Zone / C-P Zone that do not exceed 35 feet in height. Structures existing on-site do not exceed this height limit and no new structures are proposed. Therefore the setbacks are consistent with this standard.
 - c. The storage of the recreational vehicles, trailers and boats will be located in designated spaces and will comply with the requirements in Section 18.30 of Ordinance 348 as they pertain to storage of vehicles.
9. The project site is surrounded by residential and commercial uses.
10. This project site is not located within a Criteria Area of the Western Riverside County Multiple Species Habitat Conservation Plan (WRCMSHCP).
11. In accordance with AB 52, consultation notification requests were sent to six tribes on May 4, 2016. Staff received no requests to consult nor conditions to be added to the project, from any of the six noticed Tribes. As a result, the tribal consultation review period concluded on August 30, 2016.
12. The project site is located within a Very High fire hazard area and is within the State Responsibility Area ("SRA") for fire protection services. As part of being within an SRA, the Director of the Department of Forestry and Fire Protection or his/her designee shall be notified of applications for building permits, tentative parcel/tract maps, and other types of proposed entitlements, which result in construction. Riverside County Code Section 8.32.050 (C) (2) states that the Fire Chief is authorized and directed to enforce all applicable State fire laws and provisions of this ordinance and to perform such duties as directed by the Board of Supervisors. Assistant Fire Marshall Swarhout stated that they have the authority to enforce all applicable State fire laws and that the notification requirement of Title 14 has been met. The following additional findings have been met:
 - a. The proposed Plot Plan is for the legalization of an existing vehicle/boat/trailer storage yard and U-Haul facility and is in compliance sections 4290 and 4291 of the Public Resources Code. This project is not an expansion of the use. No new construction will occur. Fire protection services can easily access the site, which is located adjacent to Highway 74.
 - b. Fire protection and suppression services are available for the site through the California Department of Forestry and Fire Protection.
 - c. The project meets the regulations regarding road standards for fire equipment access adopted pursuant to **Section 4290 et seq. of the Public Resources Code, the regulations adopted thereto**, and Riverside County Ordinance No. 787. All necessary roadway infrastructure exists and the project site is located adjacent to Highway 74. There is adequate accessibility to the project site for all emergency service vehicles.
13. The project site is located within the Fee Assessment Area for the Stephen's Kangaroo Rat Habitat Conservation Plan (SKRHCP). Per County Ordinance No. 663 and the SKRHCP, all applicants for

development permits within the boundaries of the Fee Assessment Area who cannot satisfy mitigation requirements through on-site mitigation, as determined through the environmental review process, shall pay a Mitigation Fee of \$500.00 per gross acre of the parcels proposed for development. Payment of the SKRHCP Mitigation Fee for this Project, instead of on-site mitigation, will not jeopardize the implementation of the SIRHCP as all core reserves required for permanent Stephen's Kangaroo Rat habitat have been acquired and no new land or habitat is required to be conserved under the SKRHCP. Condition of Approval 60. PLANNING. 7 has been added to ensure compliance with this requirement.

14. Environmental Assessment No. 42891 identified no potentially significant impacts and resulted in the preparation of a Negative Declaration.

CONCLUSIONS:

1. The proposed project is in conformance with the Community Development: Very Low Density Residential (CD:VLDR), and with all other elements of the Riverside County General Plan.
2. The project site is located within the Meadowbrook Rural Village Land Use Overlay boundary, within the Elsinore Area Plan. The overlay area establishes the project site with an alternative land use of Commercial Retail and this project is consistent with the overlay designation.
3. The proposed project is consistent with the General Commercial (C-1 Zone / C-P Zone) zoning classifications of Ordinance No. 348, and with all other applicable provisions of Ordinance No. 348.
4. The public's health, safety, and general welfare are protected through project design.
5. The proposed project is compatible with the present and future logical development of the area.
6. The proposed project will not have a significant effect on the environment.
7. The proposed project will not preclude reserve design for the Western Riverside County Multiple Species Habitat Conservation Plan (WRCMSHCP).

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 City Sphere of Influence; or
 - b. A County Service Area; or
 - c. A Fault Zone; or
 - d. A Liquefaction Potential Area; or
 - e. A Subsidence Area; or
 - f. An Airport Influence Area; or
 - g. A Western Riverside County Multi-Species Habitat Conservation Plan (WRMSHCP) Cell Group.
3. The project site **is** located within:

- a. A Very High Fire Hazard Area; and
 - b. A State Responsibility Area for fire protection services; and
 - c. In, or partially within a Stephen's Kangaroo Rat Fee Area; and
 - d. The Perris and Perris Union High School District.
4. The subject site is currently designated as Assessor's Parcel Numbers 345-150-013, 345-150-014, and 345-150-041

RIVERSIDE COUNTY PLANNING DEPARTMENT
CZ07907 PP26006
VICINITY/POLICY AREAS

Supervisor: Jeffries
 District 1

Date Drawn: 12/12/2016
 Vicinity Map



Zoning Area: Meadowbrook

Author: Vinnie Nguyen

DISCLAIMER: On December 7, 2008, the County of Riverside adopted a new General Plan. The new General Plan is a long-term vision for the County and its people. For more information regarding the General Plan, please contact the Riverside County Planning Department at (951) 952-8277. (Riverside County) or Michael.Miller@rivco.net

RIVERSIDE COUNTY PLANNING DEPARTMENT
CZ07907 PP26006

Supervisor: Jeffries
District 1

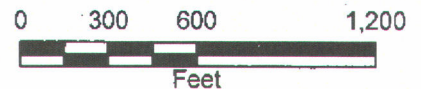
Date Drawn: 12/12/2016
Exhibit 1

LAND USE



Zoning Area: Meadowbrook

Author: Vinnie Nguyen



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

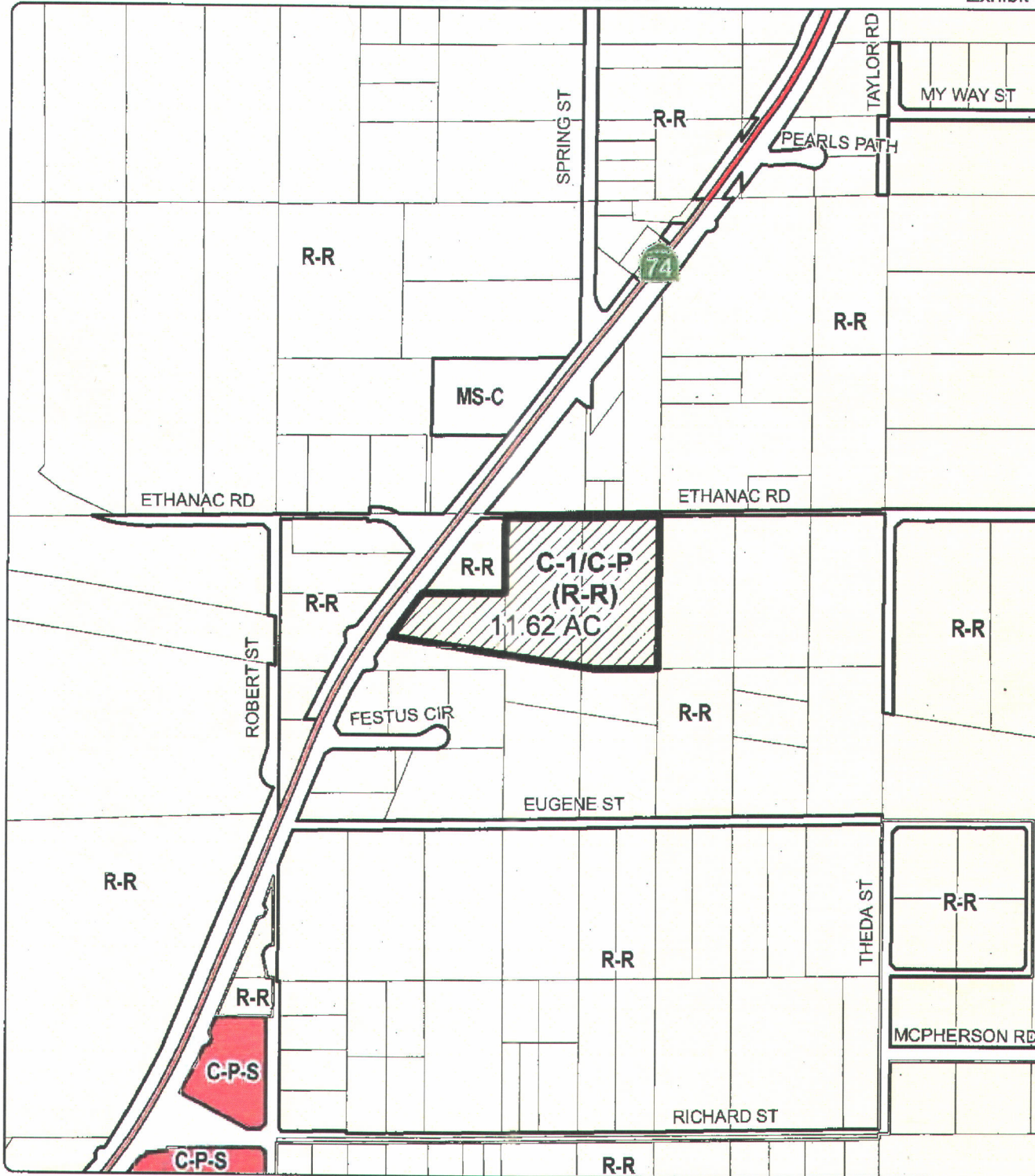
RIVERSIDE COUNTY PLANNING DEPARTMENT

CZ07907 PP26006

PROPOSED ZONING

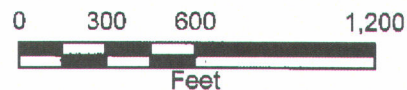
Supervisor: Jeffries
District 1

Date Drawn: 12/12/2016
Exhibit 3



Zoning Area: Meadowbrook

Author: Vinnie Nguyen



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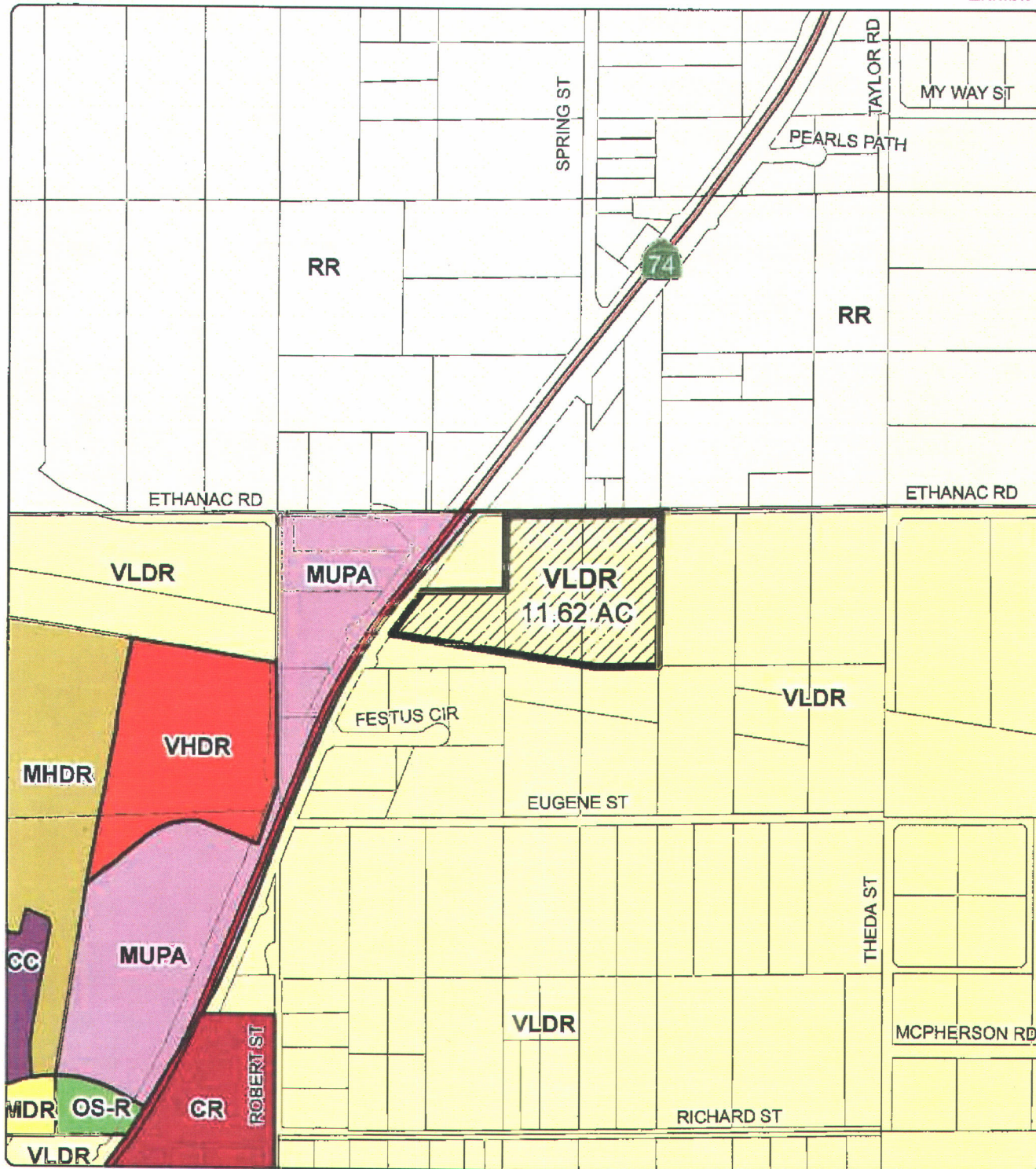
RIVERSIDE COUNTY PLANNING DEPARTMENT

CZ07907 PP26006

EXISTING GENERAL PLAN

Supervisor: Jeffries
District 1

Date Drawn: 12/12/2016
Exhibit 5

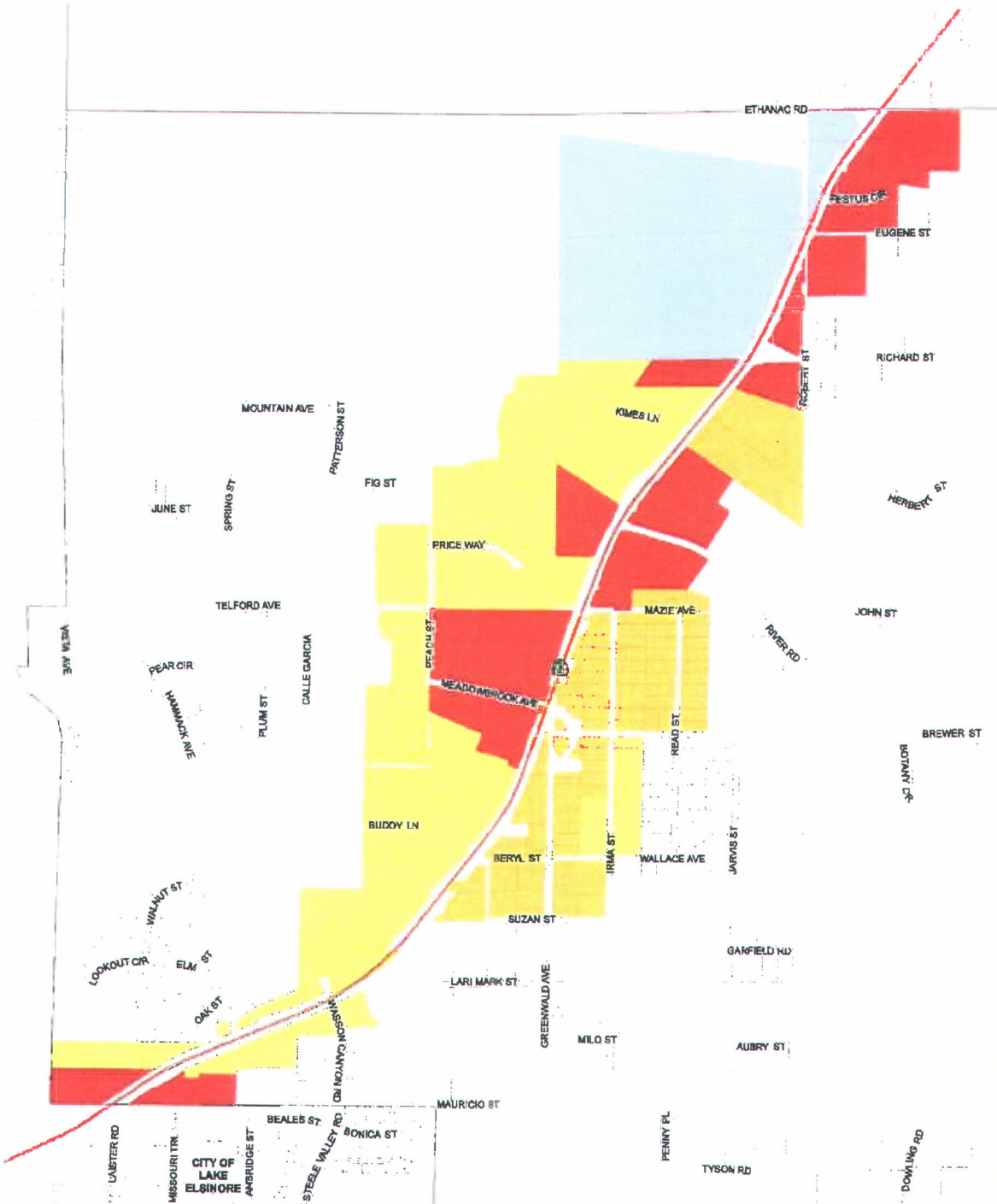


Zoning Area: Meadowbrook

Author: Vinnie Nguyen



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



Data Source: Riverside County Planning

- COMMUNITY DEVELOPMENT**
- Medium Density Residential
 - Medium High Density Residential
 - Commercial Retail
 - Light Industrial
- Highways
 - Area Plan Boundary
 - Waterbodies
 - City Boundary

Figure 5

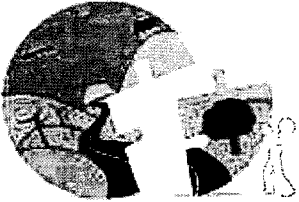
December 8, 2015

0 0.15 0.3 Miles

Disclaimer: Maps and data are to be used for reference purposes only. They feature an approximation, and are not necessarily accurate in surveying or engineering standards. The County of Riverside makes no warranty or guarantee as to the content. It is the user's responsibility to verify, 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.



**ELSINORE AREA PLAN
MEADOWBROOK RURAL
VILLAGE OVERLAY**



RIVERSIDE COUNTY
PLANNING DEPARTMENT

Steve Weiss, AICP
Planning Director

NEGATIVE DECLARATION

Project/Case Number: PP26006 and CZ7907

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/Initial Study).

COMPLETED/REVIEWED BY:

By: Deborah Bradford Title: Project Planner Date: December 8, 2016

Applicant/Project Sponsor: Valerie Gersch Date Submitted: April 11, 2016

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 Deborah Bradford at (951)955-6646.

Revised: 12/08/16
Y:\Planning Master Forms\CEQA Forms\Negative Declaration.doc

Please charge deposit fee case#: ZEA42891 ZCFG06264

FOR COUNTY CLERK'S USE ONLY

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COUNTY OF RIVERSIDE

ENVIRONMENTAL ASSESSMENT FORM: INITIAL STUDY

Environmental Assessment (E.A.) Number: 42891
Project Case Type (s) and Number(s): Change of Zone No. 7907 and Plot Plan No. 26006
Lead Agency Name: County of Riverside Planning Department
Address: P.O. Box 1409, Riverside, CA 92502-1409
Contact Person: Deborah Bradford, Project Planner
Telephone Number: (951) 955-6646
Applicant's Name: Valerie Gersch
Applicant's Address: 9780 Kiwi Meadow Lane, Escondido, CA 92026

I. PROJECT INFORMATION

Project Description: The proposed project consists of: (1) Change of Zone No. 7907, to change the project site's Zoning Classification from Rural Residential (R-R) to General Commercial (C-1 Zone/C-P Zone) and (2) Plot Plan No. 26006, to entitle an existing vehicle/boat/trailer storage and U-Haul rental facility, on three parcels, totaling 11.6 gross acres.

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

B. Total Project Area: 11.6 gross acres

Residential Acres: N/A	Lots: N/A	Units: N/A	Projected No. of Residents: N/A
Commercial Acres: 11.6	Lots: 3	Sq. Ft. of Bldg. Area: 240	Est. No. of Employees:
Industrial Acres: N/A	Lots: N/A	Sq. Ft. of Bldg. Area: N/A	Est. No. of Employees: N/A
Other: N/A			

C. Assessor's Parcel No(s): 345-150-013, 345-150-014, and 345-150-041

Street References: The project site is generally located north of Eugene Street, south of Ethanac Road, east of State Highway 74 and is within the Rural Village Land Use Overlay and Elsinore Area Plan.

D. Section, Township & Range Description or reference/attach a Legal Description: Section: 15, Township: 5S & Range: 4W

E. Brief description of the existing environmental setting of the project site and its surroundings: Scattered residential, commercial development, and light industrial uses.

II. APPLICABLE GENERAL PLAN AND ZONING REGULATIONS

A. General Plan Elements/Policies:

- 1. Land Use:** The site's General Plan Land Use designation is Community Development: Very Low Density Residential (CD: VLDR) and is within the Elsinore Area Plan. The site is also located within the Meadowbrook Rural Village Land Use Overlay, which has an alternative land use designation of Commercial Retail, which provides for the establishment of commercial uses. The project site has an existing Zoning Classification of Rural Residential (R-R). Under the alternative land use of Commercial Retail and in conjunction with the

Change of Zone to General Commercial, the vehicle/boat/trailer storage and U-Haul rental facility is in conformance.

2. **Circulation:** The proposed project is to legalize an existing vehicle/boat/trailer storage yard and U-Haul rental facility and for a Change of Zone. The project site is adequately served along the western portion of the site by State Route 74 and Ethanac Road to the north. The proposed project will not result in an expansion of what is currently existing thereby resulting in a conflict with the Circulation Policies of the General Plan.
3. **Multipurpose Open Space:** The proposed project is to legalize an existing vehicle/boat/trailer storage yard and U-Haul rental facility and for a Change of Zone. The proposed project is located within a rural area that is designated for residential and commercial uses. The project is not in conflict with the Multipurpose Open Space policies of the General Plan, in that the project is an existing use and will not result in an expansion of what is currently existing.
4. **Safety:** The proposed project is to legalize an existing vehicle/boat/trailer storage yard and U-Haul rental facility and for a Change of Zone. The removal of dilapidated structures, the installation of a new septic system, landscaping and organization of the project site will result in a safer environment. The proposed project is an will not result in an expansion of what is currently existing resulting in a conflict with the Safety Policies of the General Plan.
5. **Noise:** The proposed project is to legalize an existing vehicle/boat/trailer storage yard and U-Haul rental facility and for a Change of Zone. Implementation of the project will not result in an increase in noise. Some construction equipment will be needed for installation of the proposed septic system and expansion area resulting in a short-term increase in noise; however, no new construction is proposed and no expansion of use will occur resulting in a conflict with the Noise Policies of the General Plan.
6. **Housing:** The proposed project is to legalize an existing vehicle/boat/trailer storage yard and U-Haul rental facility and for a Change of Zone. The proposed project will not generate a need for additional housing or impact housing already existing in the area. The project is not in conflict with the Housing Policies of the General Plan, in that the project is an existing use.
7. **Air Quality:** The proposed project is to legalize an existing vehicle/boat/trailer storage yard and U-Haul rental facility and a Change of Zone. The proposed project will not result in an expansion of what is currently existing and therefore, will not conflict with the applicable Air Quality Policies of the General Plan.
8. **Healthy Communities:** The proposed project is to legalize an existing vehicle/boat/trailer storage yard and U-Haul rental facility and a Change of Zone from Rural Residential to Commercial for consistency with the General Plan Land Use designation of Commercial Retail. The proposed project will not result in an expansion of what is currently existing and therefore, will not conflict with any applicable Healthy Community Policies of the General Plan.

B. General Plan Area Plan(s): Elsinore

C. Foundation Component(s): Community Development

D. Land Use Designation(s): Very Low Density Residential (VLDR)

E. Overlay(s), if any: Meadowbrook Rural Village Land Use Overlay (Commercial Retail Designation)

F. Policy Area(s), if any: None

G. Adjacent and Surrounding:

1. **Area Plan(s):** Areas to the west, south and east are in the Elsinore Area Plan. To the north of the project site is the Mead Valley Area Plan
2. **Foundation Component(s):** Community Development to the west, south and east. Rural to the north.
3. **Land Use Designation(s):** Rural Residential (R-R) to the north and Very Low Density Residential to the west, south, and east.
4. **Overlay(s), if any:** Meadowbrook Rural Village Land Use Overlay to the south.
5. **Policy Area(s), if any:** Highway 74 Good Hope Policy Area to the north.

H. Adopted Specific Plan Information

1. **Name and Number of Specific Plan, if any:** N/A
2. **Specific Plan Planning Area, and Policies, if any:** N/A

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

J. Proposed Zoning, if any: General Commercial (C-1 Zone/ C-P Zone)

K. Adjacent and Surrounding Zoning: Rural Residential (R-R)

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.



Signature

February 7, 2017

Date

Deborah Bradford

Printed Name

For Charissa Leach, P. E.

Assistant TLMA 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 type="checkbox"/>	<input checked="" type="checkbox"/>

Source: Riverside County Elsinore Area Plan Figure 9 "Elsinore Area Plan Scenic Highways".

Findings of Fact:

a) State Route 74 is shown on Figure 9 on the Elsinore Area Plan as a State Eligible Scenic Highway. The proposed project site obtains direct access from State Route 74. Policies in both the Elsinore Area Plan and the County's General Plan require that the scenic resources along these roadways are protected. The proposed project is to legalize an existing vehicle/boat/trailer storage yard and U-Haul rental facility. Legalization of this use will require that outside storage areas are screened from the public rights-of-ways, dilapidated buildings are demolished and landscaping installed along the frontage of the property along Highway 72. Additionally, the variety of uses will be located in specific areas, such as the long term storage of vehicles/trailers towards the rear, the U-Haul rental vehicles towards the front. The Change of Zone from Rural Residential to General Commercial (C-1 Zone/C-P Zone) will ensure that the project is consistent with the General Plan. Therefore, the proposed project will have less than significant impacts as they relate to a scenic highway corridor.

b) The project site is comprised of 11.6 acres. Presently, the site has been operating without the required County entitlements as a vehicle/trailer/boat storage area, and rental facility for U-Haul vehicles. According to the County's GIS database the site's topography is relatively flat, ranging in elevations from approximately 1,648 feet to 1,660 feet above mean sea level (AMSL). Uses surrounding the project site are characterized by very low density residential development, vacant properties, and some commercial and light industrial uses on basically flat land with rolling hills in the background. No unique or prominent scenic vistas exists on or near the project site. Project implementation will require that outside storage areas be screened for public-rights-of-way and adjacent residential properties.

Additionally compliance with any property maintenance code violations will be required to be resolved prior to project approval. (COA 10.PLANNING.1)
This is a standard condition of approval and is not considered mitigation pursuant to CEQA.
Therefore, no impact will occur in regards to this issue area.

Mitigation: No mitigation required.

Monitoring: No monitoring 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:

a) Riverside County Ordinance No. 655 identifies portions of the County that have the potential to adversely affect the Mt. Palomar Observatory. Specifically, Ordinance No. 655 identifies Zone "A" as comprising lands within a 15-mile distance of the observatory, while Zone "B" comprises lands located greater than 15 miles, but less than 45 miles from the observatory. The Project site is located approximately 35.67 miles northwest of the Mt. Palomar Observatory, and is therefore subject to the provisions of Ordinance No. 655. The Ordinance contains approved materials and methods of installation, definition, and general requirements, requirements for lamp source and shielding, prohibition and exceptions. The installation of new lighting is not proposed as a part of this project. However, any existing lighting will be required to comply with these requirements prior to project approval. Therefore, incorporation of project lighting requirements of Riverside County Ordinance No. 655, any impacts associated with this issue area will be less than significant. This is a standard condition of approval and is not considered mitigation pursuant to CEQA. (COA 10. PLANNING. 3 and COA 10. PLANNING 27)

Mitigation: No mitigation required.

Monitoring: No monitoring 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?

b) Expose residential property to unacceptable light levels?

Source: On-site Inspection, Project Application Description

Findings of Fact:

a-b) The scope of the proposed Project is to legalize an existing vehicle/boat/trailer storage yard and U-Haul rental facility and for a Change of Zone from Rural Residential (R-R) to General Commercial (C-1 Zone/C-P Zone) to comply with the General Plan Land Use Designation of Community Development:

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Commercial Retail (CD:CR). No new light sources are proposed as a part of this project. However, any existing lighting sources would be subject to compliance with Riverside County Ordinance No. 655 as it pertains to the shielding of light sources. This is a standard condition of approval (COA 10. PLANNING. 3 and 27) and is not considered mitigation pursuant to CEQA. Therefore, impacts related to these issue areas will be less than significant.

Mitigation: No mitigation required.

Monitoring: No monitoring 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"/>
b) Conflict with existing agricultural zoning, agricultural use or with land subject to a Williamson Act contract or land within a Riverside County Agricultural Preserve?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Cause development of non-agricultural uses within 300 feet of agriculturally zoned property (Ordinance No. 625 "Right-to-Farm")?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

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

Findings of Fact:

a-d) The project is not located on or immediately adjacent to farmland; no impacts to agriculture would be experienced.

Mitigation: No mitigation required.

Monitoring: No monitoring 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))?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Result in the loss of forest land or conversion of forest land to non-forest use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
c) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of forest land to non-forest use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

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

Findings of Fact:

a-c) No lands within the Project site are zoned for forest land, timberland, or timberland zoned Timberland production. Therefore, the Project would have no potential to conflict with forest land, timberland, or timberland zoned Timberland Production, nor would the Project result in the loss of forest land or cause other changes in the existing environment which would result in the conversion of forest land to non-forest use. Thus, no impacts could occur and no mitigation is required.

Mitigation: No mitigation required.

Monitoring: No monitoring required.

AIR QUALITY Would the project

6. Air Quality Impacts				
a) Conflict with or obstruct implementation of the applicable air quality plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Violate any air quality standard or contribute substantially to an existing or projected air quality violation?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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 type="checkbox"/>	<input checked="" 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: The State CEQA Guidelines indicate that a project will significantly impact air quality if the project violates any ambient air quality standard, contributes substantially to an existing air quality violation, or exposes sensitive receptors to substantial pollutant concentrations.

a) Pursuant to the methodology provided in Chapter 12 of the 1993 SCAQMD CEQA Air Quality Handbook, consistency with the South Coast Air Basin 2012 Air Quality Management Plan (AQMP) is affirmed when a project (1) does not increase the frequency or severity of an air quality standards

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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violation or cause a new violation and (2) is consistent with the growth assumptions in the AQMP.¹ Consistency review is presented below:

(1) The proposed project will not result in short-term construction and long-term pollutant emissions that are more than the CEQA significance emissions thresholds established by the SCAQMD. The application is to allow for the continuation of an existing vehicle/boat/trailer storage yard and U-Haul rental facility. Therefore, the proposed project will not result in an increase in the frequency or severity of any air quality standards violation and will not cause a new air quality standard violation.

(2) The CEQA Air Quality Handbook indicates that consistency with AQMP growth assumptions must be analyzed for new or amended General Plan Elements, Specific Plans, and *significant projects*. This proposed project will not involve a General Plan Amendment and Specific Plan. Further, significant projects include airports, electrical generating facilities, petroleum and gas refineries, designation of oil drilling districts, water ports, solid waste disposal sites, and off-shore drilling facilities., The proposed project will legalize an existing vehicle/boat/trailer storage yard and U-Haul rental. Because the storage yard and U-Haul rental are already in existence, the proposed project cannot be considered a *significant project*.

The proposed project is located in the South Coast Air Basin (SCAB) and managed under the South Coast Air Quality Management District (SCAQMD). Demographic growth forecasts for various socioeconomic categories (e.g., population, housing, employment), developed by the Southern California Association of Governments (SCAG) for their 2012 Regional Transportation Plan (RTP) were used to estimate future emissions within the 2012 Air Quality Management Plan (AQMP). According to the California Department of Finance estimates, the current (2013) population within the unincorporated areas of Riverside County is 358,827 residents. Based on the SCAG forecasts, the population projections for 2020 anticipated a population of 471,500. The application is simply for the continued operation of an existing vehicle/boat/trailer storage yard and U-Haul rental facility that will only generate a minimal amount of vehicle trips per day. Therefore, based on the consistency analysis presented above, the proposed project will not conflict with the AQMP; impacts will be less than significant.

b-c) A project may have a significant impact if project-related emissions exceed federal, state, or regional standards or thresholds, or if project-related emissions substantially contribute to existing or project air quality violations. The project map is located within the South Coast Air Basin, where efforts to attain state and federal air quality standards are governed by SCAQMD. The South Coast Air Basin (SCAB) is in a nonattainment status for federal and state ozone standards, state carbon monoxide standards, and federal and state particulate matter standards. Although any development in the SCAB, including the proposed project, will cumulatively contribute to these pollutant violations, impacts in this regard are considered less than significant.

d) A sensitive receptor is a person in the population who is particularly susceptible to health effects due to exposure to an air contaminant than is the population at large. Sensitive receptors (and the facilities that house them) in proximity to localized CO sources, toxic air contaminants or odors are of particular concern. High levels of CO are associated with major traffic sources, such as freeways and major intersections, and toxic air contaminants are normally associated with manufacturing and commercial operations. Land uses considered to be sensitive receptors include long-term health care facilities, rehabilitation centers, convalescent centers, retirement homes, residences, schools, playgrounds, child care centers, and athletic facilities. The project is located adjacent to residential, uses; however, the

¹ South Coast Air Quality Management District. CEQA Air Quality Handbook. 1993

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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existing operation does not include any point source emissions nor will any new point source emissions be created due the continued operation of this use. Therefore, impacts are less than significant.

e) There would be no substantial sources of point source emissions within one mile of the Project site. Land uses within one mile of the site comprise of other industrial uses, undeveloped lands and scattered residential development none of which are considered sources of point source emissions. Land uses considered to be sensitive receptors include long-term health care facilities, rehabilitation centers, convalescent centers, retirement homes, residences, schools, playgrounds, child care centers, and athletic facilities. The project proposes the continuation of an existing vehicle/boat/trailer storage yard and U-Haul rental facility which is not considered a sensitive receptor. In addition, none of the land uses within one mile of the site are considered sources of substantial point source emissions. Because the project does not propose the construction of a sensitive receptor and there are no substantial point source emitters within a mile, no impact would occur.

f) The Project does not contain land uses typically associated with emitting objectionable odors. Potential odor sources associated with the proposed Project may result from construction equipment exhaust and the temporary storage of typical solid waste (refuse) associated with the proposed project's short term construction activity involving the demolition of existing dilapidated structures and the installation of the septic system. No new construction is proposed as a part of this project; therefore, odors associated with the proposed Project construction and operations would be less than significant and no mitigation is required.

Mitigation: No mitigation required.

Monitoring: No monitoring 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?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Have a substantial adverse effect, either directly or through habitat modifications, on any endangered, or threatened species, as listed in Title 14 of the California Code of Regulations (Sections 670.2 or 670.5) or in Title 50, Code of Federal Regulations (Sections 17.11 or 17.12)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U. S. Wildlife Service?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations or by the California	<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
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 Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
g) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Source: GIS database, WRCMSHCP, Ordinance 663, On-site Inspection

Findings of Fact:

a) The Western Riverside County Multiple Species Habitat Conservation Plan (WRMSHCP) is the applicable habitat conservation plan for western Riverside County. The Project site is not located within a WRMSHCP cell group. Because there are no applicable such plans, the proposed project does not conflict with the provisions of an adopted Habitat Conservation Plan, Natural Conservation Community Plan, or other approved local, regional, or state conservation plan. However, the project site is located within the Stephens Kangaroo Rat Habitat Conservation Plan (SKRHCP). Per County Ordinance No. 663 and the SKRHCP, all applicants for development permits within the boundaries of the Fee Assessment Area who cannot satisfy mitigation requirements through on-site mitigation, as determined through the environmental review process, shall pay a Mitigation Fee of \$500.00 per gross acre of the parcels proposed for development. Payment of the SKRHCP Mitigation Fee for this Project, instead of on-site mitigation, will not jeopardize the implementation of the SKRHCP as all core reserves required for permanent Stephen's Kangaroo Rat habitat have been acquired and no new land or habitat is required to be conserved under the SKRHCP. As a result, impacts are considered less than significant. (COA 60. PLANNING. 7)

b&c) The proposed project is to legalize an existing vehicle/boat/trailer storage yard and U-Haul rental facility and to obtain a Change of Zone from Rural Residential (R-R) to General Commercial (C-1 Zone/ C-P Zone). Minimal ground disturbance will occur due to the demolition of the existing dilapidated accessory structures and trenching for the proposed septic system. However, given that the site is already disturbed and no trees will be removed impacts will be less than significant.

d&e) The proposed project is to legalize an existing vehicle/boat/trailer storage yard and U-Haul rental facility and for a Change of Zone to bring the zoning into consistency with the General Plan. Minimal earth movement will occur due to the demolition of the existing dilapidated accessory structures and the installation of a septic tank and leach line; however, no removal of trees will occur due to project implementation. No migratory fish or riparian habitat exist on the project site. Therefore, no impacts will occur in regards to impacting the movement of wildlife species nor impact any existing sensitive natural communities.

f) There are no wetlands or vernal pools located within the subject property. Therefore, there would be no impact.

g) Aside from the MSHCP, the only other local policies/ordinances protecting biological resources within the Project area are the Riverside County Oak Tree Management Guidelines and the Stephens'

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Kangaroo Rat (SKR) Impact Fee Area. The proposed project is to legalize an existing vehicle/boat/trailer storage yard and U-Haul rental facility and for a Change of Zone from Rural Residential (R-R) to General Commercial (C-1 Zone/ C-P Zone). Minimal earth movement will occur during the demolition of the existing dilapidated structures and the trenching for the proposed septic tank and leach field. No trees will be impacted during this time. In regards to the SKR fee the project is for the legalization of an existing use. Fees will be imposed prior to Certificate of Occupancy or final inspection whichever comes first. This is a standard condition of approval and is not considered mitigation pursuant to CEQA. Therefore, impacts associated with this issue area will be less than significant. (COA 60. PLANNING. 7)

Mitigation: No mitigation required.

Monitoring: No monitoring required.

CULTURAL RESOURCES Would the project

8. Historic Resources

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

Source: On-site Inspection, Project Application Materials

Findings of Fact:

a-b) The proposed project is to legalize an existing vehicle/boat/trailer storage yard and U-Haul rental facility and for a Change of Zone to bring the zoning into consistency with the General Plan. The project site does not qualify as an historic site in that there are no objects such as structures, cemeteries or other features on-site that have value in terms of cultural heritage. In addition, the demolition of the existing dilapidated accessory structures are not considered historic pursuant to the California Code of Regulations Section 15064.5. Given, that the project site is an existing use, minimal earth movement is proposed it can be determined that the project area will remain as is and will not be altered from what is presently existing. Therefore, no impacts will occur in regards to these issue areas.

Mitigation: No mitigation required.

Monitoring: No monitoring required.

9. Archaeological Resources

a) Alter or destroy an archaeological site.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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 type="checkbox"/>	<input checked="" type="checkbox"/>
c) Disturb any human remains, including those interred outside of formal cemeteries?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Restrict existing religious or sacred uses within the potential impact area?	<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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e) Cause a substantial adverse change in the significance of a tribal cultural resource as defined in Public Resources Code 21074?

Source: Project Application Materials

Findings of Fact:

a-c) The proposed project is for the legalization of an existing vehicle/trailer/boat storage yard and U-Haul rental facility and a Change of Zone to bring the zoning into consistency with the General Plan land use designation. Operation of the facility will continue as existing. Minimal earth movement will occur on site due to the demolition of the dilapidated accessory structures and trenching for the proposed septic tank and leach field. Given, that the site has been operating as a commercial use for many years and the land has been disturbed it can be determined that no alteration or destruction of an existing archaeological site will occur. Additionally, it is not anticipated that any human remains will be discovered during the limited earth moving activity in that no cemeteries exist on site. However, with the utmost caution if any significant archaeological resource or human remains are found the standard conditions of approval will be applied. This is a standard condition of approval and is not considered mitigation pursuant to CEQA. Therefore, less than significant impacts will occur. (COA 10. PLANNING. 33).

d) Based on the review conducted by the Riverside County Archaeologist, the project will not impact existing religious or sacred uses within the potential impact area. No impact will occur.

e) In accordance with AB52, requests for notification were sent to 6 tribes on May 4, 2016 pursuant to AB 52 requirements for tribes requesting consultation requests for this geographic area. The tribal response concluded on August 30, 2016 with no conditions and no on-site monitoring during any earth moving activity being required. Therefore, no impacts will occur regarding a significant tribal cultural resource.

Mitigation: No mitigation required.

Monitoring: No monitoring 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:

a) According to the County's General Plan Figure OS-8 "Paleontological Sensitivity", this site has been mapped as having a "Low Potential" for paleontological resources. This category encompasses lands for which previous field surveys and documentation demonstrates a low potential for containing significant paleontological resources subject to adverse impacts. As such, this project is not anticipated to directly or indirectly destroy a unique paleontological resource, because the proposed project is to

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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legalize an existing vehicle/boat/trailer storage yard and U-Haul rental facility. Minimal earth movement will occur on site due to the demolition of the existing dilapidated accessory structures and trenching for the proposed septic tank and leach field; therefore, with the utmost caution if any significant paleontological resources are found the standard conditions of approval will be applied. This is a standard condition of approval and is not considered mitigation pursuant to CEQA. Therefore, less than significant impacts will occur in regards to this issue area (COA. 60. PLANNING.1).

Mitigation: No mitigation required.

Monitoring: No monitoring required.

GEOLOGY AND SOILS Would the project

11. Alquist-Priolo Earthquake Fault Zone or County Fault Hazard Zones	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

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

Findings of Fact:

a-b) According to Riverside County GIS database, there no faults or fault related features trending through or near the property. The potential for tectonic related surface rupture is considered low. The proposed project will not expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death. The proposed project is for the continued operation of an existing use and for a Change of Zone to bring the zoning into consistency with the General Plan land use designation. No new construction is proposed. However, the installation of a mobile office trailer will require building permits. California Building Code (CBC) requirements pertaining to commercial development and the installation of mobile structures will ensure that applicable standards as they pertain to earthquake safety will be required. As CBC requirements are applicable to all commercial development they are not considered mitigation for CEQA implementation purposes. Therefore, the impact is considered less than significant.

Mitigation: No mitigation required.

Monitoring: No monitoring required.

12. Liquefaction Potential Zone

a) Be subject to seismic-related ground failure, including liquefaction?	<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: GIS database and Riverside County General Plan Figure S-3 "Generalized Liquefaction"

Findings of Fact:

a) According to the Riverside County General Plan Figure S-3 "Generalized Liquefaction" and GIS database the project site is not subject to liquefaction. In addition the proposed project is to allow for the continued operation of an existing use and a Change of Zone to bring the zoning into consistency with the General Plan land use designation. Minimal earth movement will occur on site due to the demolition of the existing dilapidated accessory structures and trenching for the proposed septic tank and leach field. No new construction is proposed; therefore less than significant impacts will occur in regards to ground failure including liquefaction.

Mitigation: No mitigation required.

Monitoring: No monitoring required.

13. Ground-shaking Zone

a) Be subject to strong seismic ground shaking?

Source: Riverside County General Plan Figure S-4 "Earthquake-Induced Slope Instability Map."

Findings of Fact:

a) According to the Riverside County GIS database, no known surface traces of active faults traverse the site and the site is not located within an Alquist Priolo Earthquake Fault Zone. The proposed project is to allow for the continued operation of an existing use and for a Change of Zone to bring the zoning into consistency with the General Plan land use designation. Minimal earth movement will occur on site due to the demolition of the existing dilapidated accessory structures and trenching for the proposed septic tank and leach field. No new construction is proposed. The placement of a mobile office trailer will require building permits. California Building Code (CBC) requirements pertaining to commercial development and the installation of mobile office trailer will ensure that applicable standards as they pertain to earthquake safety will be required. As CBC requirements are applicable to all commercial development they are not considered mitigation for CEQA implementation purposes. Therefore, the impact is considered less than significant.

Mitigation: No mitigation required.

Monitoring: No monitoring 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?

Source: On-site Inspection, Riverside County General Plan Figure S-5 "Regions Underlain by Steep Slope"

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

a) The proposed project is to allow for the continued operation of an existing vehicle/trailer/boat storage yard and U-Haul rental facility and for a Change of Zone to bring the zoning into consistency with the General Plan land use designation. According to the Riverside County General Plan Figure S-5 "Regions Underlain by Steep Slope" the proposed project site is not located an area that is underlain by steep slopes. The topography of the site is basically flat with an elevation range of 1,648 to 1,660 above mean sea level (amsl). Minimal earth movement will occur on site due to the demolition of the existing dilapidated accessory structures and trenching for the proposed septic tank and leach field. No new construction is proposed. Therefore, impacts related to this issue area is considered to be less than significant.

Mitigation: No mitigation required.

Monitoring: No monitoring required.

15. Ground Subsidence

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

Source: Riverside County General Plan Figure S-7 "Documented Subsidence Areas Map" and GIS Database.

Findings of Fact:

a) The proposed project is to allow for the continued operation of an existing vehicle/trailer/boat storage yard and U-Haul rental facility and for a Change of Zone to bring the zoning into consistency with the General Plan land use designation. Minimal earth movement will occur on site due to the demolition of the existing dilapidated accessory structures and trenching for the proposed septic tank and leach field. No new construction is proposed. The installation of a mobile office trailer will be subject to building permits. According to the Riverside County General Plan Figure S-5 "Regions Underlain by Steep Slope" and the GIS Database the proposed project site is not located an subsidence area; therefore impacts related to this issue area are considered less than significant.

Mitigation: No mitigation required.

Monitoring: No monitoring required.

16. Other Geologic Hazards

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

Source: On-site Inspection, 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) The proposed project site is not located in an area that would be subject to geologic hazards, such as seiche, mudflow, or volcanic hazard. The closest body of water is Skippers Island located approximately 2 miles southeast of the project site and Lake Elsinore which is located approximately 6 miles south of the project site. Due to the distance from these bodies of waters the potential for impacts related to seiche or mudflow will not occur. There is no potential for volcanic hazards to occur in that no volcano exists within the project area. Therefore no impact will occur.

Mitigation: No mitigation required.

Monitoring: No monitoring required.

17. Slopes	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Change topography or ground surface relief features?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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 proposed project is to allow for the continued operation of an existing vehicle/trailer/boat storage yard and U-Haul rental facility and for a Change of Zone to bring the zoning into consistency with the General Plan land use designation. Minimal earth movement will occur on site due to the demolition of the existing dilapidated accessory structures and trenching for the proposed septic tank and leach field. No cut or fill slopes are proposed as a part of this project and the topography of the site is basically flat. No impacts will occur in regards to these issue areas.

Mitigation: No mitigation required.

Monitoring: No monitoring required.

18. Soils	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Result in substantial soil erosion or the loss of topsoil?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Be located on expansive soil, as defined in Section 1802.3.2 of the California Building Code (2007), creating substantial risks to life or property?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Have soils incapable of adequately supporting use of septic tanks or alternative waste water disposal systems where sewers are not available for the disposal of waste water?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Source: U.S.D.A. Soil Conservation Service Soil Surveys, Project Application Materials, On-site Inspection

Findings of Fact:

a) The proposed project is to allow for the continued operation of an existing vehicle/trailer/boat storage yard and U-Haul rental facility and for a Change of Zone to bring the zoning into consistency with the General Plan land use designation. Minimal earth movement will occur on site due to the demolition of the existing dilapidated accessory structures and trenching for the proposed septic tank and leach field. No new construction is proposed. The topography of the site is basically flat. As a result impacts related to soil erosion and loss of top soil will be less than significant.

b) The proposed project is to allow for the continued operation of an existing vehicle/trailer/boat storage yard and U-Haul rental facility and for a Change of Zone to bring the zoning into consistency with the General Plan land use designation. Minimal earth movement will occur on site due to the demolition of the existing dilapidated accessory structures and trenching for the proposed septic tank and leach field. No new construction is proposed. The installation of a mobile office trailer, demolition of the existing dilapidated accessory structures and installation of the septic system will be subject to building permits. However, if expansive soils exist on site compliance with the CBC will ensure that impacts related to this issue area will be less than significant.

c) The proposed project is to allow for the continued operation of an existing use. The applicant is proposing to install a new mobile office trailer and will be proposing onsite wastewater treatment system. Prior to the installation of this system a current C42 Certification of all existing septic systems along with a detailed contoured plot plan drawn to an appropriate scale, wet signed by the licensed C42, showing the location of all applicable details as specified in the Department of Environmental Health (DEH) Technical Guidance Manual. This is a standard Condition of Approval and pursuant to CEQA is not considered mitigation. Therefore, the project will have a less than significant impact.

Mitigation: No mitigation required.

Monitoring: No monitoring 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 checked="" type="checkbox"/>	<input type="checkbox"/>
b) Result in any increase in water erosion either on or off site?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

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

Findings of Fact:

a-b) The proposed project is to allow for the continued operation of an existing vehicle/trailer/boat storage yard and U-Haul rental facility and for a Change of Zone to bring the zoning into consistency with the General Plan land use designation. Trenching will be required for the proposed septic system and expansion area. However, no new construction is proposed. Therefore, implementation of the proposed project will not result in any change to the channel of a stream, river, or lake nor result in any

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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increase in water erosion on or off-site. Therefore impacts as they relate to this issue area will be less than significant.

Mitigation: No mitigation required.

Monitoring: No monitoring required.

20. Wind Erosion and Blowsand from project either on or off site.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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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:

a) The site is located in an area of Moderate Wind Erodibility rating. As a result, the existing vehicle/trailer/boat storage yard and U-Haul rental facility will not experience substantial wind-related impacts, and therefore this project will have less than significant impacts.

Mitigation: No mitigation required.

Monitoring: No monitoring required.

GREENHOUSE GAS EMISSIONS Would the project

21. Greenhouse Gas Emissions	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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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?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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Source: Riverside County Climate Action Plan, December 2015.

Findings of Fact:

a-b) The County of Riverside has not adopted a threshold of significance for GHG emissions. As such, a screening threshold of 3,000 MTCO_{2e} per year for all land use projects is applied herein, which is a widely accepted screening threshold used by the County of Riverside and numerous jurisdictions in the South Coast Air Basin and is based on the South Coast Air Quality Management District (SCAQMD) staff's proposed GHG screening threshold for stationary source emissions for non-industrial projects, as described in the SCAQMD's *Interim CEQA GHG Significance Threshold for Stationary Sources, Rules and Plans* ("SCAQMD Interim GHG Threshold"). The SCAQMD Interim GHG Threshold identifies a screening threshold to determine whether additional analysis is required (31). As noted by the SCAQMD:

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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"...the...screening level for stationary sources is based on an emission capture rate of 90 percent for all new or modified projects...the policy objective of [SCAQMD's] recommended interim GHG significance threshold proposal is to achieve an emission capture rate of 90 percent of all new or modified stationary source projects. A GHG significance threshold based on a 90 percent emission capture rate may be more appropriate to address the long-term adverse impacts associated with global climate change because most projects will be required to implement GHG reduction measures. Further, a 90 percent emission capture rate sets the emission threshold low enough to capture a substantial fraction of future stationary source projects that will be constructed to accommodate future statewide population and economic growth, while setting the emission threshold high enough to exclude small projects that will in aggregate contribute a relatively small fraction of the cumulative statewide GHG emissions. This assertion is based on the fact that [SCAQMD] staff estimates that these GHG emissions would account for slightly less than one percent of future 2050 statewide GHG emissions target (85 [MMTCO₂e/yr]). In addition, these small projects may be subject to future applicable GHG control regulations that would further reduce their overall future contribution to the statewide GHG inventory. Finally, these small sources are already subject to [Best Available Control Technology] (BACT) for criteria pollutants and are more likely to be single-permit facilities, so they are more likely to have few opportunities readily available to reduce GHG emissions from other parts of their facility."

Thus, and based on guidance from the SCAQMD, if a project would emit GHGs less than 3,000 MTCO₂e per year, the project is not considered a substantial GHG emitter and the GHG impact is less than significant, requiring no additional analysis and no mitigation. The annual GHG emissions associated with the continued operation of the proposed Project are estimated to be minimal in comparison to the allowable 3,000 MTCO₂e per year. Direct and indirect operational emissions associated with the Project are compared with the SCAQMD threshold of significance for industrial use projects, which is 3,000 MTCO₂e per year. The proposed Project would result in a less than significant impact with respect to GHG emissions and will not conflict with any applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases.

Mitigation: No mitigation required.

Monitoring: No monitoring required.

HAZARDS AND HAZARDOUS MATERIALS Would the project

22. Hazards and Hazardous Materials	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Impair implementation of or physically interfere with an adopted emergency response plan or an emergency evacuation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
d) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: Project Application Materials

Findings of Fact:

a-b) The project is proposing to permit an existing vehicle/trailer/boat storage yard and U-Haul rental facility and for a Change of Zone to bring the zoning into consistency with the General Plan land use designation. The use is not anticipated to create a significant hazard to the public or the environment through the transport, use, or disposal of hazardous materials. There will be no impacts.

c) The project has been reviewed by the Riverside County Fire Department for emergency access, and will not impair the implementation or physically interfere with an adopted emergency response plan or an emergency evacuation plan. Although the site is located within a High Fire area, the project site is surrounded by developments, which reduce the potential for wildfires. Emergency service vehicles can adequately service the site. As a result, impacts are less than significant.

d) The project site is not located within one-quarter mile of an existing school, nor does the use utilize, store, or transport hazardous materials. As a result, there will be no impacts.

e) The project is not 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. As a result, there will be no impacts.

Mitigation: No mitigation required.

Monitoring: No monitoring required.

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

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Source: Riverside County General Plan Figure S-19 "Airport Locations," GIS database

Findings of Fact:

- a) The project site is not located within the vicinity of any public or private airport; therefore, the project will not result in an inconsistency with an Airport Master Plan. As a result, there will be no impacts.
- b) The project site is not located within the vicinity of any public or private airport; therefore will not require review by the Airport Land Use Commission. As a result, there will be no impacts.
- c) The project is not located within an airport land use plan and would not result in a safety hazard for people residing or working in the project area. As a result, there will be no impacts.
- d) The project is not within the vicinity of a private airstrip, or heliport and would not result in a safety hazard for people residing or working in the project area. As a result, there will be no impacts.

Mitigation: No mitigation required.

Monitoring: No monitoring 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:

a) According to Riverside County's GIS database, the proposed project is located in a very high fire hazard area and is within a State Responsibility Area (SRA) and therefore has the possibility to 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. Compliance with California Code of Regulations title 14 section 1270 et seq. requires that specific standards in terms of; emergency access and egress, signing and building numbers, emergency water standards and fuel modification standards be applied in SRA's. The proposed project has been reviewed by the Riverside County Fire Department and several conditions of approval have of been applied based on the above regulations to help ensure the safety of the residents and structures. Some of these conditions address the location of fire hydrants, construction materials, length and grade of driveways, gated entries, turning radius and fuel modifications. With these conditions of approval impacts as they relate to this issue area will be less than significant.

Mitigation: No mitigation required.

Monitoring: No monitoring required.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Violate any water quality standards or waste discharge requirements?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Place housing within a 100-year flood hazard area, as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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) The project site includes an existing vehicle/trailer/boat storage yard and U-Haul rental facility. This project does not include construction of any new buildings, only the demolition of the existing dilapidated accessory structures and the installation of septic tank and leach field. The topography of the site is generally flat. Implementation of the project would not result in the alteration of the existing drainage pattern or alternation of the course of a stream or river. Impacts as they relate to this issue area would be less than significant.

b) The project site includes an existing vehicle/trailer/boat storage yard and U-Haul rental facility. Minimal earth movement will occur on site due to the demolition of the existing dilapidated accessory structures and trenching for the proposed septic tank and leach field. No new construction is proposed nor installation of new impervious surfaces. Therefore, a Water Quality Management Plan (WQMP) is not required. Due to the limited scope of the proposed project, there will not be any violation of any

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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water quality standard or waste discharge requirements. As a result, impacts are considered less than significant.

c) The proposed project is to allow for the continuation of an existing vehicle/trailer/boat storage yard and U-Haul rental facility. No new structures are proposed increasing the impervious surface area of the site. This project will not substantially deplete groundwater supplies or interfere with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level. Therefore, the impact is considered less than significant.

d) The proposed project is to allow for the continuation of an existing vehicle/trailer/boat storage yard and U-Haul rental facility. No new structures are proposed increasing the impervious surface area of the site. Therefore, the project shall not 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. The impact is considered less than significant.

e-f) The proposed project is to allow for the continuation of an existing vehicle/trailer/boat storage yard and U-Haul rental facility. No housing exists on the project site nor is the site located within a 100-year flood hazard area. Therefore, no impact will occur.

g) The proposed project is not anticipated to otherwise substantially degrade water quality in that the proposed project is to allow for the continuation of an existing vehicle/trailer/boat storage yard and U-Haul rental facility. No new construction will occur on the site; therefore no impact will occur.

h) The proposed project is to allow for the continuation of an existing vehicle/trailer/boat storage yard and U-Haul rental facility. No construction of any new or retrofitted storm water treatment control system will be required. Therefore, no impact will occur.

Mitigation: No mitigation required.

Monitoring: No monitoring required.

26. Floodplains

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

NA - Not Applicable <input checked="" type="checkbox"/>	U - Generally Unsuitable <input type="checkbox"/>	R - Restricted <input type="checkbox"/>
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 checked="" type="checkbox"/>
b) Changes in absorption rates or the rate and amount of surface runoff?	<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 checked="" type="checkbox"/>
d) Changes in the amount of surface water in any water body?	<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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Source: Riverside County General Plan Figure S-9 "100- and 500-Year Flood Hazard Zones," Figure S-10 "Dam Failure Inundation Zone," GIS database and Google Earth.

Findings of Fact:

a-b) The proposed project is to allow for the continuation of an existing vehicle/trailer/boat storage yard and U-Haul rental facility. Demolition of the dilapidated accessory structures, the replacement of a mobile office trailer and the installation of a septic system are proposed. No new construction or grading activity will occur on the project site thereby creating an increase in impervious surfaces, a change to absorption rates or altering the topography of the site. The site will remain the same as currently existing. Therefore, no impacts will occur to the existing drainage pattern or absorption rates thereby creating an increase in surface runoff.

c) The proposed project is not located within a 100-year flood hazard area. Implementation of the project would allow for the continuation of an existing vehicle/trailer/boat storage yard and U-Haul rental facility. No new construction is proposed and no housing exists on the site. Therefore, no impacts will occur.

d) The proposed project is to allow for the continuation of an existing vehicle/trailer/boat storage yard and U-Haul rental facility. No changes will occur to the amount of surface water coming from the project site changing the amount of surface water to any body of water, in that the closest body of water is Skippers Island located approximately 2.5 miles southeast of the project site. No impacts will occur.

Mitigation: No mitigation required.

Monitoring: No monitoring 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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Affect land use within a city sphere of influence and/or within adjacent city or county boundaries?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

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

Findings of Fact:

a) The project proposes to entitle the operation of an existing vehicle/boat/trailer storage and U-Haul rental facility. The use has been serving the area for many years, providing storage of vehicles for local residents as well as boat and trailer storage for seasonal recreational users. The U-Haul rental facility is also serving the local and regional population. The proposed project also includes a Change of Zone from Rural Residential (R-R) to General Commercial (C-1 Zone/C-P Zone) to bring the property into conformance with the General Plan. The proposed project will result in bringing the use into conformance with the General Plan and Zone. As a result, there will be no impacts.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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b) The project site is not located within a city sphere of influence. There will be no impacts.

Mitigation: No mitigation required.

Monitoring: No monitoring required.

28. Planning	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Be consistent with the site's existing or proposed zoning?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Be compatible with existing surrounding zoning?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Be compatible with existing and planned surrounding land uses?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Be consistent with the land use designations and policies of the General Plan (including those of any applicable Specific Plan)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Disrupt or divide the physical arrangement of an established community (including a low-income or minority community)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

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

Findings of Fact:

a) This project includes a change of zone from Rural Residential (R-R) to General Commercial (C-1 Zone/C-P Zone) which will result in the existing use of the property to be in conformance with the zoning classification. Therefore, no impact will occur.

b-d) This project is to entitle an existing vehicle/boat/trailer storage and U-Haul rental facility. The site is located within the Community Development: Very Low Density Residential (VLDR) General Plan Land Use Designation. However, the site is also located within the Meadowbrook Rural Village Land Use Overlay, which has an alternative land use designation of Commercial Retail, providing for the establishment of commercial uses. The overlay provides for a more flexible implementation of uses, responding to community needs.

The project site has an existing Zoning Classification of Rural Residential (R-R). This project also includes a Change of Zone, to change the site's Zoning Classification from Residential (R-R) to General Commercial (C-1 Zone/C-P Zone). The Change of Zone, in tandem with the alternative Land Use of Commercial Retail, provided under the overlay, will bring the existing use into conformance. As a result, the use is compatible with the area and there will be no impacts.

e) The proposed project is to allow for the continuation of an existing vehicle/trailer/boat storage yard and U-Haul rental facility. Project implementation will not disrupt or divide the physical arrangement of an established community. No impacts will occur.

Mitigation: No mitigation required.

Monitoring: No monitoring required.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Result in the loss of availability of a locally-important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Be an incompatible land use located adjacent to a State classified or designated area or existing surface mine?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Expose people or property to hazards from proposed, existing or abandoned quarries or mines?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

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

Findings of Fact:

a) The project site is within MRZ-3, which is defined as areas where the available geologic information indicates that mineral deposits are likely to exist; however, the significance of the deposit is undetermined. The General Plan identifies policies that encourage protection for existing mining operations and for appropriate management of mineral extraction. A significant impact that would constitute a loss of availability of a known mineral resource would include unmanaged extraction or encroach on existing extraction. No existing or abandoned quarries or mines exist in the area surrounding the project site. The project does not propose any mineral extraction on the project site. Any mineral resources on the project site will be unavailable for the life of the project; however, the project will not result in the permanent loss of significant mineral resources. Therefore, no impact will occur.

b) The project will not result in the loss of availability of a known mineral resource in an area classified or designated by the State that would be of value to the region or the residents of the State. The project will not 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. No impact will occur.

c) The project will not be an incompatible land use located adjacent to a State classified or designated area or existing surface mine. No impact will occur.

d) The project will not expose people or property to hazards from proposed, existing or abandoned quarries or mines. No impact will occur.

Mitigation: No mitigation required.

Monitoring: No monitoring required.

NOISE Would the project result in

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

- a) The project site is not located within an airport land use plan or within two miles of a public airport or public use airport that would expose people residing on the project site to excessive noise levels.
- b) The project is not located within the vicinity of a private airstrip that would expose people residing on the project site to excessive noise levels.

Mitigation: No mitigation required.

Monitoring: No monitoring 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:

- a) The project site is not located adjacent a railroad line. The project has no significant impact.

Mitigation: No mitigation required.

Monitoring: No monitoring required.

32. Highway Noise

NA A B C D

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Source: On-site Inspection, Project Application Materials

Findings of Fact:

a) The proposed project is to allow for the continuation of an existing vehicle/boat/trailer storage yard and U-Haul rental facility. The project site is located adjacent to Highway 74; however, because the use is for the continuation of an existing use and no sensitive receptors reside on the site impacts as they relate to highway noise will be less than significant.

Mitigation: No mitigation required.

Monitoring: No monitoring required.

33. Other Noise

NA A B C D

Source: Project Application Materials, GIS database

Findings of Fact: a) No additional noise sources have been identified near the project site that would contribute a significant amount of noise to the project. Therefore, there will be no impact.

Mitigation: No mitigation required.

Monitoring: No monitoring 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?

b) A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?

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?

d) Exposure of persons to or generation of excessive ground-borne vibration or ground-borne noise levels?

Source: Riverside County General Plan, Table N-1 ("Land Use Compatibility for Community Noise Exposure"); Project Application Materials

a) Although the project may have a short term increase to the ambient noise level in the immediate vicinity during the demolition of the dilapidated accessory structures and installation of the septic system. However, given that the use has been in operation for many years the general ambient noise level will not increase once these activities have been completed. Therefore, less than significant impacts will occur.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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b) The project may create a temporary or periodic increase in ambient noise levels during the demolition of the 2 building and installation of the septic system. However, all noise generated during this time must comply with the County's noise standards, which restricts construction (short-term) and operational (long-term) noise levels. Therefore, any potential noise impact is considered less than significant.

c) The project will not cause 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. Therefore, less than significant impacts will occur.

d) Persons might be exposed to ground-borne vibration or ground-borne noise levels the demolition and installation of the septic system; however, to minimize ambient noise levels during these short-term activities work shall be restricted to daylight hours. Therefore, less than significant impacts will occur.

Mitigation: No mitigation required.

Monitoring: No monitoring required.

POPULATION AND HOUSING Would the project

35. Housing	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Create a demand for additional housing, particularly housing affordable to households earning 80% or less of the County's median income?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Affect a County Redevelopment Project Area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Cumulatively exceed official regional or local population projections?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

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

Findings of Fact:

a) The proposed project is to allow for the continuation of an existing vehicle/boat/trailer storage yard and U-Haul rental facility. No housing existing or is proposed on-site. The proposed project will not displace any housing, necessitating the construction of replacement housing elsewhere. No impact will occur.

b) The proposed project is to allow for the continuation of an existing vehicle/boat/trailer storage yard and U-Haul rental facility. The project will not create a demand for additional housing, particularly

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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housing affordable to households earning 80% or less of the County's median income. The project will have no impact.

c) The proposed project is to allow for the continuation of an existing vehicle/boat/trailer storage yard and U-Haul rental facility. The project will not displace substantial numbers of people, necessitating the construction of replacement housing elsewhere. The project will have no impact.

d) The project is not located within a County Redevelopment Project Area. Therefore, the project will have no impact.

e) The project will not cumulatively exceed official regional or local population projections. The project will have no impact.

f) The proposed project is to allow for the continuation of an existing vehicle/boat/trailer storage yard and U-Haul rental facility. The project does not include a change of use or an increase in the existing use requiring more employees nor will it require any extension of roads. Therefore, the continued operation of the proposed project will have a less than significant impact on inducing substantial population growth in an area either directly (for example, by proposing new homes).

Mitigation: No mitigation required.

Monitoring: No monitoring required.

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

a) The project area is serviced by the Riverside County Fire Department located approximately 4.7 miles from the project site at 210 W. San Jacinto Avenue, in Perris, California. The proposed project is to allow for the continuation of an existing use and for a change of zone. The use will not change from what has been existing. Service ratios, response times or other performance objectives will not change due to allowing the continuation of this use or the change of zone. Therefore, impacts as they relate to this issue area will be less than significant.

Mitigation: No mitigation required.

Monitoring: No monitoring required.

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

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

a) The project area is serviced by the Riverside County Sheriff's Department located approximately 5 miles from the project site at 137 N. Perris Avenue, in Perris, California. The proposed project is to allow for the continuation of an existing use and for a change of zone. The use will not change from what has been existing. Service ratios, response times or other performance objectives will not change due to allowing the continuation of this use or the change of zone. Therefore, impacts as they relate to this issue area will be less than significant.

Mitigation: No mitigation required.

Monitoring: No monitoring required.

38. Schools

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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Source: Perris & Perris Union High(Unified) School District correspondence, GIS database

Findings of Fact:

a) The project area is serviced by the Riverside County Sheriff's Department located approximately 5 miles from the project site at 137 N. Perris Avenue, in Perris, California. The proposed project is to allow for the continuation of an existing use and for a change of zone. The use will not change from what has been existing. The proposed project will not induce population into the area impacting existing schools or requiring the construction of new school facilities. Therefore, impacts as they relate to this issue area will be less than significant.

Mitigation: No mitigation required.

Monitoring: No monitoring required.

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:

a) The proposed project will not create a significant incremental demand for library services in that the proposed project is to allow for the continuation of an existing use and change of zone. The use will not change from what has been existing nor will the project induce population into the area impacting existing library facilities or requiring the construction of new facilities. Therefore, impacts as they relate to this issue area will be less than significant.

Mitigation: No mitigation required.

Monitoring: No monitoring 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

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

a) The continued use of the proposed project would not cause an impact on health services. The site is located within the service parameters of County health centers. The project will not physically alter existing facilities or result in the construction of new or physically altered facilities. The project will have a less than significant impact on these facilities.

Mitigation: No mitigation required.

Monitoring: No monitoring 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"/>
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"/>
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"/>

Source: GIS database, Ord. No. 460,

Findings of Fact:

a) The project would not include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment. The project will have no impact.

b) The project would not include the use of existing neighborhood or regional parks or other recreation facilities such that substantial physical deterioration of the facility would occur or be accelerated. The project will have no impact.

c) The project is not located within County Service Area and this is not required to pay Quimby fees. The project will have no impact.

Mitigation: No mitigation required.

Monitoring: No monitoring 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

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

a) The project does not create a need or impact a recreational trail in the vicinity of the project. The project will have no impact.

Mitigation: No mitigation required.

Monitoring: No mitigation required.

TRANSPORTATION/TRAFFIC Would the project

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
43. Circulation	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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 type="checkbox"/>	<input checked="" type="checkbox"/>
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 type="checkbox"/>	<input checked="" type="checkbox"/>
d) Alter waterborne, rail or air traffic?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g. farm equipment)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Cause an effect upon, or a need for new or altered maintenance of roads?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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 type="checkbox"/>	<input checked="" type="checkbox"/>

Source: Riverside County General Plan

Findings of Fact:

a) The project is to allow for an existing use which generates minimal traffic to the area and the regional transportation system. The project will not conflict with an applicable plan, ordinance or policy

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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establishing a measure of effectiveness for the performance of the circulation system. Impacts to this issue area are considered less than significant.

b) The project is an existing use which historically does not 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. The project will have no significant impact.

c-d) The project does not propose any design issues that would cause a change in air traffic patterns, alter waterborne, or rail and air traffic. The project will have no impact.

e-f) The project does not propose any design features which substantially increase hazards or cause an effect upon a need for new or altered maintenance of roads. The project will have no impact.

g) The project could cause an effect upon circulation during the project's construction; this impact will be temporary in nature. The impact is considered less than significant.

h) The project has been reviewed by the Riverside County Fire Department for emergency access will not cause inadequate emergency access or access to nearby uses. The project will have no impact.

i) The proposed project does not conflict with adopted policies, plans or programs regarding public transit, bikeways or pedestrian facilities, and will not otherwise substantially decrease the performance or safety of such facilities. The project will have no impact.

Mitigation: No mitigation required.

Monitoring: No monitoring required.

44. Bike Trails

Source: Riverside County General Plan

Findings of Fact:

a) The project does not create a need or impact a bike trail in the vicinity of the project. The project will have no impact.

Mitigation: No mitigation required.

Monitoring: No monitoring 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?

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
b) Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Source: Department of Environmental Health Review

Findings of Fact:

a-b) The proposed project is to allow for the continuation of an existing vehicle/trailer/boat storage yard and U-Haul rental facility and change of zone. No new construction or grading will occur as a part of this project. No expansion of the use is proposed requiring or resulting in the need for the construction of new water treatment facilities or the expansion of existing facilities. Water service to the project site is available and currently provided by Western Municipal Water District (WMWD). The project will have a less than significant impact.

Mitigation: No mitigation required.

Monitoring: No monitoring 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 checked="" type="checkbox"/>	<input type="checkbox"/>
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 checked="" type="checkbox"/>	<input type="checkbox"/>

Source: Department of Environmental Health Review

Findings of Fact:

a-b) The proposed project is to allow for the continuation of an existing vehicle/trailer/boat storage yard and U-Haul rental facility. No new construction or grading will occur as a part of this project. A replacement mobile office trailer will be installed on-site as will the installation of a new septic tank and leach field. Given, that the proposed project will utilize an on-site septic system, implementation of the project will not require or result in the construction of new wastewater treatment facilities or expansion of these facilities or impact the capacity of these facilities. The project will have a less than significant impact.

Mitigation: No mitigation required.

Monitoring: No monitoring required.

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

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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Source: Riverside County General Plan, Riverside County Waste Management District correspondence

Findings of Fact:

a) The project will not substantially alter existing or future solid waste generation patterns and disposal services. The landfill that will serve the project has sufficient capacity to accommodate the project's anticipated solid waste disposal needs. Therefore, less than significant impacts will occur.

b) The development will comply with federal, state, and local statutes and regulations related to solid wastes (including the CIWMP- County Integrated Waste Management Plan). No impact will occur in regards to this issue area.

Mitigation: No mitigation required.

Monitoring: No monitoring 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 checked="" type="checkbox"/>	<input type="checkbox"/>
b) Natural gas?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Communications systems?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Storm water drainage?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Street lighting?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f) Maintenance of public facilities, including roads?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
g) Other governmental services?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Source:

Findings of Fact:

a-c) The project is to allow for the continuation of an existing use a change of zone. The project site utility service is currently provided in the form of Electricity, Natural Gas, and Communications systems. Utility service infrastructure is available to the project site and will not require the need for new facilities.

d) The project is to allow for the continuation of an existing use and a change of zone. The majority of the project site (99.51%) is comprised of pervious surfaces. Storm water drainage will be handled on-site and will not require any new storm water drainage facilities or basins. Therefore, no impact will occur.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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e-f) Street lighting exists for access to the project site. The project is to allow for the continuation of an existing use and a change of zone which will not result in an impact on the maintenance of public facilities or roads.

g) The project will not require additional governmental services. No impact will occur.

Mitigation: No mitigation required.

Monitoring: No monitoring required

49. Energy Conservation

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

Source:

Findings of Fact:

a) The proposed project will not conflict with any adopted energy conservation plans and is not anticipated to utilize a significant amount of resources, including energy; therefore, no impacts in regards to this issue area will occur.

Mitigation: No mitigation required.

Monitoring: No monitoring required.

MANDATORY FINDINGS OF SIGNIFICANCE

50. 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?

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 as a result, impacts will be less than significant.

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

Source: Staff review, Project Application Materials

Findings of Fact: The project does not have impacts which are individually limited, but cumulatively considerable as a result, impacts will be less than significant.

52. Does the project have environmental effects that will cause substantial adverse effects on human beings, either directly or indirectly?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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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 as a result, impacts will be less than significant.

VI. EARLIER ANALYSES

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

Earlier Analyses Used, if any: N/A

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

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

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.