

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



ITEM: 21.1  
(ID # 13522)

**MEETING DATE:**

**FROM:** TLMA-PLANNING:

Tuesday, October 06, 2020

**SUBJECT:** TRANSPORTATION & LAND MANAGEMENT AGENCY/PLANNING: Public Hearing On GENERAL PLAN AMENDMENT NO. 1200, CHANGE OF ZONE NO. 1700003, and CONDITIONAL USE PERMIT NO. 170002 – Intent to Adopt a Negative Declaration – CEQ170008 – Applicant: Irene Frakes – Engineer/Representative: A.K.A and Associates, Inc – First Supervisorial District – Woodcrest Zoning District – Lake Mathews / Woodcrest Area Plan: Rural Community: Very Low Density Residential (RC:VLDR) – Location: North of Krameria Avenue, east of Porter Avenue, south of Van Buren Avenue, and west of Gardner Avenue – 2 Gross Acres – Zoning: Residential-Agriculture (R-A) – REQUEST: General Plan Amendment No. 1200 (GPA1200) proposes a regular General Plan Foundation Component Amendment to change the project site's Foundation Component from Rural Community (RC) to Community Development (CD) and to amend its Land Use Designation from Very Low Density Residential (VLDR) to Commercial Retail (CR). The project site is within the Lake Mathews/Woodcrest Area Plan. Change of Zone No. 1700003 (CZ170003) proposes to change the Zoning Classification of the project site from Residential Agricultural (R-A) to Scenic Highway Commercial (C-P-S). Conditional Use Permit No. 170002 (CUP170002) proposes to construct a Contractor's Storage Yard with a 4,442 sqft. two story storage and garage facility and a 608 sqft. caretaker's unit and office; with outside storage of materials (gravel) in three walled in bins. District 1. [Applicant Fees 100%]

**RECOMMENDED MOTION:** That the Board of Supervisors:

1. **ADOPT** a **NEGATIVE DECLARATION** for **ENVIRONMENTAL ASSESSMENT NO. 170008** (CEQ170008), based on the findings and conclusions provided in the initial study, and the conclusion that the project will not have a significant effect on the environment;

**ACTION:** Policy

Charissa Leach, Assistant TLMA Director

9/29/2020

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**MINUTES OF THE BOARD OF SUPERVISORS**

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

Ayes: Jeffries, Spiegel, Washington, Perez and Hewitt  
Nays: None  
Absent: None  
Date: October 06, 2020  
xc: Planning

Kecia R. Harper  
Clerk of the Board

By:   
Deputy

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2. **TENTATIVELY APPROVE GENERAL PLAN AMENDMENT NO. 1200**, that changes the land use designation on the project property from Rural Community: Very Low Density Residential (RC: VLDR) (1 Acre Minimum) and to Community Development: Commercial Retail (CD: CR); based upon the findings and conclusions provided in the staff report and subject to adoption of the General Plan Amendment Cycle Resolution by the Board of Supervisors;
3. **TENTATIVELY APPROVE CHANGE OF ZONE NO. 1700003** that changes the zoning classification of the project site from Residential Agricultural (R-A) to Scenic Highway Commercial (C-P-S), subject to adoption of the zoning ordinance by the Board of Supervisors; and
4. **APPROVE CONDITIONAL USE PERMIT NO. 170002**, based upon the findings and conclusions provided in the staff report, and subject to the attached advisory notification document and conditions of approval, and subject to the Board of Supervisors' final adoption of the resolution for GPA No. 1200 and the zoning ordinance for Change of Zone No. 1700003.

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

**C.E.O. RECOMMENDATION:** Approve

**BACKGROUND:**

**Summary**

General Plan Amendment No. 1200 (GPA01200) was applied for on June 13, 2016 under the 2016 General Plan Initiation Proceeding Cycle (GPIP). The GPIP was presented to the Planning Commission on October 19, 2016 and recommended for approval by a 4-0 vote. The GPIP then proceeded to the Board of Supervisors on March 14, 2017 and was approved by a 4-0 vote. This action allowed for the applicants to apply for implementing project(s) in conjunction with GPA01200.

On December 28, 2017 the applicant submitted the following applications to the County of Riverside to permit an existing contractor storage yard at the location of 17333 Van Buren Boulevard: General Plan Amendment No. 1200, proposing to change the land use designation of the property from the existing Rural Community – Very Low Density Residential (RC: VLDR) to Community Development – Commercial Retail (CD:CR); Change of Zone No. 1700003, proposing to change the zoning classification of the property from Residential Agricultural (R-A) to Scenic Highway Commercial (C-P-S); and Conditional Use

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Permit No. 170002, to entitle an unpermitted contractor's storage yard with a two story storage and garage facility and a 608 sqft. caretaker's unit with an office.

The site is a 1.91 acre parcel with an existing residence. The applicants previously were approved for, by Plot Plan No. 24459 (PP24459), to construct a 4,442 sqft. detached garage; for residential purposes only.

Currently there is an unpermitted contractor's storage yard on the site, which has been in continuous operation for the past ten years. The site is unpaved and has some existing landscaping, fencing and perimeter block walls at the side, and rear of the property. The landscaping includes existing mature trees that provide screening along the westerly lot line and along Van Buren Boulevard. Additional landscaping and fencing is required to further screen the project site from public view. The site is accessed by an existing driveway from Van Buren Boulevard. The surrounding properties include residential uses to the north and south, a vacant commercial property to the west, and an existing church to the east.

**General Plan Consistency**

On March 14, 2017, the County of Riverside Board of Supervisors adopted an order initiating proceedings for GPA No. 1200. The initiation of the General Plan Amendment authorizes the post-initiation phase of the project which is required to be coupled with an implementing project.

The proposed GPA was supported because the existing business and underlying land use designation and foundation component are inconsistent with each other. The proposed foundation component and land use designation change allows the existing business to be consistent with the land use designation. Furthermore, the properties to the west are already in the Community Development Foundation component, but have a Commercial land use designation. Should this business cease to operate in the future, the land use will be in the Community Development Foundation, making the site easier to repurpose with a much wider range of commercial use opportunities. With the approved General Plan Amendment, the proposed project would be consistent with the County of Riverside General Plan.

**Ordinance No. 343 Consistency**

Change of Zone No. 170003 proposes to change the project site's zoning classification to Scenic Highway Commercial (C-P-S). The proposed contractor storage yard can be permitted within the C-P-S zone with an approved Conditional Use Permit, since the use is considered to be similar in character and scope to those listed as permitted uses within the C-P-S zone. County of Riverside Ordinance No. 348, Article IVb, Section 9.50.E. provides, "Any use that is not specifically listed in Subsection A and B may be considered a permitted

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or conditionally permitted use provided that the Planning Director finds that the proposed use is substantially the same in character and intensity as those listed in the designated Subsections.” Therefore, with the Planning Director determining the project is in similar character and intensity as those uses permitted under a Conditional Use Permit (i.e. Automobile repair garages, body shops, spray painting shops; Boat sales, rentals and services; Equipment rental services, including rototillers, power mowers, sanders, power saws, cement and plaster mixers; Trailer and boat storage; Travel trailers, mobile homes and recreational vehicles sales and service; Truck sales and services; Trucks and trailers with rental of trucks not over 19,500 pounds gross weight and not exceeding 22 feet in length and rental of trailers not exceeding six feet in width or 22 feet in length); staff has processed the project under a Conditional Use Permit application. Additionally, staff has applied conditions to mitigate any concerns regarding the design and operation of the facility.

On August 5, 2020, the Planning Commission considered the project during a regularly scheduled public hearing. After hearing public testimony, the Planning Commission voted 4-0 in favor of recommending approval to the Board of Supervisors.

**Impact on Residents and Businesses**

All impacts have been studied and considered through the environmental review process as well as the public hearing process, as detailed in the Planning Commission Staff Report, which is attached hereto and incorporated for reference.

**SUPPLEMENTAL:**

**Additional Fiscal Information**

All fees are paid by the applicant; there is no General Fund obligation.

**ATTACHMENTS:**

- A. **PLANNING COMMISSION REPORT OF ACTIONS**
- B. **PLANNING COMMISSION STAFF REPORT**
- C. **PROJECT EXHIBITS**

  
Jason Farin, Principal Management Analyst 9/30/2020

  
Gregory L. Priamos, Director County Counsel 9/29/2020



**PLANNING COMMISSION HEARING  
REPORT OF ACTIONS  
AUGUST 5, 2020**

**4.0 PUBLIC HEARINGS – NEW ITEMS:**

**4.1 GENERAL PLAN AMENDMENT NO.1200, CHANGE OF ZONE NO. 1700003, and CONDITIONAL USE PERMIT NO. 170002 – Intent to Adopt a Negative Declaration – CEQ170008 – Applicant: Irene Frakes – Engineer/Representative: A.K.A and Associates, Inc. – First Supervisorial District – Woodcrest Zoning District – Lake Mathews/Woodcrest Area Plan: Rural Community: Very Low Density Residential (RC-VLDR) – Location: Northerly of Krameria Avenue, easterly of Porter Avenue, southerly of Van Buren Avenue, and westerly of Gardner Avenue – 2 Gross Acres – Zoning: Residential-Agriculture (R-A) – REQUEST: General Plan Amendment No. 1200 (GPA1200) proposes a regular General Plan Foundation Component Amendment to change the project site's Foundation Component from Rural Community (RC) to Community Development (CD) and to amend its Land Use Designation from Very Low Density Residential (VLDR) to Commercial Retail (CR). The project site is within the Lake Mathews/Woodcrest Area Plan. The application for this Foundation Component General Plan Amendment was submitted during the application window for the 2016 General Plan Review Cycle. Change of Zone No. 1700003 (CZ170003) proposes to change the Zoning Classification of the project site from Residential Agricultural (R-A) to Scenic Highway Commercial (C-P-S). Conditional Use Permit No. 170002 (CUP170002) proposes to construct a Contractor's Storage Yard with a 4,442 sq. ft. two (2) story storage and garage facility and a 608 sq. ft. caretaker's unit and office; with outside storage of materials (gravel) in three (3) walled in bins. Project Planner: Tim Wheeler at (951) 955-6060 or email at [twheeler@rivco.org](mailto:twheeler@rivco.org).**

**Planning Commission Action:**

Public Comments: Closed  
By a vote of 4-0

**ADOPTED** Planning Commission Resolution No. 2020-008; and,

The Planning Commission Recommend the Following Actions to the Board of Supervisors:

**ADOPT** a Negative Declaration for Environmental Assessment No. 170008; and,

**TENTATIVELY** Approve Foundation General Plan Amendment No. 1200; and,

**TENTATIVELY** Approve Change of Zone No. 1700003; and,

**APPROVE** Conditional Use Permit No. 170002, subject to the conditions of approval.

**4.2 TENTATIVE TRACT MAP NO. 37439 (TTM37439), CHANGE OF ZONE NO. 180007 (CZ180007), PLOT PLAN NO. 180024 (PPT180024), and TENTATIVE PARCEL MAP NO. 37864 (TPM37864) – Intent to Certify an Environmental Impact Report – CEQ180024 – Applicant: Sun Holland, LLC – Engineer/Representative: MDMG, Inc. – Third Supervisorial District – Winchester Zoning Area – Harvest Valley/Winchester Area Plan – Community Development: Medium Density Residential (CD-MDR) (2-5 DU/AC) – Location: Easterly of Leon Road, southerly of Holland Road, westerly of Eucalyptus Road, and northerly of Craig Avenue – Zoning: One-Family Dwellings (R-1) – 158.18 Gross Acres – REQUEST: The TENTATIVE TRACT MAP is a Schedule "A" subdivision of 158.18 gross acres into 447 single-family residential lots and 32 lots for an 8.96 acre park, water quality basins, drainage channels, and trails/paseos to be developed in three (3) phases. The CHANGE OF ZONE proposes to change the zoning classification of the project site from One-Family Dwellings (R-1) to Planned Residential (R-4). The PLOT PLAN is a proposal for a development plan for 447 single-family residential lots. The TENTATIVE PARCEL MAP is a proposal for a Schedule "J" subdivision of 158.18 gross acres into eight (8) lots reflecting the phasing and infrastructure for TTM37439. Project Planner: Russell Brady at (951) 955-3025 or email at [rbrady@rivco.org](mailto:rbrady@rivco.org).**

**Planning Commission Action:**

Public Comments: Closed  
By a vote of 4-0

The Planning Commission Recommend the Following Actions to the Board of Supervisors:

**TENTATIVELY** Certify the Environmental Impact Report No. CEQ180024; and,

**TENTATIVELY** Approve Change of Zone No. 180007; and,

**APPROVE** Tentative Tract Map No. 37439; and,

**APPROVE** Plot Plan No. 180024; and,

**APPROVE** Tentative Parcel Map No. 37864, subject to the conditions of approval.

**5.0 WORKSHOP:**

**NONE**

**6.0 ORAL COMMUNICATION ON ANY MATTER NOT ON THE AGENDA**

**7.0 DIRECTOR'S REPORT**

**8.0 COMMISSIONER'S COMMENTS**



**COUNTY OF RIVERSIDE  
PLANNING DEPARTMENT  
STAFF REPORT**


Agenda Item No.

4.1

Planning Commission Hearing: August 5, 2020

**PROPOSED PROJECT**

<b>Case Number(s):</b>	General Plan Amendment No. 1200	<b>Applicant(s):</b> Johnnie and Irene Frakes
	Change of Zone No. 1700003	
	Conditional Use Permit No. 170002	<b>Representative(s):</b> A.K.A & Associates, Inc
<b>EA No.:</b>	Negative Declaration (CEQ170008)	
<b>Area Plan:</b>	Lake Mathews/Woodcrest	
<b>Zoning Area/District:</b>	Woodcrest District	
<b>Supervisory District:</b>	First District	
<b>Project Planner:</b>	Tim Wheeler	
<b>Project APN(s):</b>	274-070-003	



Charissa Leach, P.E.  
Assistant TLMA Director

**PROJECT DESCRIPTION AND LOCATION**

**General Plan Amendment No. 1200** (GPA1200) proposes a regular Foundation Component Amendment to change the General Plan Foundation Component and an Entitlement/Policy Amendment to change the Land Use Designation of the project site from Rural Community: Very Low Density Residential (RC: VLDR) (1 acre minimum) to Community Development: Commercial Retail (CD: CR).

**Change of Zone No. 1700003** proposes to change the Zoning Classification of the project site from Residential Agricultural (R-A) to Scenic Highway Commercial (C-P-S).

**Conditional Use Permit No. 170002** proposes to construct a Contractor's Storage Yard with a 4,442 sqft. two story storage and garage facility and a 608 sqft. caretaker's unit and office; with outside storage of materials (gravel) in three walled in bins.

The project site location is north of Krameria Avenue, south of Van Buren Boulevard., west of Porter Avenue and east of Gardner Avenue. The project site address is 17333 Van Buren Boulevard.

The above is hereinafter referred to as "the project or Project".

**PROJECT RECOMMENDATION**

**STAFF RECOMMENDATIONS:**

**THAT THE PLANNING COMMISSION TAKE THE FOLLOWING ACTIONS:**

**ADOPT PLANNING COMMISSION RESOLUTION NO. 2020-008** recommending adoption of General Plan Amendment No. 1200 to the Riverside County Board of Supervisors; and

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

**ADOPT a NEGATIVE DECLARATION for ENVIRONMENTAL ASSESSMENT NO. 170008 (CEQ170008), based on the findings and conclusions provided in the initial study, attached hereto, and the conclusion that the project will not have a significant effect on the environment; and,**

**TENTATIVELY APPROVE FOUNDATION GENERAL PLAN AMENDMENT NO. 1200, a regular Foundation Component Amendment that changes the land use designation on the project property from Rural Community: Very Low Density Residential (RC: VLDR) (1 Acre Minimum) and to Community Development: Commercial Retail (CD: CR); based upon the findings and conclusions provided in this staff report and subject to adoption of the General Plan Amendment Cycle Resolution by the Board of Supervisors; and,**

**TENTATIVELY APPROVE CHANGE OF ZONE NO. 1700003 that changes the subject property zoning classification from R-A to C-P-S, subject to adoption of the zoning ordinance by the Board of Supervisors; and,**

**APPROVE CONDITIONAL USE PERMIT NO. 170002, subject to the attached Advisory Notification Document and Conditions of Approval, and based upon the findings and conclusions provided in this staff report.**

<b>PROJECT DATA</b>
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**Land Use and Zoning:**

	Specific Plan: N/A
Existing General Plan Foundation Component:	Rural Community (RC)
Proposed General Plan Foundation Component:	Community Development (CD)
Existing General Plan Land Use Designation:	Rural Community: Very Low Density Residential (RC: VLDR) (1 Acre Minimum)
Proposed General Plan Land Use Designation:	Community Development: Commercial Retail (CD: CR) (0.20 – 0.35 FAR)
Policy / Overlay Area:	N/A
Surrounding General Plan Land Uses	
North:	Rural Community: Very Low Density Residential (RC: VLDR)
East:	Rural Community: Very Low Density Residential (RC: VLDR)
South:	Rural Community: Very Low Density Residential (RC: VLDR)
West:	Rural Community: Very Low Density Residential (RC: VLDR)
Existing Zoning Classification:	Residential Agricultural (R-A)
Proposed Zoning Classification:	Scenic Highway Commercial (C-P-S)

Surrounding Zoning Classifications	
North:	Residential Agricultural (R-A)
East:	Residential Agricultural (R-A)
South:	Residential Agricultural (R-A)
West:	Scenic Highway Commercial (C-P-S)
Existing Use: Residence, Unpermitted Contractor's Storage Yard	
Surrounding Uses	
North:	Single- Family Residence
South:	Single- Family Residence
East:	Existing Church
West:	Vacant Commercial Land

**Project Details:**

<i>Item</i>	<i>Value</i>	<i>Min./Max. Development Standard</i>
Project Site (Acres):	1.91 Acres	N/A
Office/Caretaker's Unit (SQFT):	608 sqft	N/A
Storage/Garage Facility (SQFT):	4,442 sqft	N/A
Floor Area Ratio:	0.21 FAR	0.20 - 0.35 FAR
Building Height (FT):	20 feet	35 feet Max.

**Parking:**

<i>Type of Use</i>	<i>Building Area (in SF)</i>	<i>Parking Ratio</i>	<i>Spaces Required</i>	<i>Spaces Provided</i>
Office	253 sqft.	1 parking space per every 250 sqft.	1	2
Storage/ Warehouse	4,442 sqft.	1 parking space per every 2000 sqft.	2	2
<b>TOTAL:</b>	<b>4,695 sqft.</b>		<b>3</b>	<b>4</b>

**Located Within:**

City's Sphere of Influence:	Yes – City of Riverside
Community Service Area ("CSA"):	Yes – CSA 152
Special Flood Hazard Zone:	Yes – Riverside County Flood Control
Agricultural Preserve:	No
Liquefaction Area:	No
Subsidence Area:	No
Fault Zone:	No
Fire Zone:	No
Mount Palomar Observatory Lighting Zone:	No – Not in Mt. Palomar Lighting Zone



WRCMSHCP Criteria Cell:	No
CVMSHCP Conservation Boundary:	No
Stephens Kangaroo Rat ("SKR") Fee Area:	Yes – Inside SKR Fee Area
Airport Influence Area ("AIA"):	Yes – March Air Reserve Base, Zone E

**PROJECT LOCATION MAP**

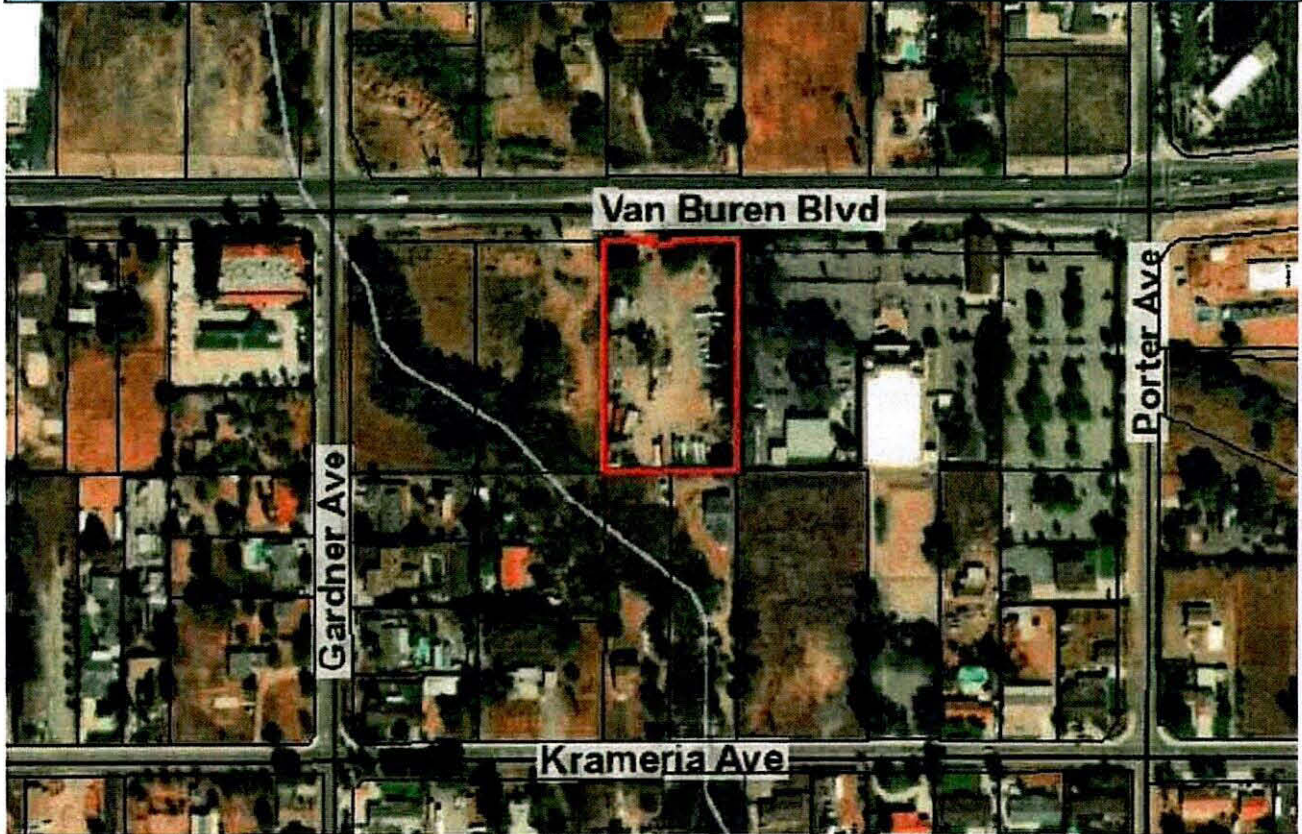


Figure 1: Project Location Map

**PROJECT BACKGROUND AND ANALYSIS**

**Background:**

General Plan Amendment No. 1200 (GPA01200) was applied for on June 13, 2016 under the 2016 General Plan Initiation Proceeding Cycle (GPIP). The GPA was presented to the Planning Commission on October 19, 2016 and approved by a 4-0 vote. The GPA then proceeded to the Board of Supervisors on March 14, 2017 under the GPIP and was approved by a 4-0 vote. This action allowed for the applicants of the GPA, Johnnie and Irene Frakes, to apply for implementing project(s) in conjunction with GPA01200.

On December 28, 2017 the applicant, Johnnie and Irene Frakes, submitted the following applications to the County of Riverside to permit an existing contractor storage yard at the location of 17333 Van Buren

Boulevard: General Plan Amendment No. 1200, proposing to change the land use designation of the property from the existing Rural Community – Very Low Density Residential (RC: VLDR) to Community Development – Commercial Retail (CD: CR); Change of Zone No. 1700003, proposing to change the zone designation of the property from Residential Agricultural (R-A) to Scenic Highway Commercial (C-P-S); and Conditional Use Permit No. 170002, to entitle an unpermitted contractor's storage yard with a two story storage and garage facility and a 608 sqft. caretaker's unit with an office.

The site is a 1.91 acre parcel with an existing residence located there. The applicants previously were approved for, by Plot Plan No. 24459 (PP24459), to construct a 4,442 sqft. detached garage; for residential purposes only.

Currently there is an unpermitted contractor's storage yard on the site, which has been in continuous operation for the past ten years. The site is unpaved and has some existing landscaping, fencing and perimeter block walls at the side, and rear of the property. The landscaping includes existing mature trees that provide screening along the westerly lot line and along Van Buren Boulevard. Additional landscaping and fencing is required to further screen the project site from public view. The site is accessed by an existing driveway from Van Buren Boulevard. The surrounding properties include residential uses to the north and south, a vacant commercial property to the west, and an existing church to the east.

### **General Plan Consistency**

Prior to a full project submittal, a General Plan Initiation Process (GPIP) was applied for during the 2016 GPIP cycle. At this initial stage of the process, specific details of the General Plan Amendment and any accompanying implementing project are not considered, and public hearings are not required before the Planning Commission or the Board of Supervisors. The process includes receiving comments on the proposed amendment from the General Plan Advisory Committee (GPAC) and the Planning Commission. These comments are then provided to the Board of Supervisors and the Board only considers whether to initiate proceedings for the proposed Foundation General Plan Amendment. The initiation of proceedings by the Board of Supervisors does not commit the County to a certain course of action and shall not imply any such amendment will be approved.

On March 14, 2017, the County of Riverside Board of Supervisors adopted an order initiating proceedings for GPA No. 1200. The initiation of the General Plan Amendment authorizes the post-initiation phase of the project which is required to be coupled with an implementing project.

The proposed general plan initiation was supported because the existing business and underlying land use designation and foundation component are inconsistent with each other. The proposed foundation component and land use designation change allows the existing business to be consistent with the land use. Furthermore, the properties to the west are already in the Community Development Foundation component, but have a Commercial land use designation. Should this business cease to operate in the future, the land use will be in the Community Development Foundation, making the site easier to repurpose with a much wider range of commercial use opportunities. With the approved General Plan Amendment, the proposed project would be consistent with the County of Riverside General Plan.

### **Ordinance No. 343 Consistency**

Change of Zone No. 170003 proposes to change the project site's zoning classification to Scenic Highway Commercial (C-P-S). The proposed contractor storage yard can be permitted within the C-P-S zone with an approved Conditional Use Permit, since the use is considered to be similar in character and scope to

those listed as permitted uses within the C-P-S zone. County of Riverside Ordinance No. 348, Article IVb, Section 9.50.E. provides, "Any use that is not specifically listed in Subsection A and B may be considered a permitted or conditionally permitted use provided that the Planning Director finds that the proposed use is substantially the same in character and intensity as those listed in the designated Subsections." Therefore, with the Planning Director determining the project is in similar character and intensity as those uses permitted under a Conditional Use Permit (i.e. Automobile repair garages, body shops, spray painting shops; Boat sales, rentals and services; Equipment rental services, including rototillers, power mowers, sanders, power saws, cement and plaster mixers; Trailer and boat storage; Travel trailers, mobile homes and recreational vehicles sales and service; Truck sales and services; Trucks and trailers with rental of trucks not over 19,500 pounds gross weight and not exceeding 22 feet in length and rental of trailers not exceeding six feet in width or 22 feet in length); staff has processed the project under a Conditional Use Permit application. Additionally, staff has applied conditions to mitigate any concerns regarding the design and operation of the facility.

### ENVIRONMENTAL REVIEW AND ENVIRONMENTAL FINDINGS

An Initial Study (IS) and a Negative Declaration (ND) have been prepared for this project in accordance with the California Environmental Quality Act (CEQA). Based on the findings incorporated in Environmental Assessment No. 170007 (CEQ170007) the project will not have a significant effect on the environment beyond those addressed in the Initial Study. The IS and ND represent the independent judgement of Riverside County. The documents were circulated for public review per the California Environmental Quality Act Statue and Guidelines Section 15105.

### FINDINGS AND CONCLUSIONS

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

#### General Plan Amendment Findings:

The project site has a General Plan Land Use Designation of Rural Community: Very Low Density Residential (RC: VLDR). On March 14, 2017, the County of Riverside Board of Supervisors adopted an order initiating proceedings for General Plan Amendment No. 1200 (GPA1200). The proposed foundation component and land use designation change would make the existing business to consistent with the approved entitlement. Furthermore, the properties to the west are already in the Community Development Foundation component and have a zoning classification of Scenic Highway Commercial (C-P-S). Should this business cease to operate in the future, the land use will be in the Community Development Foundation, making the site easier to repurpose with a much wider range of commercial use opportunities. With an approval of GPA No. 1200, the project site would have a land use designation of Community Development: Commercial Retail (CD: CR) and be consistent with the proposed growth of the Woodcrest District; especially along Van Buren Boulevard. The following findings shall be made prior to making a recommendation to grant a General Plan Amendment, pursuant to the provisions of the Riverside County General Plan and Zoning Ordinance 348:

1. The Foundation Component Amendment is based on substantial evidence that new conditions or circumstances disclosed during the review process justify modifying the General Plan, that the modifications do not conflict with the overall Riverside County Vision, and that they would not create an internal inconsistency among the elements of the General Plan.

- a. Conditions Disclosed During the Review Process: The project property is an existing residence that has been operating as a contractor storage yard continuously over the past ten years. The existing unpermitted contractor storage yard is in conflict with the existing RC: VLDR land use designation of the site. The proposed project is to entitle the existing unpermitted use of a contractor's storage yard with a caretakers unit and construct a new two story garage and storage facility and include the contractor's storage yard materials in three walled-in outside storage bins on site. Uses to the west of the project site, which is along Van Buren Boulevard in the Woodcrest District, have and are growing into more Commercial Retail land use designations. To the east is another commercial business use of an existing church. By approval of the proposed GPA1200 to CD: CR; it would permit a comparable and compatible use to continue on the subject property.
  - b. Riverside County Vision: The proposed project does not conflict with the Overall Riverside County Vision because of the following:
    - i. The Riverside County Vision provides, "New growth patterns no longer reflect a pattern of random sprawl but rather follow a framework of transportation and open space corridors, with concentrations of development that fit into that framework." The GPA accommodates the community which is maturing in its own way, at its own pace and within its own context. This includes the preservation of character in some communities, accommodating growth in other communities, and achieving a mixture of growth and preservation in others. In other words, important open space and transportation corridors define growth areas. This is reflected in the area of this project of the Woodcrest District, along Van Buren Boulevard near Washington Street, as growth along this corridor to the west and east is growing further into a commercial designation; while allowing properties further past Van Buren Boulevard to the north and south stay rural and residential. This growth is well coordinated between Riverside County and the City of Riverside.
    - ii. The Vision also provides that "Jobs/housing balance is significantly improved overall, as well as within sub-regions of Riverside County." The GPA stimulates the growth of small-scale local commercial services. The proposed project is a small-scale local business with approximately 10 employees for the contractor's storage yard and the associated equipment and materials. Open primarily Monday thru Friday from 6 am to 6pm with periodic Saturday hours (if needed); the business's employees gather needed vehicles, equipment, and materials; then return same vehicles and equipment to the yard at the end of the business day. The approval of the existing use would sustain continued employment for the project owner and their employees and housing opportunities employment provides for the owners and employees.
  - c. Internal Consistency: This proposed GPA would not create an internal consistency among the General Plan elements. The GPA has been evaluated carefully in conjunction with each of the General Plan elements, including Land Use, Circulation, Multi-Purpose Open Space, Safety, Noise, Housing, Air Quality, and Healthy Communities to ensure that the GPA is in conformance with the applicable policies and objectives.
2. Entitlement/Policy Amendment. An Entitlement/Policy General Plan amendment may be approved if the change does not involve a change in or conflict with the Riverside County Vision, any General Planning Principle set forth in General Plan Appendix B, or any Foundation Component Designation in the General Plan; the proposed amendment would either contribute to the purposes of the General Plan or, at a minimum, would not be detrimental to them; and an

amendment is required to expand basic employment job opportunities (jobs that contribute directly to the County's economic base) and that would improve the ratio of jobs-to-workers in the County.

- a. An amendment is required to expand basic job opportunities (permanent jobs, exclusive of any jobs created by construction of the project itself), that contribute directly to the County's economic base and that would improve the ratio of jobs-to-workers in the County. The jobs created by the construction of the new two-story garage/storage facility and the continued employment opportunities of the owners and their employees to work within the County contribute directly to the ratio, even to a small degree, of the jobs to workers within the County of Riverside.

### **Change of Zone Findings:**

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

Change of Zone No. 1700003 (CZ1700003) is a proposal to change the project site's Zoning Classification from Residential Agricultural (R-A) to Scenic Highway Commercial (C-P-S) and is subject to the following findings:

With the approval of, the project site would become consistent with the neighboring properties to the west that are currently zoned.

1. The requested change of zone does not involve a change in or conflict with:
  - a. As stated above, in the General Plan Amendment section of this report; the Riverside County Vision provides, "New growth patterns no longer reflect a pattern of random sprawl but rather follow a framework of transportation and open space corridors, with concentrations of development that fit into that framework." The GPA accommodates the community which is maturing in its own way, at its own pace and within its own context. This includes the preservation of character in some communities, accommodating growth in other communities, and achieving a mixture of growth and preservation in others. In other words, important open space and transportation corridors define growth areas. This is reflected in the area of this project of the Woodcrest District, along Van Buren Boulevard near Washington Street, as growth along this corridor to the west and east is growing further into a commercial designation; while allowing properties further past Van Buren Boulevard to the north and south stay rural and residential. This growth is well coordinated between Riverside County and the City of Riverside.
  - b. The County must invest in the development and acquisition of the underlying knowledge base required to complete and maintain the General Plan. The overall context for the General Plan is encompassed in the Vision statement which underpins it. The Vision identifies the relevant questions in connection with the knowledge base which is to be developed. The County should encourage efficient land use and compact development on regional and community scales. The policy goal is to permit and encourage increased densities or intensities. The proposed project is an existing contractor's storage yard for the past 10 years. This

entitlement would allow for the continued use of the proposed project as well as permit a zoning classification that would benefit the surrounding community should the existing use no longer operate at the currently location. The proposed C-P-S zone would benefit any future commercial development similar to the current character or intensity that exists within the Woodcrest Area.

2. The proposed amendment would not be detrimental to the health, safety or general welfare of the community, as the proposed change would be conforming to the growth of the area along Van Buren Boulevard and in the Woodcrest Area since much of the corridor and parcels along Van Buren Boulevard are already zoned C-P-S; up to its neighboring property directly to the west. This would continue to keep commercial development to stay along Van Buren Boulevard while keeping more of the parcels further north and south from Van Buren Boulevard at a residential consistency.
3. The change of zone is not likely to cause substantial environmental damage or substantially and avoidably injure fish or wildlife or their habitat, because the project site is not located within or adjacent to an existing or proposed MSHCP Core or Linkage, Conservation Area. The project will not 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 with adherence to Riverside County Conditions of Approval. No migratory wildlife corridors or nursery sites occur on site.
4. The proposed project is compatible with surrounding land uses, as the surrounding land uses consist of an existing church to the east, a recently approved tractor supply store (CUP180016) less than 1000 feet from the project site to the west, on the same side of Van Buren Boulevard, and an existing shopping center further to the northwest that has been in existence for 20 plus years. This proposed project has been in operation for 10 years, even if unentitled; this project is to entitle the existing use and bring it into conformance with current County regulations and requirements, as needed.

**Conditional Use Permit Findings:**

The following findings shall be made prior to making a recommendation to grant the Conditional Use Permit, pursuant to the provisions of the Riverside County Ordinance No. 348:

1. The proposed use conforms to all the requirements of the General Plan and with all applicable requirements of State law and the ordinances of Riverside County. The proposed land use designation of CD: CR allows local and regional serving service and retail uses. Just over 400 feet from the project site to the west are other properties with a land use designation of CD: CR. The CD: CR designation would accommodate community commercial services and some institutional uses. The Lake Mathews/Woodcrest Area Plan encompasses the Woodcrest District. Additionally, the properties along Van Buren Boulevard to the west, north, and south, are zoned C-P-S; with a recent project (CUP180016) approved to the west in less than 1000 feet from the project site for a tractor supply store. The proposed project would permit a small contractor's storage yard for approximately 10 employees with equipment vehicle and materials. An already approved detached garage building would store equipment and materials with some additional outside storage as well.

A caretakers unit and office would also be on site to watch over the contractor's storage yard. Furthermore, Van Buren Boulevard is an Urban Arterial roadway that provides other commercial businesses in the area with access to freeways (91 and 215 freeways) and the community at large. The proposed project would provide commercial development consistent with the Lake Mathews/Woodcrest Area Plan and along the surrounding area of Van Buren Boulevard within the Woodcrest District. This project would continue consistency of a commercial uses in the Community Development Land Use Designation of the Lake Mathews/Woodcrest Area Plan and should the business cease at this location; provide for further commercial retail development to occur.

2. The project is substantially the same in character and intensity as truck sales and services, equipment rental services, and trailer and boat storage, which are all permitted uses, subject to approval of a conditional use permit, in the C-P-S zone as provided in Ordinance No. 348. The project's hours of operation are Monday through Friday, 6am to 6pm and some Saturdays as needed, similar to that of vehicle sales and services, equipment rental services, and storage facilities. The project includes and contractor's storage yard, and is therefore visually comparable to equipment rental services. The facility will not produce more noise or traffic than the aforementioned rental and sales facilities. Therefore, the project is substantially the same in character and intensity as these other uses.
3. The overall development of the land shall be conditioned for the protection of the public health, safety and general welfare. The design of the project has been reviewed by all applicable Riverside County Departments and agencies, including but not limited to: Riverside County Transportation, Environmental Health, Fire, Building and Safety, Grading, Environmental Programs, Landscaping, Archeology, Geology, Airport Land Use Commission. The review and regulations adopted and applied in the Conditions of Approval ensure that the project would not have an adverse effect on the public's health, safety, and general welfare. These departments have included conditions of approval that the project will be required to meet for prior to issuance of grading permits, prior to issuance of building permits, and prior to final of building permits. In addition, the applicant has received an Advisory Notification Document that includes applicable ordinances and regulations that the County has adopted that the project is also required to adhere to in addition to the conditions of approval. Therefore, the project design, condition of approval, and permitting will ensure that the project will protect the public's health, safety, and general welfare.
4. The proposed use conforms to the logical development of the land and is compatible with the present and future logical development of the surrounding property, as the properties along Van Buren Boulevard have a variety of commercial uses dispersed along the thoroughfare. As stated above, properties to the west of the project site and both north and south, are currently zoned commercial (C-P-S); with many currently vacant.
5. The proposed use shall consider the location and need for dedication and improvement of necessary streets and sidewalks, including the avoidance of traffic congestion; and has taken into account topographical and drainage conditions, including the need for dedication and improvements of necessary structures as a part thereof. The proposed project incorporates appropriate dedications and improvements.
6. A condition would be applied requiring that the construction of more than one structure on a single legally divided parcel shall, in addition to all other requirements, be subject to a condition which prohibits the sale of any existing or subsequently constructed structures on the parcel until the

parcel is divided and a final map recorded in accordance with Ordinance No. 460 in such a manner that each building is located on a separate legally divided parcel. The proposed project site is just one legal lot and no subdivision is required or conditioned for this project.

**Development Standards Findings:**

The following development standards are applicable to the C-P-S Zones:

1. Lot Area. There is no minimum lot area requirement, unless specifically required by zone classification for a particular area. The proposed project has a lot area width of 213 feet by 394 feet in depth and is 1.91 acres net. The proposed project does not or need to establish a minimum lot area requirement.
2. Setbacks. There are no yard requirements for buildings which do not exceed 35 feet in height, except as required for specific plans. Any portion of a building which exceeds 35 feet in height shall be set back from the front, rear and side lot lines not less than two feet for each foot by which the height exceeds 35 feet. The height of the tallest building of the proposed project is 20 feet high.
  - a) Front Setback: The front setback shall be measured from the existing street line unless a specific plan has been adopted in which case it will be measured from the specific plan street line. The front setback for the project is 118 feet.
  - b) Side Setback: Each side setback shall be measured from the side lot line or from an existing adjacent street line unless a specific plan has been adopted in which case it will be measured from the specific plan street line. The side setback for the project is seven feet to the west and 133 feet to the east.
  - c) Rear Setback: The rear setback shall be measured from the existing rear lot line or from any recorded alley or easement; if the rear line adjoins a street, the rear setback requirement shall be the same as required for a front setback. The rear setback for the project is 116 feet.

Therefore, the project meets the setback requirements.

3. Height Requirement. The C-P-S zone provides that no building or structure shall exceed fifty (50') feet unless a greater height is approved pursuant to Section 18.34 of the ordinance. The proposed structure for this project, a storage garage, does not exceed 20 feet in height. Therefore the project meets this requirement.
4. Parking. Automobile storage space shall be provided as required by Section 18.12. of Ordinance No. 348. The proposed storage garage at 4,442 sqft. requires one parking space per every 2,000 sqft. and the caretakers unit/office at 253 sqft. requires one parking space per every 250 sqft. The total parking required is three parking spaces. The proposed project would provide four parking spaces.
5. Roof Mounted Mechanical Equipment. The C-P-S zone provides that all roof mounted mechanical equipment shall be screened from the ground elevation view to a minimum sight distance of 1,320 feet. The proposed storage garage building and existing residence that would be entitled as the caretakers unit/office do not propose or have roof mounted mechanical equipment. Therefore, the project meets this requirement.

**Other Findings:**



1. The project site is not located within a Criteria Cell of the Multi-Species Habitat Conservation Plan.
2. The project site is located within the City of Riverside Sphere of Influence. As such, it is required to conform to the County's Memorandum of Understanding ("MOU") with that city. This project conforms to the MOU. Additionally, this project was provided to the City of Riverside for review and comment. No comments were received either in favor or opposition of the project.
3. The project site is located within the March Air Reserve Base, Zone E and Airport Influence Area ("AIA") boundary and is therefore subject to the Airport Land Use Commission ("ALUC") review. This project was submitted to ALUC for review on April 15, 2020. On May 15, 2020 the Airport Land Use Director determined that the proposed project was consistent with the 2014 March Air Reserve Base/Inland Port Airport Land Use Compatibility Plan ("March ALUCP").
4. In accordance with Senate Bill No. 18 (SB18), a letter was sent to the Native American Heritage Commission (NAHC) on January 26, 2018. NAHC replied by January 31, 2018 with no concerns indicated. SB18 letters were sent to the tribes on February 1, 2018 and concluded on May 2, 2018 with no concerns or comments to address regarding the Project.

Additionally, tribal consultation letters were sent regarding Assembly Bill No. 52 (AB52) on January 29, 2018 to 12 tribes. Two tribes, the Morongo Band of Mission Indians and the Soboba Band of Luiseño Indians requested further information and possible consultation. Eastern Information Center (EIC) records were provided to the Morongo and Soboba tribes. After receipt of the EIC records, no further consultations were requested by the tribes and AB52 was concluded as of November 7, 2018.

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

#### **Fire Findings:**

1. The project site is not located within a Cal Fire State Responsibility Area ("SRA") OR Local Responsibility Area ("LRA") and is also not located within a fire hazard severity zone. The proposed project was reviewed and conditioned accordingly by the Riverside County Fire Department. The nearest fire station to the is the Riverside County Fire Department Woodcrest Station, located at 16533 Trisha Way, Riverside, CA 92504, and is located approximately 0.76 mile southwest from the project site.

#### **Conclusion:**

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

#### **PUBLIC HEARING NOTIFICATION AND COMMUNITY OUTREACH**

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

The City of Riverside was provided the proposed project for review and comment. No comments were received either in favor or opposition of the project from the City of Riverside.

**RESOLUTION No. 2020-008**  
**RECOMMENDING ADOPTION OF**  
**GENERAL PLAN AMENDMENT NO. 1200**

**WHEREAS**, pursuant to the provisions of Government Code Section(s) 65350 et seq., a public hearing was held before the Riverside County Planning Commission in Riverside, California on August 5, 2020, to consider the above-referenced matter; and,

**WHEREAS**, all the procedures of the California Environmental Quality Act and the Riverside County Rules to Implement the Act have been met and the environmental document prepared or relied on is sufficiently detailed so that all the potentially significant effects of the project on the environment and measures necessary to avoid or substantially lessen such effects have been evaluated in accordance with the above-referenced Act and Procedures; and,

**WHEREAS**, the matter was discussed fully with testimony and documentation presented by the public and affected government agencies; now, therefore,

**BE IT RESOLVED, FOUND, DETERMINED, AND ORDERED** by the Planning Commission of the County of Riverside, in regular session assembled on August 5, 2020, that it has reviewed and considered the environmental document prepared or relied on and, based on the findings and conclusions in the staff report and incorporated herein by reference, recommends that the Board of Supervisors:

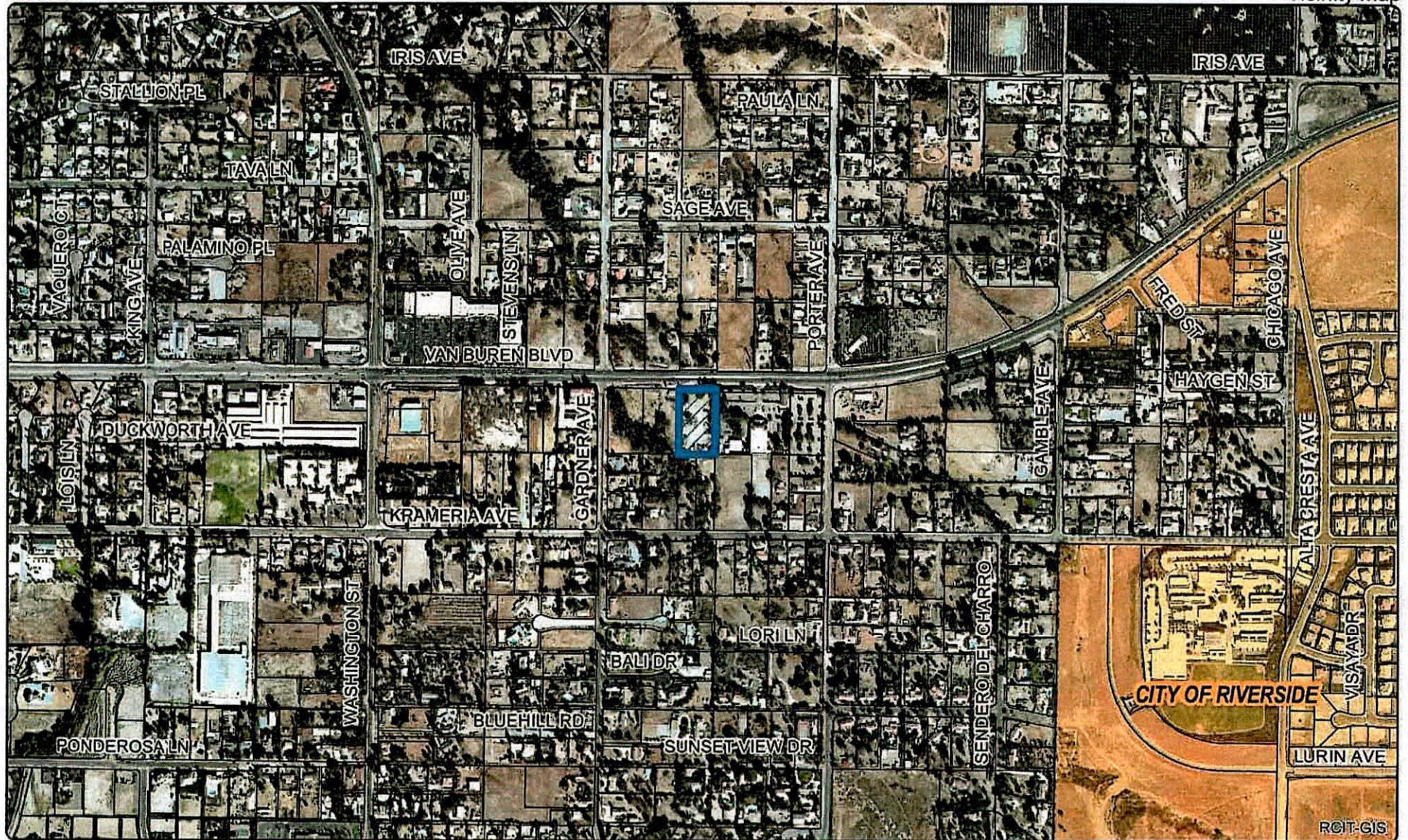
**TENTATIVELY ADOPT** the **NEGATIVE DECLARATION** for **ENVIRONMENTAL ASSESSMENT. CEQ170008**; and

**TENTATIVELY APPROVE GENERAL PLAN AMENDMENT NO. 1200.**

RIVERSIDE COUNTY PLANNING DEPARTMENT  
CZ1700003 GPA1200 CUP170002  
VICINITY/POLICY AREAS

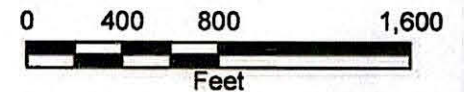
Supervisor: Jeffries  
District 1

Date Drawn: 04/08/2020  
Vicinity Map



Zoning Dist: Woodcrest

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) 955-3300 (Western County) or in Palm Desert at (760) 860-8277 (Eastern County) or Website <http://rdplanning.rctm.net>

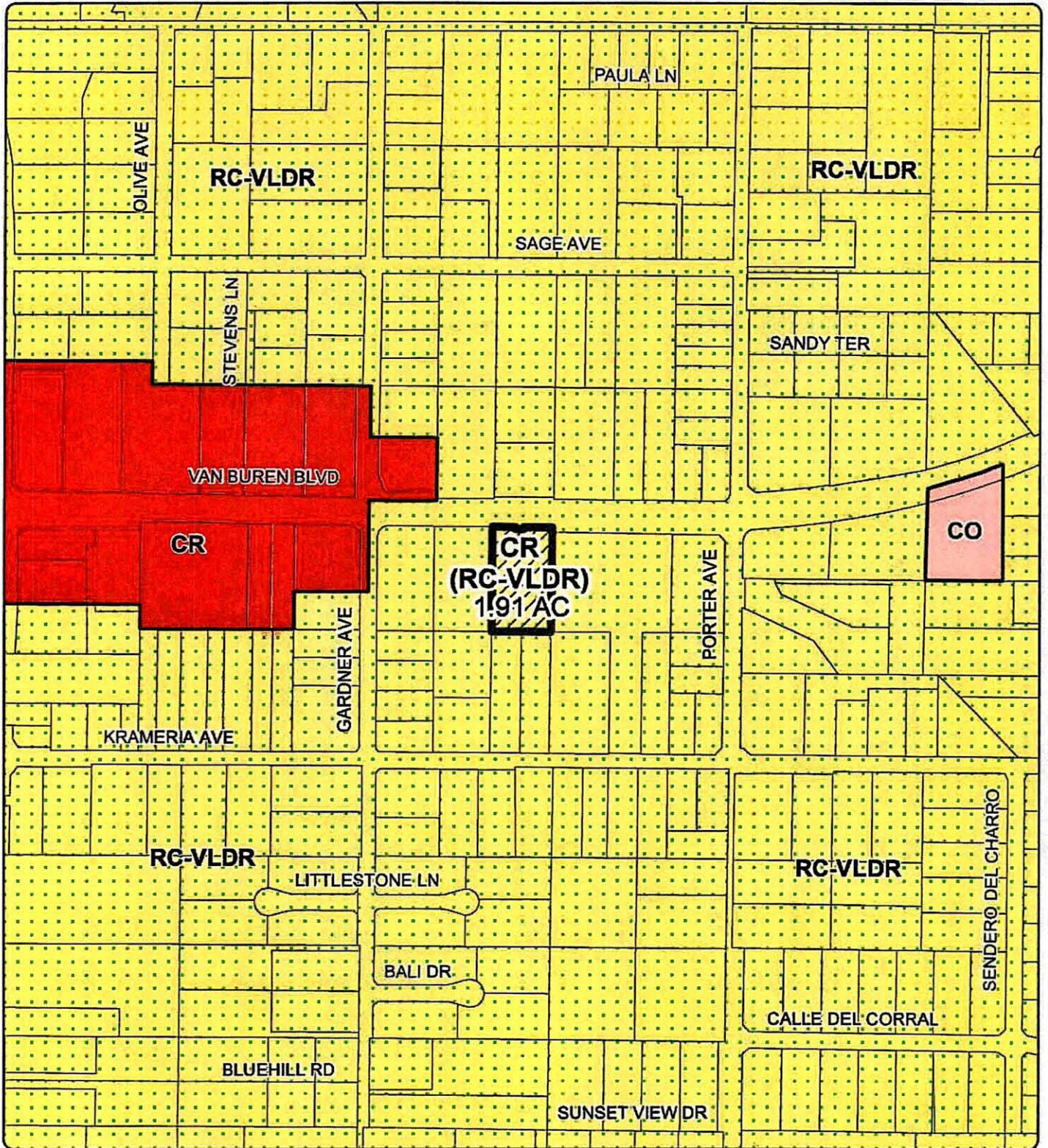
RIVERSIDE COUNTY PLANNING DEPARTMENT

CZ1700003 GPA1200 CUP170002

Supervisor: Jeffries  
District 1

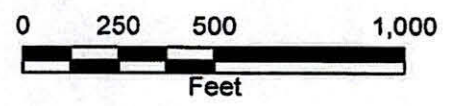
Date Drawn: 04/08/2020  
Exhibit 6

PROPOSED GENERAL PLAN



Zoning Dist: Woodcrest

Author: Vinnie Nguyen



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RIVERSIDE COUNTY PLANNING DEPARTMENT

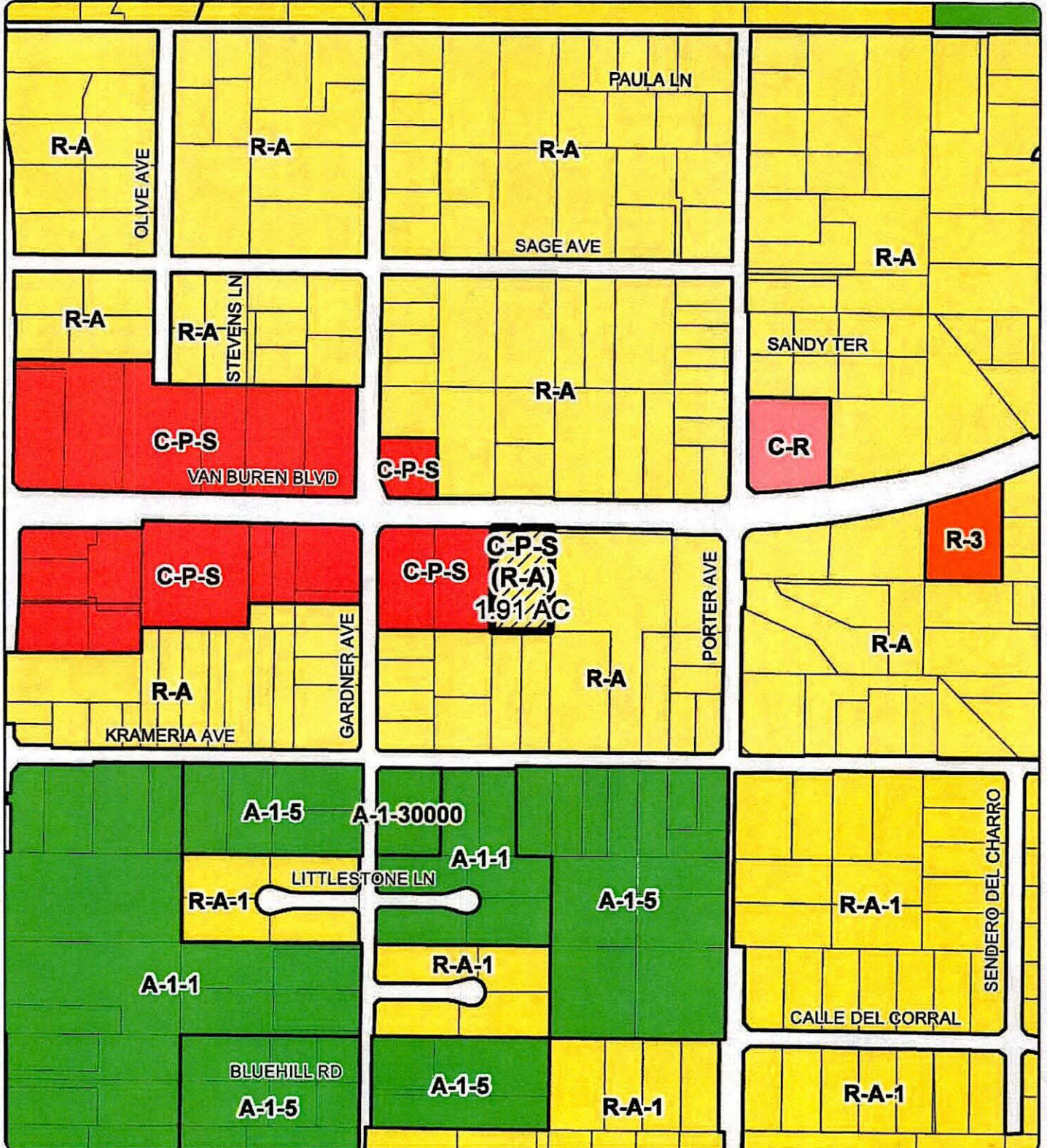
CZ1700003 GPA1200 CUP170002

Date Drawn: 04/08/2020

Supervisor: Jeffries  
District 1

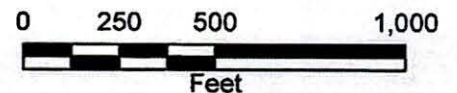
PROPOSED ZONING

Exhibit 3



Zoning Dist: Woodcrest

Author: Vinnie Nguyen



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RIVERSIDE COUNTY PLANNING DEPARTMENT

CZ1700003 GPA1200 CUP170002

Supervisor: Jeffries  
District 1

Date Drawn: 04/08/2020

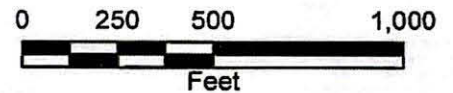
LAND USE

Exhibit 1



Zoning Dist: Woodcrest

Author: Vinnie Nguyen



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*Charissa Leach, P.E.  
Assistant TLMA Director*

# RIVERSIDE COUNTY PLANNING DEPARTMENT

## Memorandum

**DATE:** August 5, 2020  
**TO:** Planning Commission  
**FROM:** Tim Wheeler, Urban Regional Planner III  
**RE:** Item 4.1 – Draft Change of Zone Exhibit (CZ1700003)

Since completion of the report package for Planning Commission, Staff finished the "Draft Change of Zone Exhibit" for CZ170003.

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

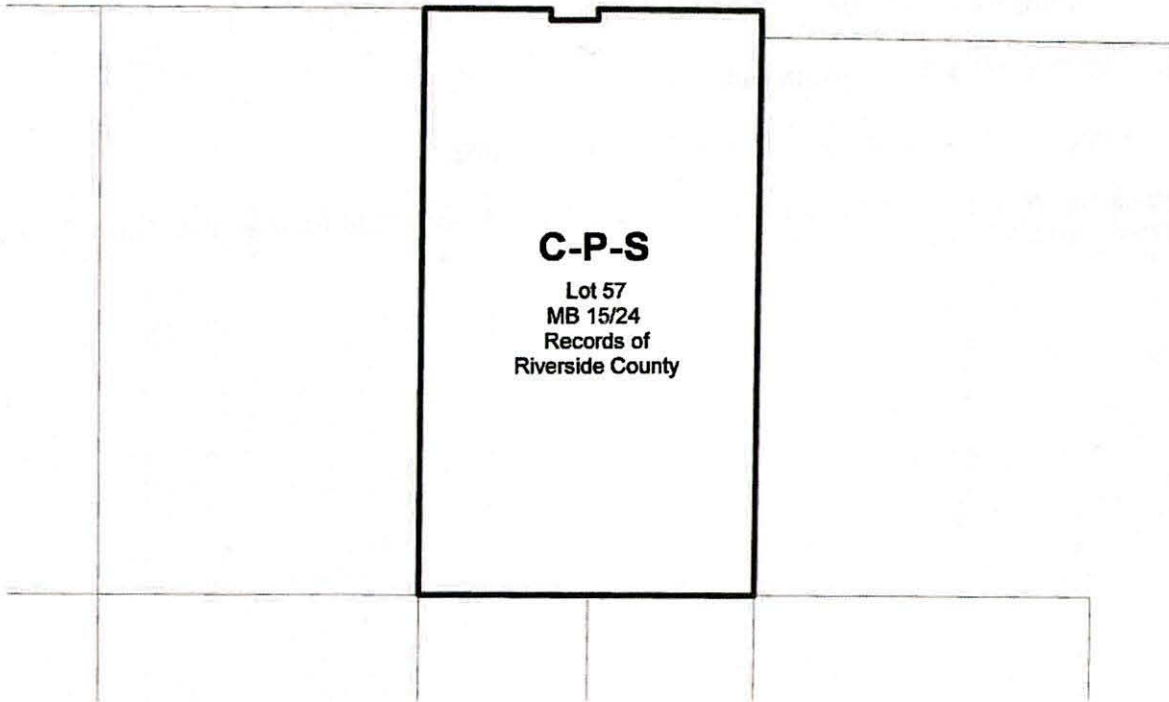
Desert Office • 77588 El Duna Court, Suite H  
Palm Desert, California 92211  
(760) 863-8277 • Fax (760) 863-7040

*"Planning Our Future... Preserving Our Past"*



SEC. 25, T. 3 S., R. 5 W. S.B.M

VAN BUREN BLVD



**C-P-S**

SCENIC HIGHWAY COMMERCIAL

MAP NO. 59.074

CHANGE OF OFFICIAL ZONING PLAN  
WOODCREST  
DISTRICT

CHANGE OF ZONE CASE NO. 170003

AMENDING ORDINANCE NO. 348

ADOPTED BY ORDINANCE NO. 348.4939

(DATE:) \_\_\_\_\_

RIVERSIDE COUNTY BOARD OF SUPERVISORS



# RIVERSIDE COUNTY PLANNING DEPARTMENT

*Charissa Leach,  
Assistant TLMA Director*

## NEGATIVE DECLARATION

Project/Case Number: GPA01200 / CZ170003 / CUP170002 / CEQ170008

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

PROJECT DESCRIPTION, LOCATION (see Environmental Assessment).

### COMPLETED/REVIEWED BY:

By: Tim Wheeler Title: Project Planner Date: May 11, 2020

Applicant/Project Sponsor: Johnnie & Irene Frakes Date Submitted: December 28, 2017

**ADOPTED BY:** Planning Commission

Person Verifying Adoption: Tim Wheeler Date: August 5, 2020

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 Tim Wheeler at 951-955-6060.

Please charge deposit fee case#: ZCEQ170008 ZCFG .

**FOR COUNTY CLERK'S USE ONLY**

**COUNTY OF RIVERSIDE**  
**ENVIRONMENTAL ASSESSMENT FORM: INITIAL STUDY**

**Environmental Assessment (CEQ / EA) Number:** CEQ170008  
**Project Case Type (s) and Number(s):** Conditional Use Permit No. 170002  
**Lead Agency Name:** Riverside County Planning Department  
**Address:** P.O. Box 1409, Riverside, CA 92502-1409  
**Contact Person:** Tim Wheeler  
**Telephone Number:** 951-955-6060  
**Applicant's Name:** Johnnie and Irene Frakes  
**Applicant's Address:** P.O. Box 4849, Riverside, CA 92514

**I. PROJECT INFORMATION**

**Project Description:**

General Plan Amendment No. 1200 (GPA1200) proposes a regular General Plan Foundation Component Amendment to change the project site's Foundation Component from Rural Community (RC) to Community Development (CD) and to amend its Land Use Designation from Very Low Density Residential (VLDR) to Commercial Retail (CR). The project site is within the Lake Mathews/Woodcrest Area Plan. The application for this Foundation Component General Plan Amendment was submitted during the application window for the 2016 General Plan Review Cycle.

Change of Zone No. 1700003 (CZ170003) proposes to change the Zoning Classification of the project site from Residential Agricultural (R-A) to Scenic Highway Commercial (C-P-S).

Conditional Use Permit No. 170002 (CUP170002) proposes to construct a Contractor's Storage Yard with a 4,442 sqft. two story storage and garage facility and a 608 sqft. caretaker's unit and office; with outside storage of materials (gravel) in three walled in bins.

The above is hereinafter referred to as "the project or Project".

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

**B. Total Project Area:** 1.91 acres

<b>Residential Acres:</b> 1.91	<b>Lots:</b>	<b>Units:</b>	<b>Projected No. of Residents:</b>
<b>Commercial Acres:</b>	<b>Lots:</b>	<b>Sq. Ft. of Bldg. Area:</b>	<b>Est. No. of Employees:</b>
<b>Industrial Acres:</b>	<b>Lots:</b>	<b>Sq. Ft. of Bldg. Area:</b>	<b>Est. No. of Employees:</b>
<b>Other:</b>			

**C. Assessor's Parcel No(s):** 274-070-003

**Street References:** North of Krameria Avenue, south of Van Buren Boulevard, east of Porter Avenue and west of Gardner Avenue, within the Lake Mathews/ Woodcrest Area Plan. The project site address is 17333 Van Buren Boulevard.

**D. Section, Township & Range Description or reference/attach a Legal Description:**  
Township 3 South, Section 25 and Range 5 Northwest

**E. Brief description of the existing environmental setting of the project site and its surroundings:** The 1.91 acre project site is located within the Lake Mathews/ Woodcrest Area Plan of unincorporated Riverside County, north of Krameria Avenue, south of Van Buren Blvd.,

east of Porter Avenue and west of Gardner Avenue. The site is approximately 5.26 miles east of Interstate 215 at Van Buren Blvd.

## II. APPLICABLE GENERAL PLAN AND ZONING REGULATIONS

### A. General Plan Elements/Policies:

1. **Land Use:** The proposed project is consistent with the existing Riverside County General Plan land use designation of Community Development: Scenic Highway Commercial (C-P-S) and would implement the General Plan uses for the site. The project implements Policy LU 4.1, requiring new developments to be located and designed to visually enhance, not degrade the character of the surrounding area. The Project site is not located within a policy area. The Project is located within the City of Riverside sphere of influence. The project site does not fall within a General Plan Policy Overlay Area.
2. **Circulation:** Adequate circulation facilities exist and are proposed to serve the proposed project. The proposed project meets with all applicable circulation policies of the General Plan.
3. **Multipurpose Open Space:** The proposed project does not include any open space areas that would support the General Plan Multipurpose Open Space Policies.
4. **Safety:** The proposed project is not located within a Federal Emergency Management Agency (FEMA) flood zone, fault zone, or area with high landslide, mudslide, or liquefaction potential. The project site is identified by the CalFire Riverside County (West) Fire Hazard Map as being within a very high fire hazard area. Since the project site is located within a partially developed area, the project would be required to comply with California Fire Code Chapter 47 and the Riverside County Municipal Code Chapter 8.32, Fire Code, which provides requirements to reduce the potential of fires to a less than significant impact. Therefore, the project would not expose people or structures to significant risks related to flooding. The proposed project has also allowed for sufficient provision of emergency response services to the future residents of this project through the project design and payment of development impact fees. The proposed project meets with all other applicable Safety Element policies.
5. **Noise:** Noise levels in excess of standards established in the General Plan or noise ordinance. The project meets all other applicable Noise Element Policies.
6. **Housing:** The proposed project applicable Housing Element Policies.
7. **Air Quality:** The proposed project meets all other applicable Air Quality policies.
8. **Healthy Communities:** The Project meets all applicable policies of the Healthy Communities Element of the General Plan.

**B. General Plan Area Plan(s):** Lake Mathews/ Woodcrest Area Plan

**C. Foundation Component(s):** Existing: Rural Community

Proposed: Community Development

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

Proposed: Commercial Retail (CR)

**E. Overlay(s), if any:** N/A

**F. Policy Area(s), if any:** N/A

**G. Adjacent and Surrounding:**

**6. General Plan Area Plan(s):** Lake Mathews/ Woodcrest Area Plan

**7. Foundation Component(s):** Rural Community: Very Low Density Residential (VLDR) (1 acre minimum)

**8. Land Use Designation(s):** Very Low Density Residential (VLDR) (1 acre minimum)

**9. Overlay(s), if any:** N/A

**10. Policy Area(s), if any:** N/A

**H. Adopted Specific Plan Information**

**6. Name and Number of Specific Plan, if any:** N/A

**7. Specific Plan Planning Area, and Policies, if any:** N/A

**I. Existing Zoning:** Residential Agricultural (R-A)

**J. Proposed Zoning, if any:** Scenic Highway Commercial (C-P-S)

**K. Adjacent and Surrounding Zoning:** Residential Agricultural (R-A) to the north, east, and east. Scenic Highway Commercial (C-P-S) to the west.

## II. 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                     |
| <input type="checkbox"/> Air Quality                    | <input type="checkbox"/> Land Use / Planning           | <input type="checkbox"/> Tribal Cultural Resources          |
| <input type="checkbox"/> Biological Resources           | <input type="checkbox"/> Mineral Resources             | <input type="checkbox"/> Utilities / Service Systems        |
| <input type="checkbox"/> Cultural Resources             | <input type="checkbox"/> Noise                         | <input type="checkbox"/> Wildfire                           |
| <input type="checkbox"/> Energy                         | <input type="checkbox"/> Paleontological Resources     | <input type="checkbox"/> Mandatory Findings of Significance |
| <input type="checkbox"/> Geology / Soils                | <input type="checkbox"/> Population / Housing          |   |
| <input type="checkbox"/> Greenhouse Gas Emissions       | <input type="checkbox"/> Public Services               |   |

### III. 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**

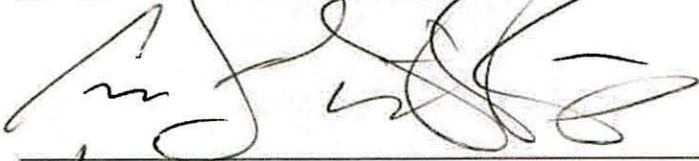
I find that although the proposed project could have a significant effect on the environment, **NO NEW ENVIRONMENTAL DOCUMENTATION IS REQUIRED** because (a) all potentially significant effects of the proposed project have been adequately analyzed in an earlier EIR or Negative Declaration pursuant to 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

May 11, 2020

Date

Project Planner

For: Charissa Leach, P.E.  
*Assistant TLMA Director*

Printed Name

#### IV. 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
<b>AESTHETICS</b> Would the project:				
<b>1. Scenic Resources</b>				
a) Have a substantial effect upon a scenic highway corridor within which it is located?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings and unique or landmark features; obstruct any prominent scenic vista or view open to the public; or result in the creation of an aesthetically offensive site open to public view?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) In non-urbanized areas, substantially degrade the existing visual character or quality of public views of the site and its surroundings? (Public views are those that are experienced from publicly accessible vantage points.) If the project is in an urbanized area, would the project conflict with applicable zoning and other regulations governing scenic quality?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

**Source(s):** Riverside County General Plan Figure C-8 "Scenic Highways"

**Findings of Fact:**

- a) No Impact. The project site is located in a rural and generally developed area. There are no scenic highway corridors that would be able to view the project site. El Sobrante Road is the closest County eligible scenic roadway approximately 6.2 miles southwest of the site. Due to the distance of the project site from El Sobrante Road and the developed terrain that is between the project site and the roadway, the project site would not be visible from a scenic roadway. As such, the project would not have a substantial adverse effect upon views from a scenic highway corridor. No impact would occur.

**Mitigation:** No mitigation is required.

**Monitoring:** No monitoring is required.



Findings of Fact:

b) Less Than Significant Impact. The project site is located in a rural and generally developed residential and commercial area. The proposed project would provide improvements to an existing structure and add a storage building. This type of development would be typical and not out of the ordinary for the surrounding community. Project development would be required to comply with County and Agency development regulations and approvals. Architectural design would require review and approvals. Because minimal grading would occur on a small portion of the site, it is not anticipated that project implementation would 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. As such, the project would not have a substantial adverse effect upon scenic views and impacts are considered less than significant.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

Findings of Fact:

c) Less Than Significant Impact. The project site is located in a rural and generally developed residential and commercial area. Project development would be required to comply with County and Agency development regulations and approvals. Architectural design would require review and approvals. It is not anticipated that project implementation would substantially degrade the existing visual character or quality of public views of the site and its surroundings and impacts are anticipated to be less than significant.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

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**2. Mt. Palomar Observatory**

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

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Source(s): GIS database, Ord. No. 655 (Regulating Light Pollution)

Findings of Fact:

a) The project site is located approximately 1.73 miles outside the Mt. Palomar Observatory influence zones. The project is not subject to the provisions of Ord No. 655. The project would be reviewed and approved by the County regarding lighting. No impacts are anticipated.

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

**Monitoring:** No monitoring is required.

**3. Other Lighting Issues**

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

**Source(s):** On-site Inspection, Project Application Description

**Findings of Fact:**

a-b) The proposed project would be required to comply with Riverside County Ordinance No. 915. Ordinance No. 915 requires that all outdoor luminaries shall be located, adequately shielded, and directed such that no direct light falls outside the parcel of origin, or onto the public right-of-way. Outdoor luminaries shall not blink, flash or rotate. Adherence to Ordinance No. 955 (and Ordinance No. 655) along with design review and approvals by the County would reduce impacts to less than significant levels.

**Mitigation:** No mitigation is required.

**Monitoring:** No monitoring is required.

**AGRICULTURE & FOREST RESOURCES** Would the project:

**4. Agriculture**

a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland) as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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 checked="" type="checkbox"/>	<input type="checkbox"/>
c) Cause development of non-agricultural uses within 300 feet of agriculturally zoned property (Ordinance No. 625 "Right-to-Farm")?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

**Source(s):** Riverside County General Plan Figure OS-2 "Agricultural Resources," GIS database, 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) No Impact. According to the California Department of Conservation, Farmland Mapping and Monitoring Program, California Important Farmland Finder tool, the project site and surrounding land uses are categorized as "Urban and Built Up Land," which is land used for, but not limited to, residential, industrial, commercial, construction, institutional, public administrative purposes, railroad yards, cemeteries, airports, golf courses, sanitary landfills, sewage treatment plants, cater control structures and other development purposes. The project site and surrounding areas do not contain any Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland). The project would have no potential to convert Farmland to non-agricultural use. No impact would occur.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

Findings of Fact:

- b) Less Than Significant Impact. The Project site is zoned as Residential Agricultural (R-A). The General Plan land use designation is Rural Community (VLDR). The project proposes a General Plan Amendment to Community Development – Light Industrial and a zone change to Scenic Highway Commercial (C-P-S). The project site has some existing structures and is not utilized for agricultural production. The adjacent properties (east and west) are not utilized for agricultural production. The properties north of the site are not utilized for agricultural production. According to the Riverside County GIS "Map My County" Riverside County Parcel Report, the project site is not in an agricultural preserve. The GIS program also indicated that no Williamson Act contract exists on the parcel. The Project would not conflict with existing agricultural zoning or existing agricultural use and impacts would be less than significant. Additionally, the existing land uses surrounding the site are not producing agricultural products, and properties along Van Buren Boulevard is a good location for commercial retail. Neither the land use changes, nor the proposed project, will cause a physical environmental impact and there would be no conflict with changing the R-A zone to C-P-S, nor RC VLDR to Commercial Retail. Impacts would be considered less than significant.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

Findings of Fact:

- c) No Impact. There are no properties within 300 feet of the project site are being utilized for agricultural purposes. To the north is existing single family development and vacant land. To the east is an existing church facility. To the south is existing single family development and vacant land. To the west is vacant land. Thus, no impact would occur.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

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

- d) No Impact. Refer to impact analysis a) and b) above. There are no properties in the vicinity of the project site that are designated as Farmland and no properties used for agricultural purposes. Thus, no impact would occur.

**Mitigation:** No mitigation is required.

**Monitoring:** No monitoring is required.

**5. Forest**

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code section 12220(g)), timberland (as defined by Public Resources Code section 4526), or timberland zoned Timberland Production (as defined by Govt. Code section 51104(g))?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Result in the loss of forest land or conversion of forest land to non-forest use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of forest land to non-forest use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

**Source(s):** Riverside County General Plan Figure OS-3a "Forestry Resources Western Riverside County Parks, Forests, and Recreation Areas," Figure OS-3b "Forestry Resources Eastern Riverside County Parks, Forests, and Recreation Areas," Project Application Materials

**Findings of Fact:**

- a) No Impact. The Cleveland National Forest boundary is approximately 10 miles southwest of the project site. The project site and lands within the project area are not zoned for forest land, timberland, or timberland production, nor are any lands within the Project vicinity is used for timber production. No impact would occur.

**Mitigation:** No mitigation is required.

**Monitoring:** No monitoring is required.

**Findings of Fact:**

- b) No Impact. The project site and lands within the project area are not zoned for, nor located within forest land. Project implementation would not result in any loss of forest land or conversion of forest land to non-forest use. No impact would occur.

**Mitigation:** No mitigation is required.

**Monitoring:** No monitoring is required.

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

c) No Impact. Refer to response 5 b) above. No impact would occur.

**Mitigation:** No mitigation is required.

**Monitoring:** No monitoring is required.

<b>AIR QUALITY Would the project:</b>				
<b>6. Air Quality Impacts</b>				
a) Conflict with or obstruct implementation of the applicable air quality plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Expose sensitive receptors, which are located within one (1) mile of the project site, to substantial pollutant concentrations?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Result in other emissions (such as those leading to odors) adversely affecting a substantial number of people?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

**Source(s):** Riverside County General Plan, Riverside County Climate Action Plan (“CAP”), SCAQMD CEQA Air Quality Handbook

**Findings of Fact:**

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.

**Findings of Fact:**

a - b) Less Than Significant Impact. The project would construct a storage building on a site that is already utilized by the applicant for similar uses. Construction of the storage building is considered a small development that would cause a minimal direct physical change in the environment in regard to air quality and any resulting pollutant emissions would not result in either a regional or site-specific impact. The project site is located in an existing mostly developed area and would be required to comply with applicable air emissions regulation pursuant to the Riverside County Climate Action Plan and the South Coast Air Quality Management District’s air emissions regulations. Project implementation would not substantially contribute to increased air pollutant emissions because the construction of the storage building and improvements to the existing building would be considered diminutive. Project implementation would not result in a substantial increase in vehicle emissions because the project is a small development and would continue to operate with minimal and periodic vehicular traffic. Due to technological advancements, vehicle emissions have improved and have fewer emissions, which reduce air quality impacts. Thus, the proposed project would not have a substantial effect upon air quality emissions, would not conflict with an air quality plan, would not result in a cumulatively considerable net increase of criteria pollutants. Compliance

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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with air quality regulations pertaining to construction and operation of the facility would reduce any impacts to less than significant levels. Impacts would be considered less than significant.

**Mitigation:** No mitigation is required.

**Monitoring:** No monitoring is required.

**Findings of Fact:**

- c) **Less Than Significant Impact.** The project site is located in a mostly developed/urbanized area. The development of the storage building and improvements to the existing structure is considered diminutive because it does not exceed 10,000 square feet as a new construction or conversion of small structures, and would not involve hazardous substances. Construction of the residence would be a relatively short duration with typical construction equipment and materials, which would not be anticipated to expose sensitive receptors to substantial pollutant concentrations. The closest existing residential building would be over 188 feet from the project site property boundary. No substantial pollutant concentrations would be emitted into the project vicinity during construction or occupancy. Thus, the proposed project would not expose sensitive receptors, which are located within one (1) mile of the project site, to substantial pollutant concentrations. Impacts would be considered less than significant.

**Mitigation:** No mitigation is required.

**Monitoring:** No monitoring is required.

**Findings of Fact:**

- d) **Less Than Significant Impact.** The project development will involve a minimal short term grading effort for the building pad and driveway. Improvements to the existing building and construction of the storage building would be a relatively short duration with typical construction equipment and materials, which would not be anticipated to generate emissions or odors that would not adversely affect a substantial number of people. The closest existing residential building would be over 188 feet from the project site property boundary. No substantial pollutant concentrations would be emitted into the project vicinity during construction or occupancy. Construction emissions at the site would dissipate rapidly and would be diluted within the air near the equipment, which would not create any significant emissions. Thus, the proposed project would not result in other emissions (such as those leading to odors) adversely affecting a substantial number of people. Impacts would be considered less than significant.

**Mitigation:** No mitigation is required.

**Monitoring:** No monitoring is required.

**BIOLOGICAL RESOURCES** Would the project:

**7. Wildlife & Vegetation**

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

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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 type="checkbox"/>	<input checked="" type="checkbox"/>
c) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Wildlife or U. S. Wildlife Service?	<input type="checkbox"/>	<input 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 checked="" type="checkbox"/>	<input type="checkbox"/>
e) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, and regulations or by the California Department of Fish and Game or U. S. Fish and Wildlife Service?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Have a substantial adverse effect on State or federally protected wetlands (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
g) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

**Source(s):** GIS database, WRCMSHCP

**Findings of Fact:**

a-b) This project includes a contractor's storage yard with a two story office, caretaker's facility at 600 square feet and a 4,441 square foot storage facility and is currently vacant. The project is an existing facility in an urban, built out area. The project site 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. Per the Searl Biological Services study, there is no habitat on site for any endangered, or threatened species. The project will not have a substantial adverse effect, either directly or through habitat modification, on any endangered, or threatened species, as listed in Title 14 of the California Code of Regulations. The project will not 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 California Department of Fish and Game or U.S. Wildlife Service. The project will pay a SKR fee for commercial development as part of building permit processing. There will be no impacts.

The project will not interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident migratory wildlife corridor, or impede the use of native wildlife nursery sites. The project will not have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service. The project site will not have

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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a substantial adverse effect on federally protected wetlands as defined by Section 404 of Clean Water Act. The proposed project will not conflict with any local policies or ordinances protection biological resources, such as a tree preservation policy or ordinance. There will be no impacts to wildlife or vegetation.

c) The Riverside County Planning Department, Environmental Programs Division determined the implementation of requiring a nesting bird surveys during the nesting bird season prior to grading, would prevent impacts to special-status species from rising to a level of significance. Grading would not be allowed within a buffer area of the nest until the young fledge (see discussion under subchapter d) below). Impacts would be less than significant

d) The project site is not located within or adjacent to an existing or proposed MSHCP Core or Linkage, Conservation Area, or wildlife nursery.

Birds and their nests are protected by the Migratory Bird Treaty Act (MBTA) and California Department of Fish and Wildlife (CDFW) Codes. The project supports suitable nesting bird habitat (mature trees). Removal of vegetation or any other potential nesting bird habitat disturbances shall be conducted outside of the avian nesting season. Nesting bird season is February 1<sup>st</sup> through August 31<sup>st</sup>. However, if habitat must be cleared during the nesting season, a preconstruction nesting bird survey shall be conducted prior to ground disturbance or vegetation removal.

The County of Riverside has conditioned the project prior to grading permit issuance for the completion of a pre-construction nesting bird survey. Prior to finalization of a grading permit or prior to issuance of any building permits the projects consulting biologist shall prepare and submit a report, documenting the results of the survey, to the Riverside County Environmental Programs Department/County Biologist for review and approval. (60. Planning-EPD)

The project will not 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 with adherence to Riverside County Conditions of Approval. No migratory wildlife corridors or nursery sites occur on site. Impacts are considered less than significant.

e-f) According to the MSHCP Compliance Document the presence of wetlands waters and non-wetland waters of the U.S. and California Department of Fish and Game (CDFG) jurisdictional drainages on the property do not exist at the project site. There are no sensitive natural communities on site. There are no impacts.

g) The proposed project is subject to the Riverside County Oak Tree Management Guidelines. No oak trees are located on the project site. No impacts will occur.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.



	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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**CULTURAL RESOURCES** Would the project:

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

**Source(s):** On-site Inspection, Project Application Materials, Riverside County General Plan Multipurpose Open Space Element, Figure OS-7, Historical Resources, Riverside County "Map My County" GIS program.

**Findings of Fact:**

a) No Impact. According to the Riverside County General Plan Multipurpose Open Space Element Figure OS-7, Historical Resources, no historical resources are located within the vicinity of the project site. The site has an existing structure that Riverside County GIS states was built in 1946, but the structure is not listed as a historical resource. A records search conducted by the Eastern Information Center indicated that the Office of Historic Preservation determined that no listed properties are located within the boundaries of the project area. Riverside County GIS also states that the project site is not within a historic preservation district. There would be no impact to historic sites or historical resources.

**Mitigation:** No mitigation is required.

**Monitoring:** No monitoring is required.

**Findings of Fact:**

b) No Impact. Refer to response 8 a) above. There would be no impact to historic sites or historical resources.

**Mitigation:** No mitigation is required.

**Monitoring:** No monitoring is required.

<b>9. Archaeological Resources</b>				
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 checked="" type="checkbox"/>	<input type="checkbox"/>

**Source(s):** 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-b) Based upon analysis of records and a survey of the property it has been determined that there will be no impacts to any archaeological resources as defined in California Code of Regulations, Section 15064.5 because they do not occur on the project site. A records search at the Eastern Information Center indicated that 30 cultural resources studies have been conducted within a one mile radius of the project area and no cultural resources involve the project area. The project site is an existing facility that has been in operation and is completely disturbed. The grounds are covered in grey gravel and numerous vehicles and truck trailers exist on site. Therefore no change in the significance of archaeological resources would occur with the implementation of the proposed project because there are no such archaeological resources onsite. Therefore, the impacts are considered less than significant relating to the alteration or destruction of an archaeological resource.

c) Based on an analysis of records of the property, it has been determined that the project site does not include a formal cemetery or any archaeological resources that might contain interred human remains. Nonetheless, the project will be required to adhere to State Health and Safety Code Section 7050.5 if in the event that human remains are encountered and by ensuring that no further disturbance occur until the County Coroner has made the necessary findings as to origin of the remains. Furthermore, pursuant to Public Resources Code Section 5097.98 (b), remains shall be left in place and free from disturbance until a final decision as to the treatment and their disposition has been made. This is State Law, is also considered a standard Condition of Approval and as pursuant to CEQA, is not considered mitigation. Therefore impacts in this regard are considered less than significant.

**Mitigation:** No mitigation is required.

**Monitoring:** No monitoring is required.

**ENERGY** Would the project:

**10. Energy Impacts**

a) Result in potentially significant environmental impacts due to wasteful, inefficient, or unnecessary consumption of energy resources, during project construction or operation?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Conflict with or obstruct a State or Local plan for renewable energy or energy efficiency?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

**Source(s):** Riverside County General Plan, Riverside County Climate Action Plan ("CAP"), Project Application Materials

**Findings of Fact:**

a) Implementation of the proposed Project will comply with the California Green Building Standards Code and will not potentially create significant environmental impacts due to wasteful, inefficient, or unnecessary consumption of energy resources. The Project is considered a minor development project and does not anticipated to utilize a significant amount of resources, including energy resources, during project construction or operation. In addition, the project would be required to comply with the California Energy Code and the Title 24/California Green Building Standards Code, which establish mandatory measures related to energy efficiency in new construction. With the implementation of these measures, there would be no impact related to a conflict with an adopted energy conservation plan.

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

Monitoring: No monitoring is required.

Findings of Fact:

- b) The Project would be required to comply with any County ordinances or regulations pertaining to renewable energy or energy efficiency. Further, the Project would be required to comply with all Title 24 and CALGreen standards. Compliance with Title 24 and CALGreen standards would ensure the Project incorporates energy efficient windows, insulation, lighting, ventilation systems, as well as water efficient fixtures and electric vehicles charging infrastructure (if required). Adherence to the Title 24 energy requirements will ensure conformance with the State's and County's goal of promoting energy and lighting efficiency. Therefore, the project would result in less than significant impacts associated with renewable energy or energy efficiency plans.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

**GEOLOGY AND SOILS** Would the project directly or indirectly:

<b>11. Alquist-Priolo Earthquake Fault Zone or County Fault Hazard Zones</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
a) Be subject to rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault?				

Source(s): Riverside County General Plan Figure S-2 "Earthquake Fault Study Zones," GIS database

Findings of Fact:

- a) No active faults are known to exist within the project site. The site is not located within an Alquist-Priolo Earthquake Fault Zone. The closest known active fault is the Elsinore Fault located approximately 13 miles west of the site. The project will not expose people or structures to potentially substantial adverse effects, including the risk of loss, injury, or death. California Building Code (CBC) requirements pertaining to residential development will minimize the potential for structural failure or loss of life during earthquakes by ensuring that structures are constructed pursuant to applicable seismic design criteria for the region. The potential impact will be less than significant. As CBC requirements are applicable to structural developments, the requirements are not considered mitigation for CEQA implementation purposes. Therefore, the impact is considered less than significant.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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**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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**Source(s):** Riverside County General Plan Figure S-3 "Generalized Liquefaction," County GIS

Findings of Fact:

a) The County GIS "Map My County" indicated that the project site is not located in an area of liquefaction potential. Structures built in the County are required to be built in compliance with the CBC (California Code of Regulations, Title 24, Part 2), which is included in the County's Municipal Code as Chapter 15.12 and provides provisions for soils conditions. Compliance with the CBC, would require proper construction of building footings and foundations so that it would withstand the effects of potential ground movement, including liquefaction. The Riverside County Department of Building and Safety reviews structural plans and geotechnical data prior to issuance of a grading permit and conducts inspections during construction, which would ensure that all required CBC measures are incorporated. Compliance with the CBC as verified by the County's review process would ensure that impacts related to liquefaction are less than significant.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

**13. Ground-shaking Zone**

a) Be subject to strong seismic ground shaking?

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

Findings of Fact:

a) The project is located in a seismically active region. No active faults are known to exist within the project site. The site is not located within an Alquist-Priolo Earthquake Fault Zone. The closest know active fault is the Elsinore Fault located approximately 13 miles west of the project site. The proposed structure will be in compliance with California Building Codes/Regulations, which will reduce impacts related to strong seismic ground shaking to less than significant levels.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

**14. Landslide Risk**

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

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

**Findings of Fact:**

a) The site is flat and is not in an area that contain slopes that would be susceptible to landslides. No ancient landslides are known to exist on the project site. The surrounding area is relatively flat and mostly developed. No landslides are known to exist, or have been mapped in the vicinity of the site. Impacts to landslide risk are considered less than significant.

**Mitigation:** No mitigation is required.

**Monitoring:** No monitoring is required.

**15. Ground Subsidence**

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

**Source(s):** Riverside County General Plan Figure S-7 "Documented Subsidence Areas Map," County GIS

**Findings of Fact:**

a) The Riverside County GIS Parcel Report stated that the project site is not in an area of subsidence. Riverside County General Plan Safety Element Figure S-7 shows that the project site is not in a susceptible subsidence area or within an area of documented subsidence. Impacts due to ground subsidence are anticipated to be less than significant.

**Mitigation:** No mitigation is required.

**Monitoring:** No monitoring is required.

**16. Other Geologic Hazards**

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

**Source(s):** Project Application Materials, Google Earth

**Findings of Fact:**

a) The project site is not located near any large bodies of water or in a known volcanic area; therefore, the project site is not subject to geologic hazards, such as seiche, mudflow, or volcanic hazard. Impacts are less than significant.

**Mitigation:** No mitigation is required.

**Monitoring:** No monitoring is required.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
<b>17. Slopes</b>				
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(s):** Riv. Co. 800-Scale Slope Maps, Project Application Materials, Google Earth

**Findings of Fact:**

a-c) There are no natural slopes on or near the site that could impact the proposed development, and no significant slopes are proposed. The project site is flat and developed. Furthermore, no grading is proposed and if grading were to occur; said grading will not create cut or fill slopes, nor will it affect or negate subsurface sewage disposal systems. The existing septic system on site would continue to serve the site. Therefore, no impacts would occur.

**Mitigation:** No mitigation is required.

**Monitoring:** No monitoring is required.

<b>18. Soils</b>				
a) Result in substantial soil erosion or the loss of topsoil?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Be located on expansive soil, as defined in Section 1803.5.3 of the California Building Code (2019), creating substantial direct or indirect risks to life or property?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Have soils incapable of adequately supporting use of septic tanks or alternative waste water disposal systems where sewers are not available for the disposal of waste water?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

**Source(s):** U.S.D.A. Soil Conservation Service Soil Surveys, Project Application Materials

**Findings of Fact:**

- a) Grading during the construction phase of the project would displace soils in the storage building and septic areas and temporarily increase the potential for soils to be subject to wind and water erosion. The project would require compliance with standard engineering practices for erosion control. All grading operations, land clearing, loading, stockpiling, landscaping, vehicular track-out and haul routes would be required to comply with SCAQMD Rule 403, Fugitive Dust Emissions. Thus, impacts would be considered less than significant.
- b) The project may be located on expansive soil; however, the Riverside County Building Code and the California Building Code (CBC) requirements pertaining to commercial development will prevent any potential impact from rising to a level of significance. As Riverside County and CBC requirements are applicable to all development, they are not considered mitigation for CEQA implementation purposes. The impact is considered less than significant.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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- c) The project currently utilizes an existing septic system to serve the site. The Riverside County Health Department would have reviewed and approved the system and site soils prior to installation and use. The project will continue to use the existing septic system. Because the system exists, is functioning and has been County approved, impacts are considered as less than significant.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

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

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

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

Findings of Fact:

- a) The site is located in a Moderate Wind Erodibility rating area. The General Plan, Safety Element Policy for Wind Erosion requires buildings and structures to be designed to resist wind loads which are covered by the California Building Code (CBC). With such compliance, the project will not result in an increase in wind erosion and blowsand, either on or off site. The project will have a less than significant impact.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

**GREENHOUSE GAS EMISSIONS Would the project:**

**3. Greenhouse Gas Emissions**

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

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

Source(s): Riverside County General Plan, Riverside County Climate Action Plan ("CAP"), Project Application Materials

Findings of Fact:

- a) The type of small-scale storage yard development proposed by this project would not generate enough GHG emissions from its construction or operation to be deemed cumulatively significant sufficient to warrant quantitative or qualitative GHG analysis. More specifically, the California Air Pollution Control Officers Association (CAPCOA) proposed a very aggressive 900 metric

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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tons per year of GHG emissions threshold for residential and commercial projects. The intent of the 900-ton threshold is to capture 90% of all new residential and commercial development projects. CAPCOA's threshold was based on the amount of GHG emissions associated with 50 single-family residential units, which accounts for 84% of the projects in California. The 900-ton threshold would also correspond to apartments/condominiums of 70 units, office projects of approximately 35,000 square feet, retail projects of 11,000 square feet, and supermarkets of 6,300 square feet, but would exclude smaller residential developments, offices and retail stores from having to quantify and mitigate GHG emissions under CEQA. The type of storage yard development proposed by this project would not exceed 2 units (existing structure remodel and new storage building), and thus their contribution to GHG emissions is far below the 900-ton threshold that might otherwise trigger GHG analysis according to CAPCOA's model. The impact is considered less than significant.

- b) The project would not conflict with a plan, policy or regulation adopted for the purpose of reducing greenhouse gases. Due to the relatively small size of the project, the GHG emissions generated by the proposed project would not exceed the County's 3,000 MT of CO<sub>2</sub>e per year screening threshold. Consequently, the implementation of the proposed project would not hinder the ability of the State to achieve AB 32 and SB 32's goal of achieving a 15 percent reduction below 2005-2008 baseline levels by 2020, a 49 percent reduction below 2008 levels by 2030, and an 80 percent reduction below 2008 levels by 2050. This project does not conflict with the requirements of SB 32. The impact is considered less than significant.

**Mitigation:** No mitigation is required.

**Monitoring:** No monitoring is required.

**HAZARDS AND HAZARDOUS MATERIALS** Would the project:

**4. Hazards and Hazardous Materials**

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

**Source(s):** Project Application Materials, Riverside Department of Waste Resources Countywide Integrated Waste Management Plan. County of Riverside Emergency Management Department. Riverside County General Plan. California Department of Toxic Substance Control.



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 is a small storage yard development that is not anticipated to create a significant hazard to the public or the environment, and would not routinely be transporting, using or disposing hazardous materials. Typical of construction projects, project equipment would use diesel fuel and other common petroleum-based products, but not in quantities that would be considered beyond that of any standard construction project and not of the quantities that would present any danger to the public. All materials would be transported and used in accordance with standard practices and regulations. Impacts would be less than significant.

**Findings of Fact:**

- b) The proposed project is not anticipated to result in a release of hazardous materials into the environment. However, during the short-term period of project construction, there is the possibility of accidental release of hazardous substances such as spilling of petroleum-based fuels used for construction equipment. The level of risk associated with the accidental release of hazardous substances is not considered significant due to the small volume and low concentration of hazardous materials utilized during construction. The contractor would be required to use standard construction controls, abide by standard regulations, and safety procedures, which would avoid and minimize the potential for accidental release of such substances into the environment. Because of the low chance that a hazardous substance spill would occur and standard construction practices would be implemented such that any materials released are appropriately contained and remediated as required by local, state, and federal law, impacts are not anticipated and are considered to be less than significant.

**Mitigation:** No mitigation is required.

**Monitoring:** No monitoring is required.

**Findings of Fact:**

- c) The proposed project would not substantially impair an adopted emergency response plan or emergency evacuation plan. The County of Riverside maintains an emergency operations center that is staffed by the County of Riverside Emergency Management Department. The Emergency Operations Centers are maintained in a constant state of readiness to activate quickly once the need arises to share information, coordinate resources and create situational awareness among response agencies and local jurisdictions. Due to the relatively small size of the development project within an existing developed community and that the development is consistent with the land uses planned for in the Riverside County's General Plan Land Use Element, no impact would occur.

**Mitigation:** No mitigation is required.

**Monitoring:** No monitoring is required.

**Findings of Fact:**

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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d) The closest school to the project site is Somerset (17241 Van Buren Blvd., Riverside, CA 92504), which is approximately 0.13 mile from the project site. The proposed project is an existing small storage yard development in an existing community. Project operation would not require the release or transport of hazardous materials, substances or waste. Project operation is not anticipated to emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste. Impacts are considered less than significant.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

Findings of Fact:

e) The proposed 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 would not create a significant hazard to the public or the environment. A search on the EnviroStor search engine on the California Department of Toxic Substance Control's website (accessed on March 10, 2020) revealed that no hazardous materials issue records were found on the project site or project area. No impact would occur.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

**5. Airports**

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

Source(s): Riverside County General Plan Figure S-20 "Airport Locations," GIS database, Google Earth, Lake Mathews/Woodcrest Area Plan

Findings of Fact:

a-b) The project site is located within the March Air Reserve Base Airport Influence Area. The project would be required to comply with the regulations for Zone E pursuant to the March Air Reserve Base/Inland Port Airport Land Use Compatibility Plan. Zone E regulations require airspace review for objects 35 feet tall, which is not proposed as part of the project. The project does not propose any features that would attract a significant number of birds, which is another restriction for Zone E development. The project would also be required to comply with any conditions provided by the

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Riverside County Airport Land Use Commission (ALUC), should the ALUC require project review. Therefore, impacts are considered less than significant.

c-d) The project would not result in a safety hazard for people residing or working in the project area, because the project is not located within two miles of a public airport, it's not located within the vicinity of a private airstrip or heliport. Therefore, the project will have a less than significant impact.

**Mitigation:** No mitigation is required.

**Monitoring:** No monitoring is required.

**HYDROLOGY AND WATER QUALITY** Would the project:

**6. Water Quality Impacts**

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

**Source(s):** Riverside County General Plan Figure S-9 "Special Flood Hazard Areas," Figure S-10 "Dam Failure Inundation Zone," Riverside County Flood Control District Flood Hazard Report/Condition, GIS database

**Findings of Fact:**

- a) Surface water quality is subject to federal, state, and local water quality requirements administered and enforced by the U.S. Environmental Protection Agency (USEPA), the

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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California State Water Resources Control Board (SWRCB), and the California RWQCB with cooperation from each County. For the advanced treatment sewage disposal system, the Onsite Wastewater Treatment System Report concluded that the ground water table will not encroach within the current allowable limit set forth by Riverside County and California State requirements.

Construction staging would occur on the project site and temporary parking of vehicles for construction purposes would be on the project site. Any residual oil, grease, and other fuel products from equipment would be maintained onsite and would not affect surface waters. Equipment would be inspected and maintained on a regular basis. Therefore, leaks of oil, grease, and other fuel products from equipment are expected to be negligible and would not affect surface or groundwater.

Operation/occupancy of the proposed project would not violate any water quality standards or waste discharge requirements because of the strict requirements and regulations discussed above that the project would be required to comply with during operation/occupancy. Adherence to the current codes and standards of the County Health Department Manual for the advanced sewage disposal system would reduce impacts to potential groundwater pollution to less than significant levels.

Because the proposed project is subject to the requirements and regulations stated above, the proposed project is anticipated to result in a less than significant impact related to a violation of water quality standards or waste discharge requirements.

- b) The proposed project would receive its potable water from Western Municipal Water District (WMWD). WMWD's current water supplies mostly come from imported water from Metropolitan Water District, which transports water from Northern California via the California Aqueduct. Due to the relatively small nature of the proposed development, it is not anticipated that the project would substantially decrease groundwater supplies or interfere substantially with groundwater recharge such that the project may impede sustainable groundwater management of the basin. WMWD and the owner would continue to abide by an agreement/contract to serve the project site. Impacts are considered less than significant.
- c) The proposed project is not anticipated to substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river or through the addition of impervious surfaces. Project development would include minimal grading for the proposed storage building in a relatively small eastern portion of the site and would not create a substantial amount impervious surfaces. The majority of the site would remain untouched and in its natural condition. Because of the implementation of Best Management Practices (BMPs) and compliance with relevant regulating agencies, impacts would be considered less than significant.
- d) The proposed project is not anticipated to result in substantial erosion or siltation on-site or off-site. Project development would include minimal disturbance in a relatively small eastern portion of the site for the storage building and would not create areas that would erode or cause siltation because of compliance with relevant regulations preventing such conditions. The majority of the site would remain untouched and in its original condition. The utilization of Best Management Practices (BMPs) and compliance with the relevant regulating agencies would reduce impacts to less than significant levels.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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- e) Project development would include minimal disturbance for the storage building in a relatively small eastern portion of the site. Because most of the site would be left untouched and the small scale of disturbance that would support the development of the storage structure, project development is not anticipated to substantially increase the rate or amount of surface runoff in a manner which would result in flooding on-site or off-site create areas that would erode or cause siltation. The project would be required to comply with regulations that would prevent such conditions to occur. The utilization of Best Management Practices (BMPs) and compliance with the relevant regulating agencies would reduce impacts to less than significant levels.
- f) Project development would include minimal site disturbance in a relatively small portion of the site. Because most of the site would be left untouched and the small scale of the storage building, project development is not anticipated to substantially increase the rate or amount of surface runoff in a manner which would result in flooding on-site or off-site substantially increase the rate or amount of surface runoff in a manner which would result in flooding on-site or off-site create areas that would erode or cause siltation. The project would be required to comply with regulations that would prevent such conditions to occur. The utilization of Best Management Practices (BMPs) and compliance with the relevant regulating agencies would reduce impacts to less than significant levels.
- g) According to Riverside County GIS (Map My County), the south western portion of the project site is potentially within an area prone to flooding. A drainage is indicated on the two lots east of the project site, but is not located within the project boundary. The Riverside County General Plan Safety Element Figure S-9, *Special Flood Hazard Areas*, indicates that the project could be potentially within a Special Flood Hazards Area. If determined necessary, the project would be required to flood proof the storage building pursuant to County of Riverside regulations so that the structure would no contribute to property damage or risks to public safety. Compliance with County regulation would ensure that the storage building would not impede or redirect flood flows. The project may require review and approval from the Riverside County Flood Control District and comply with any conditions imposed by the District. As such, compliance with County and Flood Control regulations and conditions would reduce impacts to less than significant levels.
- h) Refer to 23 g) above. Compliance with County and Flood Control regulations and conditions would reduce water quality and potential flood impacts to less than significant levels. The proposed project is a storage yard development that is not anticipated to contain materials that could release pollutants due to project inundation. As such, less than significant impacts would occur.
- i) Refer to response 23 a) above. Because the proposed project is subject to the requirements and regulations stated above, the proposed project would not conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan. As such, a less than significant impact would occur.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
<b>LAND USE/PLANNING</b> Would the project:				
<b>7. Land Use</b>				
a) Cause a significant environmental impact due to a conflict with any land use plan, policy, or regulation adopted for the purpose of avoiding or mitigating an environmental effect?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Disrupt or divide the physical arrangement of an established community (including a low-income or minority community)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

**Source(s):** Riverside County General Plan, GIS database, Project Application Materials

**Findings of Fact:**

a) The proposed project is not consistent with the site's current zoning. The proposed project is a General Plan Amendment and Change of Zone. With the approval of these applications, the proposed project will be consistent with the proposed zoning. As a result, the proposed project will be consistent with the land use designations and policies of the General Plan. There is no applicable Specific Plan that would apply to the proposed project site. Any impacts will be considered less than significant. No mitigation is required.

As discussed above, while the proposed project will result in an alteration of the present or planned land use of the area, the uses proposed are similar in nature and scale to the surrounding, suburban form of development. Therefore, the proposed project will be compatible with existing surrounding zoning, and be compatible with existing and planned surrounding land uses.

b) The proposed project site is located within the City of Riverside Sphere of Influence. The Riverside County General Plan Land Use Map identifies the surrounding and neighboring sites as Commercial Retail or residential. The project will not disrupt or divide the physical arrangement of an established community as the surrounding area along this section of Van Buren Boulevard includes commercial and the potential for commercial development. For these reasons, the impacts are considered less than significant. The proposed project site is not within proximity to any other County boundary. No mitigation is required.

**Mitigation:** No mitigation is required.

**Monitoring:** No monitoring is required.

<b>MINERAL RESOURCES</b> Would the project:				
<b>8. Mineral Resources</b>				
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 checked="" type="checkbox"/>	<input 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 checked="" type="checkbox"/>	<input type="checkbox"/>
c) Potentially expose people or property to hazards from proposed, existing, or abandoned quarries or mines?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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**Source(s):** Riverside County General Plan Figure OS-6 "Mineral Resources Area"

**Findings of Fact:**

- a) According to the Riverside County General Plan Multipurpose Open Space Element, Figure OS-6, Mineral Resource Zones, the project site appears to fall within the classification of Mineral Resource Zone 3 (MRZ-3). MRZ-3 is a zone where resources are likely to exist, but the significance of mineral resource deposits are undetermined. No mining facilities are located within the vicinity of the project site and the closest surface mining facility in proximity to the project site is approximately 11.6 miles to the north. Implementation of the project would not 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 and impacts are considered to be less than significant.
- b) Refer to response 25 a) above. The project site is not delineated on the County's General Plan or any other land use plan as a mineral resource site. The project is within an area of existing urban developed land. Project implementation would not result in the loss of availability of a local mineral resource recovery site. Impacts would be less than significant.
- c) Refer to response 25 a) and b) above. The project site is not in an area that is known to have abandoned quarries or mines. No mining operations occur within the vicinity of the project site. Implementation of the project would not have the potential to expose people or property to hazards from proposed, existing, or abandoned quarries or mines. No impact would occur.

**Mitigation:** No mitigation is required.

**Monitoring:** No monitoring is required.

<b>NOISE</b> Would the project result in:				
<b>26. Airport Noise</b>				
a) For a project located within an airport land use plan or, where such a plan has not been adopted, within two (2) miles of a public airport or public use airport would the project expose people residing or working in the project area to excessive noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) For a project located within the vicinity of a private airstrip, would the project expose people residing or working in the project area to excessive noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

**Source(s):** Riverside County General Plan Figure S-20 "Airport Locations," County of Riverside Airport Facilities Map. March Air Reserve Base/Inland Port Airport Land Use Compatibility Plan.

**Findings of Fact:**

- a) The project site is located within the March Air Reserve Base Airport Influence Area. The project would be required to comply with the regulations for Zone E pursuant to the March Air Reserve Base/Inland Port Airport Land Use Compatibility Plan. Zone E has a low noise overflight factor beyond a 55-CNEL contour. The occasional overflights could potentially cause an intrusive noise level to some outdoor activities. The project is an existing facility and current airport noise

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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conditions would not change in Zone E. March Airport Reserve Base is located approximately 5.25 miles east of the site. The closest public airport is Riverside Municipal Airport, which is over 6 miles northwest of the site. The project is not located within 2 miles of a public airport so no people residing or working in the project area would be exposed to excessive noise levels. Therefore, impacts are considered less than significant.

- b) Refer to responses in issue area 22 and 26 a) above. The project is not located within the vicinity of a private airstrip. There would be no impact in regards to exposing people to excessive noise levels.

**Mitigation:** No mitigation is required.

**Monitoring:** No monitoring is required.

**2. Noise Effects by the Project**

a) Generation of a substantial temporary or permanent increase in ambient noise levels in the vicinity of the project in excess of standards established in the local general plan, noise ordinance, or applicable standards of other agencies?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Generation of excessive ground-borne vibration or ground-borne noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

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

**Findings of Fact:**

- a) Construction of the proposed project would include minor site preparation, minimal ground disturbance, and construction of the storage building, renovation of the existing residential structure and potential application of architectural coatings. The nearest existing residence would be over 300 feet from the focused construction area of storage building. Temporary construction noise will be required to comply with the County of Riverside Ordinance No. 847. The project is an existing operational storage facility. No new noise would be introduced with future operations. Because of the distance of the existing residence from the focused construction area, temporary nature of construction activities, no increase in operational noise, and compliance with Riverside County construction operational hours and regulations, impacts to ambient noise levels are considered to be less than significant.
- b) Project construction can generate varying degrees of groundborne vibration, depending on the construction procedure and construction equipment used. Operation of construction equipment generates vibrations that spread through the ground and diminish in amplitude with distance from the source. Groundborne vibrations from construction activities rarely reach levels that damage structures. Based on the Federal Transit Administration's Transit Noise and Vibration Impact Assessment Manual, Table 7-4, Vibration Source Levels for Construction Equipment, the project construction would typically generate vibration levels ranging from 0.003 to 0.089 inches per second peak particle velocity at 25 feet from the source of activity. Because the closest existing residence would be over 300 feet from the nearest focused construction area, impacts from vibration and noise are considered to be less than significant.



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

**Monitoring:** No monitoring is required.

**PALEONTOLOGICAL RESOURCES:**

<b>3. Paleontological Resources</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
a) Directly or indirectly destroy a unique paleontological resource, site, or unique geologic feature?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

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

**Findings of Fact:**

a) According to GIS database, this site has been mapped as having a low potential for paleontological resources. The site is an existing storage facility that is topographically flat and no unique geologic features exist on the site. Construction of the storage building would require minimal ground disturbance for the storage building foundation. The County would condition the project to report any identified paleontological resource if discovered. Therefore, the proposed project will not directly or indirectly destroy any unique paleontological resources on the site. Impacts are considered to be less than significant.

**Mitigation:** No mitigation is required.

**Monitoring:** No monitoring is required.

**POPULATION AND HOUSING Would the project:**

<b>4. Housing</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
a) Displace substantial numbers of existing people or housing, necessitating the construction of replacement housing elsewhere?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Create a demand for additional housing, particularly housing affordable to households earning 80% or less of the County's median income?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Induce substantial unplanned population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

**Source(s):** Project Application Materials, GIS database, Riverside County General Plan Housing Element

**Findings of Fact:**

a) The current site is an operational storage facility. There is a building on the site that was a residential home, but it will be converted to office space/use. No people live in the building or on the site. A caretaker may reside in the building to oversee the storage yard. No people will be displaced with project implementation. Impacts are considered less than significant.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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- b) The proposed project would add a storage building and renovate an existing building within an existing storage yard. Due to the relatively small nature of the project development, the project would not create a demand for additional housing or affordable housing. No impact would occur.
- c) The proposed project would continue to operate as a storage facility. The continued operation is considered a small business and would not have the capacity to induce substantial unplanned population growth in the area. The addition of the storage building and renovation of the existing structure would not induce substantial unplanned population growth in the area. The project has an existing driveway that takes vehicular access off of Van Buren Boulevard, which will not be altered. The project would not be required to extend any roads or other infrastructure. Due to the relatively small nature of the project development, the project would not induce substantial unplanned population growth in the area. No impact would occur.

**Mitigation:** No mitigation is required.

**Monitoring:** No monitoring is required.

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

**5. Fire Services**

**Source(s):** Riverside County General Plan Safety Element

**Findings of Fact:**

Fire protection and suppression services for the project would be provided by the Riverside County Fire Department. The nearest fire station to the project site is the Riverside County Fire Department Woodcrest Station, located at 16533 Trisha Way, Riverside, CA 92504, and is located approximately 0.76 mile southwest from the project site. The development of the storage building and remodel of the existing structure would not directly or indirectly induce significant population growth. The project would not result in the need for additional new or altered fire protection services and would not alter acceptable service ratios or response times. Implementation of the project would also not create the need for the development of additional fire facilities. The Riverside County Fire Department will have an opportunity to review the project during the application process and development impact fees will be determined that will be paid by the applicant, which will contribute to the provision for future facilities as the County's population increases (if determined necessary). Therefore, less than significant impacts to fire protection services would occur with implementation of the proposed project.

**Mitigation:** No mitigation is required.

**Monitoring:** No monitoring is required.

**6. Sheriff Services**

**Source(s):** 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:**

The Riverside County Sheriff Department serves the Woodcrest community where the project is located. The development of the storage building and renovation of the existing structure would not directly or indirectly induce significant population growth. The project would not result in the need for additional new or altered sheriff or police protection services and would not alter acceptable service ratios or response times. Implementation of the project would also not create the need for the development of additional sheriff or police facilities. The Riverside County Sheriff Department will have an opportunity to review the project during the application process and development impact fees will be determined that will be paid by the applicant, which will contribute to the provision for future facilities as the County's population increases (if determined necessary). Therefore, less than significant impacts to sheriff or police protection services would occur with implementation of the proposed project.

**Mitigation:** No mitigation is required.

**Monitoring:** No monitoring is required.

**7. Schools**

**Source(s):** Riverside Unified School District correspondence, GIS database

**Findings of Fact:**

The development of a storage building and renovations to an existing structure would not directly or indirectly induce significant population growth. The project would not add additional students to the Riverside Unified School District. Impacts to schools will be mitigated by mandatory school impact fees that will be paid by the applicant. Impacts are considered less than significant.

**Mitigation:** No mitigation is required.

**Monitoring:** No monitoring is required.

**8. Libraries**

**Source(s):** Riverside County General Plan

**Findings of Fact:**

The development of a storage building and renovation of an existing structure would not directly or indirectly induce significant population growth. The project is an existing facility in a developed area. Project implementation is not anticipated to add additional people who would use library services. Impacts to library services are mitigated through income generated through property tax payments and development impact fees, which project implementation would contribute to. Impacts would be considered less than significant.

**Mitigation:** No mitigation is required.

**Monitoring:** No monitoring is required.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
<b>9. Health Services</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

**Source(s):** Riverside County General Plan, Google Maps

**Findings of Fact:**

The project would not directly or indirectly induce significant population growth. The project is not anticipated to add additional people who might use available health services in the project area. The project site is located within the service area of several hospitals. If required, compliance with County Ordinance No. 659 requires a development impact fee payment to the County, of which funds may be partially allocated to public health services and facilities. Impacts to public medical facilities and resources associated with the proposed project are considered less than significant.

**Mitigation:** No mitigation is required.

**Monitoring:** No monitoring is required.

**RECREATION** Would the project:

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
<b>10. Parks and Recreation</b>				
a) 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 checked="" type="checkbox"/>	<input type="checkbox"/>
b) Increase the use of existing neighborhood or regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Be 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 checked="" type="checkbox"/>	<input type="checkbox"/>

**Source(s):** GIS database, Ord. No. 460, Section 10.35 (Regulating the Division of Land – Park and Recreation Fees and Dedications), Ord. No. 659 (Establishing Development Impact Fees), Parks & Open Space Department Review

**Findings of Fact:**

a-c) The development of the storage building and renovation of the existing structure would not directly or indirectly induce significant population growth. The project is an existing facility and is not anticipated to add additional people who might use existing parks and recreational facilities within the project area. Because the project would not be adding people to the area, the project would not result in the need for additional new or altered recreational facilities. The project would be required to comply with Riverside County Ordinance No. 460 with regards to payment of park fees. The project is not located within a recreation and park district. The project is within CSA 152, but this pertains to street sweeping and not parks and recreation. Therefore, less than significant impacts to recreational facilities would occur with implementation of the proposed project.

**Mitigation:** No mitigation is required.

**Monitoring:** No monitoring is required.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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**11. Recreational Trails**

a) Include the construction or expansion of a trail system?

**Source(s):** Riverside County General Plan Figure C-6 Trails and Bikeway System, Lake Mathews/Woodcrest Area Plan Figure 8, Lake Mathews/Woodcrest Area Plan Trails and Bikeway System.

**Findings of Fact:**

According to the Riverside County General Plan Circulation Element Figure C-7, Riverside County Trails and Bikeway System, there is a Community Trail approximately 0.5 mile south of the project site along Mariposa Avenue. No other trail system exists within the vicinity of the project site. The project does not propose a trail system, nor is the project required to construct or expand any of the existing trail systems within the project vicinity. No impact would occur.

**Mitigation:** No mitigation is required.

**Monitoring:** No monitoring is required.

**TRANSPORTATION** Would the project:

**12. Transportation**

a) Conflict with a program, plan, ordinance, or policy addressing the circulation system, including transit, roadway, bicycle, and pedestrian facilities?

b) Conflict or be inconsistent with CEQA Guidelines section 15064.3, subdivision (b)?

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

d) Cause an effect upon, or a need for new or altered maintenance of roads?

e) Cause an effect upon circulation during the project's construction?

f) Result in inadequate emergency access or access to nearby uses?

**Source(s):** Riverside County General Plan, Project Application Materials

**Findings of Fact:**

a) The proposed project will be adding a new storage building and renovating an existing structure on an existing storage facility. Due to the relatively small size of the project, the project is not anticipated to add a significant amount of traffic to the existing circulation system. The project is not expected to result in a substantial increase in vehicle trips and congestion to the areas circulation system because construction and operations will not substantially increase traffic to and from the site or increase traffic in the project area. And one construction is complete, the use of the site will continue to operate in a similar manner. No level or service or

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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vehicle miles travelled impacts would occur. All vehicles will be located within the project site during construction. The project would be reviewed for consistency with all applicable County plans and would be required to comply with State and County design regulations. Impacts are considered less than significant.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

Findings of Fact:

- b) The proposed project is not anticipated to exceed either individually or cumulatively a level of service standard established by the County nor will it create a significant impact related to vehicle miles travelled. According to Google Earth, Van Buren Boulevard has seven transit stops located within one-half mile of the project site. CEQA Guidelines section 15064.3 (b)(1) indicates that projects within one-half mile of either an existing major transit stop or a stop along an existing high quality transit corridor should be presumed to cause a less than significant transportation impact. Therefore, a less than significant impact would occur.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

Findings of Fact:

- c) The proposed project would continue to utilize an existing driveway to access the site. The County's Transportation Department would review and approve the project plans and the project would be required to comply with State and County regulations. Project implementation would not result in substantial hazards to vehicular traffic. Less than significant impacts would occur in this regard.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

Findings of Fact:

- d) The proposed project is considered a minimal development that would continue to be accessed by a private driveway off of Van Buren Boulevard. The project site would be entirely private and no roadways are proposed or required for project implementation. Implementation of the project would not cause an effect upon, or a need for new or altered maintenance of roads in the vicinity of the project and a less than significant impact would occur.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

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

- e) The project would not cause an effect upon circulation during the project's construction because all equipment and materials needed for construction would be staged within the project site. Construction vehicles accessing the site would be minimal and would not cause traffic issues for the current vicinity circulation system. A less than significant area circulation impact would occur during project construction.

**Mitigation:** No mitigation is required.

**Monitoring:** No monitoring is required.

**Findings of Fact:**

- f) The project would be located off of the existing and improved Van Buren Boulevard, which is built to County standards. Prior to construction, the project would be subject to review by the County's Fire and Sheriff Departments to assure that adequate emergency access is provided. The County's standard review procedures prior to issuance of grading permits would reduce impacts to less than significant levels.

**Mitigation:** No mitigation is required.

**Monitoring:** No monitoring is required.

<b>13. Bike Trails</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
a) Include the construction or expansion of a bike system or bike lanes?				

**Source(s):** Riverside County General Plan

**Findings of Fact:**

No designated bicycle trails/lanes are along the improved Van Buren Boulevard along the project site's frontage. The project does not propose a bicycle trail system or bike lanes, nor is the project required to construct or expand any of the existing bike trail/lane systems within the project vicinity. No impact would occur.

**Mitigation:** No mitigation is required.

**Monitoring:** No monitoring is required.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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**TRIBAL CULTURAL RESOURCES** Would the project cause a substantial adverse change in the significance of a Tribal Cultural Resource, defined in Public Resources Code section 21074 as either a site, feature, place, or cultural landscape that is geographically defined in terms of the size and scope of the landscape, sacred place, or object with cultural value to a California Native American Tribe, and that is:

<b>14. Tribal Cultural Resources</b>				
a) Listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources as defined in Public Resources Code section 5020.1 (k)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) A resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of Public Resources Code Section 5024.1? (In applying the criteria set forth in subdivision (c) of Public Resources Code Section 5024.1, the lead agency shall consider the significance of the resource to a California Native American tribe.)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

**Source(s):** County Archaeologist, AB52 Tribal Consultation

**Findings of Fact:**

a-b) The intent of Senate Bill 18 is to require local governments to consult with California Native American Tribes identified by the Native American Heritage Commission (NAHC) and to provide the Tribes with an opportunity to participate in local land use decisions early in the planning process for the purpose of avoiding, protecting, and/or mitigating impacts to cultural places in the context of broad local land use policy changes, such as the creation or amendment of general plans, including specific plans. As part of the SB-18 compliance, the State sent to the County of Riverside a list of 23 tribes to send SB-18 consulting information to regarding the project. Of the 23 tribes, Agua Caliente Band of Cahuilla Indians the required SB-18 consultation, and the Tribe requested that any implementing project within the project area contact the Pechanga Tribe while processing any required entitlements. They additionally requested to participate in all future CEQA analysis (AB 52).

The proposed Project does not provide the opportunity for physical disturbance of the property; therefore, there is no potential for the Project to alter or destroy an archaeological site; cause a substantial adverse change in the significance of an archaeological resource pursuant to California Code of Regulations, Section 15064.5; disturb any human remains, including those interred outside of formal cemeteries; or, restrict existing religious or sacred uses within the potential impact area. No impacts are anticipated.

Since archaeological and cultural resources may potentially be located sub-surface, and are not discovered until ground disturbing activities commence, the County requires standard conditions of approval to address inadvertent cultural resources that may be discovered on any proposed project site.

In compliance with Assembly Bill 52 (AB52), notices regarding this project were mailed to eleven requesting tribes on February 12, 2018. Consultations were requested by four tribes, the Morongo Band of Mission Indians, Pala Band of Mission Indians, Pechanga Band of Luiseno Mission Indians and the



Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Soboba Band of Luiseno Indians. Two tribes, Morongo and Soboba, requested specific conditions of approval be placed on the project. These included a condition for procedures in the case of unanticipated resources and human remains being identified during ground disturbing activities related to construction of the project. These conditions of approval were provided to the Tribes on June 13, 2018. Consultation with Soboba was concluded on June 14, 2018. A closure letter was received from Pechanga on June 13, 2018. No tribal cultural resources were identified by any of the tribes because there are none present. Therefore there will be no impacts in this regard.

**Mitigation:** No mitigation is required.

**Monitoring:** No monitoring is required.

<b>UTILITIES AND SERVICE SYSTEMS</b> Would the project:				
<b>15. Water</b>				
a) Require or result in the relocation or construction of new or expanded water, wastewater treatment, or storm water drainage systems, whereby the construction or relocation would cause significant environmental effects?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Have sufficient water supplies available to serve the project and reasonably foreseeable future development during normal, dry, and multiple dry years?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

**Source(s):** Project Application Materials, Western Municipal Water District

**Findings of Fact:**

- a) **Less Than Significant Impact.** The project will ultimately construct a storage building and remodel an existing structure which is not anticipated to require or result in the relocation or construction of new or expanded water, wastewater treatment, or storm water drainage systems. The project would continue to obtain potable water from Western Municipal Water District (WMWD). Wastewater would be treated on site via an individual septic system. No wastewater facility would be impacted. The site would keep similar impervious areas and the additional storage building footprint (approx. 82' X 49') is not large enough to create significant impervious surfaces that would generate the need for a storm water drainage system and storm flows would utilize the existing storm water facilities/drainage system within the surrounding community. Impacts would be considered less than significant.

**Mitigation:** No mitigation is required.

**Monitoring:** No monitoring is required.

**Findings of Fact:**

- a) **Less Than Significant Impact.** The proposed project is to allow for a zone change and improvements to an existing facility. The site currently receives service, and will continue to receive service from WMWD. It is the responsibility of the developer to ensure that all requirements to obtain or revise the potable water service are communicated with WMWD as well as all other applicable agencies as necessary. Given the size of the project and the fact the project will continue to operate in the same manner as it currently does, it is anticipated that the

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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project would not impact the district significantly for water demand and water delivery is expected to continue in compliance with WMWD's and the County's requirements. It is anticipated that WMWD will have sufficient water supplies available to serve the project and reasonably foreseeable future development during normal, dry, and multiple dry years and impacts are considered less than significant.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

**16. Sewer**

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

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?

Source(s): Department of Environmental Health Review

Findings of Fact:

a) Less Than Significant Impact. The project would continue to utilize the existing septic system, which will treat and dispose of wastewater. The septic systems will be in compliance with Riverside County Department of Environmental Health regulations. An Onsite Wastewater Treatment System plan will be presented to the County to ensure that the groundwater table will not encroach within the current allowable limit set forth by Riverside County and California State requirements. Compliance with system maintenance recommendations and Riverside County Department of Environmental Health regulations will ensure that the septic system continued use will have less than significant impacts.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

Findings of Fact:

b) No Impact. The proposed project will not be utilizing a wastewater provider. The project will be utilizing an existing wastewater treatment system that currently serves the site. No impact would occur.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

**17. Solid Waste**

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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a) Generate solid waste in excess of State or Local standards, or in excess of the capacity of local infrastructure, or otherwise impair the attainment of solid waste reduction goals?

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

**Source(s):** Riverside County General Plan, Riverside County Waste Management District correspondence, Waste Management Inland Empire, El Sobrante Landfill website.

**Findings of Fact:**

a) Less Than Significant Impact. The project will not substantially alter existing or future solid waste generation patterns and disposal services. Waste disposal services from the project area is currently served by Waste Management Inland Empire, which utilizes the El Sobrante Landfill located in Corona. El Sobrante accepts up to 70,000 tons per week of in-county solid waste and is anticipated to close in approximately 50 years. The facility consists of 1,322 acres and has a remaining permitted capacity of 209 million cubic yards. Waste Management Inland Empire provides sustainable waste and recycling services. Waste Management Inland Empire acceptable materials include construction and demolition debris, municipal solid waste, non-hazardous soil, off-spec consumer products, treated wood waste and yard waste. Because the El Sobrante Landfill has capacity to serve the site, and is required to be in compliance with numerous regulating agency regulations, project implementation would not impair the attainment of solid waste reduction goals. Ultimate development of the project site will generate a less than significant impact to solid waste disposal needs.

**Mitigation:** No mitigation is required.

**Monitoring:** No monitoring is required.

**Findings of Fact:**

b) Less Than Significant Impact. The proposed project would be required to comply with all applicable laws and regulations governing solid waste. Because Waste Management Inland Empire has many sustainability services to provide the development and occupation of the proposed project, the project would not impact Riverside County's ability to continue to meet the required AB 939 waste diversion requirements. Impacts would be less than significant.

**Mitigation:** No mitigation is required.

**Monitoring:** No monitoring is required.

**18. Utilities**

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

a) Electricity?

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
b) Natural gas?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Communications systems?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Street lighting?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Maintenance of public facilities, including roads?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f) Other governmental services?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

**Source(s):** Project Application Materials, Utility Companies

**Findings of Fact:**

a-f) **Less Than Significant Impact.** The project will not require or result in the construction of new community utilities or the expansion of existing community utility facilities. Implementation of the project will result in a slight incremental system capacity demand for energy systems, communication systems, street lighting systems, maintenance of public facilities, including roads and potentially other governmental services. These impacts are considered less than significant based on the availability of existing public utilities that support the project area. The site is currently served by Southern California Edison, The Gas Company, and Pacific Bell. The applicant shall make arrangements with each utility provider to ensure each building is connected to the appropriate utilities. Thus, impacts are considered to be less than significant.

**Mitigation:** No mitigation is required.

**Monitoring:** No monitoring is required.

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

**19. Wildfire Impacts**

a) Substantially impair an adopted emergency response plan or emergency evacuation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Due to slope, prevailing winds, and other factors, exacerbate wildfire risks, and thereby expose project occupants to, pollutant concentrations from a wildfire or the uncontrolled spread of a wildfire?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Require the installation or maintenance of associated infrastructure (such as roads, fuel breaks, emergency water sources, power lines or other utilities) that may exacerbate fire risk or that may result in temporary or ongoing impacts to the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Expose people or structures to significant risks, including downslope or downstream flooding or landslides, as a result of runoff, post-fire slope instability, or drainage changes?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Expose people or structures either directly or indirectly, to a significant risk of loss, injury, or death involving wildland fires?	<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(s):** Riverside County General Plan Figure S-11 "Wildfire Susceptibility", Riverside County General Plan Figure S-8 "Wind Erosion Susceptibility Areas", GIS database, Project Application Materials

**Findings of Fact:**

a) The proposed project is not anticipated to substantially impair an adopted emergency response plan or emergency evacuation plan. The project is located on a parcel surrounded by developed and vacant land that has an existing developed road system adjacent to it. The proposed project will not substantially interfere with the existing roads. Therefore, impacts are considered less than significant.

b) The Project site appears to have a "moderate" susceptibility to wind erosion (Riverside County, 2019, Figure S-8) relative to the amount of winds typically present in the area. The project is surrounded by developed and vacant land and is not located within a Fire Hazard Classification. The project site is not located adjacent to High Fire area, therefore prevailing winds, and other factors, will not expose project occupants to pollutant concentrations from a wildfire or the uncontrolled spread of a wildfire. Impacts are considered less than significant.

c) The proposed project is being developed on a parcel surrounded by developed and vacant land uses and by an existing developed roadway system that will not be impacted. The project does not propose any new above ground utility lines or other infrastructure that may exacerbate fire risk. As discussed above the project site is surrounded by existing developed and vacant land and will not require the installation of new infrastructure. Therefore, impacts are considered less than significant.

d-e) According to "Map My County," the Project site is not located within a High Fire Area and the nearest high fire area is located on the north side of Van Buren Boulevard. The proposed project is an existing facility that has a building on site that would potentially house a care taker. The site is relatively flat and is not located within a Fire hazard area, which will limit exposure to people or structures to significant risks, including downslope or downstream flooding or landslides, as a result of runoff, post-fire slope instability, or drainage changes. The surrounding area is mostly developed and is located in a relatively flat area with no hilly terrain, which limits the risk of wildfires, landslides or flooding in the vicinity. Therefore, impacts are considered less than significant.

**Mitigation:** No mitigation is required.

**Monitoring:** No monitoring is required

<b>MANDATORY FINDINGS OF SIGNIFICANCE</b>	<b>Does the Project:</b>			
20. Have the potential to substantially degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, substantially reduce the number or restrict the range of a rare or endangered plant or animal, or eliminate important examples of the major periods of California history or prehistory?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

**Source(s):** Staff Review, Project Application Materials

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

**Less Than Significant Impact with Mitigation:** Based on the environmental analysis conducted throughout this Initial Study, impacts to Aesthetics, Agriculture & Forest Resources, Air Quality, Biological Resources, Energy, Cultural Resources (Historic and Archaeological Resources), Geology/Soils, Greenhouse Gas Emissions, Hazards & Hazardous Materials, Hydrology/Water Quality, Land Use/Planning, Mineral Resources, Noise, Paleontological Resources, Population/Housing, Public Services, Recreation, Transportation, Tribal Cultural Resources, Utilities/Service Systems and Wildfire would have a less than significant impact on the environment. Some of the issue areas will have no impact.

Therefore, 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. All environmental topics analyzed within this document are either considered to have No Impact or Less Than Significant Impact.

**Mitigation:** No mitigation is required.

**Monitoring:** No monitoring is required

21. 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"/>
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**Source(s):** Staff Review, Project Application Materials

**Findings of Fact:**

**Less Than Significant Impact.** The environmental analysis conducted in this Initial Study determined that the land uses, once approved, would continue to be consistent with the County's General Plan land use projections. The land uses have been considered with overall County growth. The analysis demonstrated that the project is in compliance with federal, State, and County applicable regulations. Further, the project would not create impacts, that considered with the effects of other past, present, and probable future projects, would be cumulatively considerable because impacts were determined to be less than significant or there would be no impact. Given the small size of the project and the fact the project would continue to operate in a similar manner as it currently does, no potential cumulative impacts are anticipated. Thus, impacts are considered less than significant.

**Mitigation:** No mitigation is required.

**Monitoring:** No monitoring is required

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
22. Have environmental effects that will cause substantial adverse effects on human beings, either directly or indirectly?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

**Source(s):** Staff Review, Project Application Materials

**Findings of Fact:**

**Less Than Significant Impact:** The environmental analysis conducted in this document regarding the project impacts determined that the project would not have the potential to generate significant adverse effects on human beings. The proposed project would not result in environmental effects which would cause substantial adverse effects on human beings, either directly or indirectly. Impacts were identified to have no impact or a less than significant impact.

**Mitigation:** No mitigation is required.

**Monitoring:** No monitoring is required

**V. 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



COUNTY OF RIVERSIDE  
TRANSPORTATION AND LAND MANAGEMENT AGENCY

Juan C. Perez  
Agency Director



07/29/20, 4:30 pm

CUP170002

**ADVISORY NOTIFICATION DOCUMENT**

The following notifications are included as part of the recommendation of approval for CUP170002. They are intended to advise the applicant of various Federal, State and County regulations applicable to this entitlement and the subsequent development of the subject property.

**Advisory Notification**

**Advisory Notification. 1 AND - Preamble**

This Advisory Notification Document is included as part of the justification for the recommendation of approval of this Plan (CUP170002) and is intended to advise the applicant of various Federal, State and County regulations applicable to this entitlement and the subsequent development of the subject property in accordance with approval of that entitlement and are in addition to the applied conditions of approval.

**Advisory Notification. 2 AND - Project Description & Operational Limits**

Conditional Use Permit No. 170002 proposes to construct a Contractor's Storage Yard with a 4,442 sqft. two story storage and garage facility and a 608 sqft. caretaker's unit and office; with outside storage of materials (gravel) in three walled in bins.

The project site location is north of Krameria Avenue, south of Van Buren Boulevard., west of Porter Avenue and east of Gardner Avenue. The project site address is 17333 Van Buren Boulevard.

Associated with this CUP entitlement was a GPA & CZ:

General Plan Amendment No. 1200 (GPA1200) proposes a regular Foundation Component Amendment to change the General Plan Foundation Component and an Entitlement/Policy Amendment to change the Land Use Designation of the project site from Rural Community: Very Low Density Residential (RC: VLDR) (1 acre minimum) to Community Development: Commercial Retail (CD: CR). Change of Zone No. 1700003 proposes to change the Zoning Classification of the project site from Residential Agricultural (R-A) to Scenic Highway Commercial (C-P-S).

**Advisory Notification. 3 AND - Exhibits**

The development of the premises shall conform substantially with that as shown on APPROVED EXHIBIT(S)

Exhibit A (Site Plan), dated December 11, 2018.

Exhibit B (Elevations), dated March 31, 2020.

Exhibit C (Floor Plans), dated March 31, 2020.

Exhibit L (Conceptual Landscaping and Irrigation Plans), dated January 28, 2019.



**ADVISORY NOTIFICATION DOCUMENT****Advisory Notification****Advisory Notification. 4 AND - Federal, State & Local Regulation Compliance**

1. Compliance with applicable Federal Regulations, including, but not limited to:
  - National Pollutant Discharge Elimination System (NPDES)
  - Clean Water Act
  - Migratory Bird Treaty Act (MBTA)
  
2. Compliance with applicable State Regulations, including, but not limited to:
  - The current Water Quality Management Plan (WQMP) Permit issued by the applicable Regional Water Quality Control Board (RWQCB.)
  - Government Code Section 66020 (90 Days to Protest)
  - Government Code Section 66499.37 (Hold Harmless)
  - State Subdivision Map Act
  - Native American Cultural Resources, and Human Remains (Inadvertent Find)
  - School District Impact Compliance
  - current California Building Code (CBC)
  - Civil Code Section 815.3 & Government Code Sections 65040.2 et al - SB 18 (Tribal Intergovernmental Consultation)
  - Public Resources Code Section 5097.94 & Sections 21073 et al - AB 52 (Native Americans: CEQA)
  
3. Compliance with applicable County Regulations, including, but not limited to:
  - Ord. No. 348 (Land Use Planning and Zoning Regulations)
  - Ord. No. 413 (Regulating Vehicle Parking)
  - Ord. No. 457 (Building Requirements)
  - Ord. No. 461 (Road Improvement Standards)
  - Ord. No. 655 (Regulating Light Pollution)
  - Ord. No. 671 (Consolidated Fees)
  - Ord. No. 787 (Fire Code)
  - Ord. No. 847 (Regulating Noise)
  - Ord. No. 857 (Business Licensing)
  - Ord. No. 859 (Water Efficient Landscape Requirements)
  - Ord. No. 915 (Regulating Outdoor Lighting)
  - Ord. No. 925 (Prohibiting Marijuana Cultivating)
  - Ord. No. 927 (Regulating Short Term Rentals)
  - Ord. No. 928 (Clarifying County Prohibition on Mobile Marijuana Dispensaries and Deliveries)
  
4. Mitigation Fee Ordinances:
  - Ord. No. 659 Development Impact Fees (DIF)
  - Ord. No. 663 Stephens Kangaroo Rat Habitat Conservation Plan (SKR)
  - Ord. No. 810 Western Riverside County Multiple Species Habitat Conservation Plan (WRCMSHCP)
  - Ord. No. 824 Western Riverside County Transportation Uniform Mitigation Fee (WR TUMF)

**E Health****E Health. 1 Septic System**

The leach line location should remain free of all vehicular traffic. Any additional waste water flow will

**ADVISORY NOTIFICATION DOCUMENT****E Health****E Health. 1                      Septic System (cont.)**

require evaluation of the existing septic system.

**Planning****Planning. 1                      USE - BASIS FOR PARKING**

Parking for this project was determined primarily on the basis of County Ordinance No. 348, Section 18.12. a.(2).b.c.(1).2(f.2e.1) The proposed project (contractor's storage yard) will consist of 4 parking spaces; including 1 ADA parking space. No electric vehicle parking spaces are required.

**Planning. 2                      USE - BUSINESS LICENSING**

Every person conducting a business within the unincorporated area of Riverside County, as defined in Riverside County Ordinance No. 857, shall obtain a business license. For more information regarding business registration, contact the Business Registration and License Program Office at [www.rctlma.org.buslic](http://www.rctlma.org.buslic).

**Planning. 3                      USE - CAUSES FOR REVOCATION**

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

**Planning. 4                      USE - EXTERIOR NOISE LEVELS**

Exterior noise levels produced by any use allowed under this permit, including, but not limited to, any outdoor public address system, shall not exceed 45 db(A), 10-minute LEQ, between the hours of 10:00 p.m. to 7:00 a.m., and 65 db(A), 10-minute LEQ, at all other times as measured at any residential, hospital, school, library, nursing home or other similar noise sensitive land use. In the event noise exceeds this standard, the permittee or the permittee's successor-in-interest shall take the necessary steps to remedy the situation, which may include discontinued operation of the facilities. The permit holder shall comply with the applicable standards of Ordinance No. 847.

**Planning. 5                      USE - HOURS OF OPERATION**

The hours of operation for the contractor's storage yard under CUP170002 are as follows:  
Generally 7 am to 6 pm Monday through Friday. \*There may be an occurrence of Saturday operations from time to time.

**Planning. 6                      USE - LIGHTING HOODED/DIRECTED**

Any outside lighting shall be hooded and directed so as not to shine directly upon adjoining property or public rights-of-way.

**ADVISORY NOTIFICATION DOCUMENT****Planning****Planning. 7 USE - MAINTAIN LICENSING**

At all times during the conduct of the permitted use the permittee shall maintain and keep in effect valid licensing approval from Federal, State, Local, and Regulatory agencies or equivalent agency as provided by law. Should such licensing be denied, expire or lapse at any time in the future, this permit shall become null and void.

**Planning. 8 USE - MT PALOMAR LIGHTING AREA**

Within the Mt. Palomar Special Lighting Area, as defined in Ordinance No. 655, low pressure sodium vapor lighting or overhead high pressure sodium vapor lighting with shields or cutoff luminaries, shall be utilized.

**Planning. 9 USE - RECLAIMED WATER**

The permit holder shall connect to a reclaimed water supply for landscape watering purposes when secondary or reclaimed water is made available to the site.

**Planning. 10 USE CASE**

This approval shall be used within eight (8) years of the approval date; otherwise, it shall become null and void and of no effect whatsoever. By use is meant completion of construction and the actual occupancy of existing buildings or land under the terms of the authorized use. The Planning Director, at his/her, discretion, may grant additional years beyond the eight (8) years stated above. Should the years be granted and the completion of construction and the actual occupancy of existing buildings or land under the terms of the authorized use not occur, the approval shall become null and void and of no effect whatsoever.

**Planning-PAL****Planning-PAL. 1 Gen - LOW PALEO**

According to the County's General Plan, 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 require any direct mitigation for paleontological resources. However, should fossil remains be encountered during site development: 1. All site earthmoving shall be ceased in the area of where the fossil remains are encountered. Earthmoving activities may be diverted to other areas of the site. 2. The owner of the property shall be immediately notified of the fossil discovery who will in turn immediately notify the County Geologist of the discovery. 3. The applicant shall retain a qualified paleontologist approved by the County of Riverside. 4. The paleontologist shall determine the significance of the encountered fossil remains. 5. Paleontological monitoring of earthmoving activities will continue thereafter on an as-needed basis by the paleontologist during all earthmoving activities that may expose sensitive strata. Earthmoving activities in areas of the project area where previously undisturbed strata will be buried but not otherwise disturbed will not be monitored. The supervising paleontologist will have the authority to reduce monitoring once he/she determines the probability of encountering any additional fossils has dropped

**ADVISORY NOTIFICATION DOCUMENT****Planning-PAL****Planning-PAL. 1****Gen - LOW PALEO (cont.)**

below an acceptable level. 6. If fossil remains are encountered by earthmoving activities when the paleontologist is not onsite, these activities will be diverted around the fossil site and the paleontologist called to the site immediately to recover the remains. 7. Any recovered fossil remains will be prepared to the point of identification and identified to the lowest taxonomic level possible by knowledgeable paleontologists. The remains then will be curated (assigned and labeled with museum\* repository fossil specimen numbers and corresponding fossil site numbers, as appropriate; places in specimen trays and, if necessary, vials with completed specimen data cards) and catalogued, an associated specimen data and corresponding geologic and geographic site data will be archived (specimen and site numbers and corresponding data entered into appropriate museum repository catalogs and computerized data bases) at the museum repository by a laboratory technician. The remains will then be accessioned into the museum repository fossil collection, where they will be permanently stored, maintained, and, along with associated specimen and site data, made available for future study by qualified scientific investigators. \* Per the County of Riverside "SABER Policy", paleontological fossils found in the County of Riverside should, by preference, be directed to the Western Science Center in the City of Hemet. 8. The property owner and/or applicant on whose land the paleontological fossils are discovered shall provide appropriate funding for monitoring, reporting, delivery and curating the fossils at the institution where the fossils will be placed, and will provide confirmation to the County that such funding has been paid to the institution.

Plan: CUP170002

Parcel: 274070003

## 60. Prior To Grading Permit Issuance

### BS-Grade

**060 - BS-Grade. 1                      EASEMENTS/PERMISSION                      Not Satisfied**

Prior to the issuance of a grading permit, it shall be the sole responsibility of the owner/applicant to obtain any and all proposed or required easements and/or permissions necessary to perform the grading herein proposed. A notarized letter of permission and/or recorded easement from the affected property owners or easement holders shall be provided in instances where off site grading is proposed as part of the grading plan. In instances where the grading plan proposes drainage facilities on adjacent off site property, the owner/applicant shall provide a copy of the recorded drainage easement or copy of Final Map.

**060 - BS-Grade. 2                      IF WQMP IS REQUIRED                      Not Satisfied**

If a Water Quality Management Plan (WQMP) is required, the owner / applicant shall submit to the Building & Safety Department, the Final Water Quality Management Plan (WQMP) site plan for comparison to the grading plan.

**060 - BS-Grade. 3                      IMPROVEMENT SECURITIES                      Not Satisfied**

Prior to issuance of a Grading Permit, the applicant may be required to post a Grading and/or Erosion Control Security. Please contact the Riverside County Transportation Department for additional information and requirements.

### Planning

**060 - Planning. 1                      USE - FEE STATUS                      Not Satisfied**

Prior to the issuance of grading permits for CUP170002, the Planning Department shall determine the status of the deposit based fees. If the fees are in a negative status, the permit holder shall pay the outstanding balance.

**060 - Planning. 2                      USE - SKR FEE CONDITION                      Not Satisfied**

Prior to the issuance of a grading permit, the applicant shall comply with the provisions of Riverside County Ordinance No. 663, which generally requires the payment of the appropriate fee set forth in that ordinance. The amount of the fee required to be paid may vary depending upon a variety of factors, including the type of development application submitted and the applicability of any fee reduction or exemption provisions contained in Riverside County Ordinance No. 663. Said fee shall be calculated on the approved development project which is anticipated to be 1.91 acres (gross) in accordance with APPROVED EXHIBIT NO. A. If the development is subsequently revised, this acreage amount may be modified in order to reflect the revised development project acreage amount.

### Planning-EPD

**060 - Planning-EPD. 1                      MBTA Nesting Bird Survey - EPD                      Not Satisfied**

Birds and their nests are protected by the Migratory Bird Treaty Act (MBTA) and California Department of Fish and Wildlife (CDFW) Codes. Since the project supports suitable nesting bird habitat, removal of vegetation or any other potential nesting bird habitat disturbances shall be conducted outside of the avian nesting season (February 1st through August 31st). If habitat must be cleared during the nesting season, a preconstruction nesting bird survey shall be conducted. The preconstruction nesting bird survey must be conducted by a biologist who holds a current MOU with the County of Riverside. If nesting activity is observed, appropriate avoidance measures shall be adopted to avoid any potential

Plan: CUP170002

Parcel: 274070003

## 60. Prior To Grading Permit Issuance

### Planning-EPD

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

impacts to nesting birds. The nesting bird survey must be completed no more than 3 days prior to any ground disturbance. If ground disturbance does not begin within 3 days of the survey date a second survey must be conducted.

Prior to issuance of a permit for rough grading, the project's consulting biologist shall prepare and submit a report, documenting the results of the survey, to EPD for review. In some cases EPD may also require a Monitoring and Avoidance Plan prior to the issuance of a rough grading permit.

When the requested documents/studies are completed and ready for EPD review, please upload them to our Secure File Transfer server to ensure prompt response and review. If you are unfamiliar with the process for uploading biological documents to the FTP site, please contact Matthew Poonamallee at mpoonama@rivco.org and Melissa Manzo at melmanzo@rivco.org for instructions. Biological reports not uploaded to the FTP site may result in delayed review and approval.

## 80. Prior To Building Permit Issuance

### BS-Grade

**080 - BS-Grade. 1 NO BUILDING PERMIT W/O GRADING PERMIT Not Satisfied**

Prior to the issuance of any building permit, the property owner shall obtain a grading permit and/or approval to construct from the Building and Safety Department.

**080 - BS-Grade. 2 ROUGH GRADE APPROVAL Not Satisfied**

Prior to the issuance of any building permit, the applicant shall obtain rough grade approval and/or approval to construct from the Building and Safety Department. The Building and Safety Department must approve the completed grading of your project before a building permit can be issued. Rough Grade approval can be accomplished by complying with the following: 1. Submitting a "Wet Signed" copy of the Soils Grading Report containing substantiating data from the Soils Engineer (registered geologist or certified geologist, civil engineer or geotechnical engineer as appropriate) for his/her certification of the project. 2. Submitting a "Wet Signed" copy of the Rough Grade certification from a Registered Civil Engineer certifying that the grading was completed in conformance with the approved grading plan. 3. Requesting a Rough Grade Inspection and obtaining rough grade approval from a Riverside County inspector. 4. Rough Grade Only Permits: In addition to obtaining all required inspections and approval of all final reports, all sites permitted for rough grade only shall provide 100 percent vegetative coverage or other means of site stabilization as approved by the County Inspector prior to receiving a rough grade permit final. Prior to release for building permit, the applicant shall have met all rough grade requirements to obtain Building and Safety Department clearance.

### Fire

**080 - Fire. 1 Prior to permit Not Satisfied**

Fire Department emergency vehicle apparatus access road locations and design shall be in accordance with the California Fire Code, Riverside County Ordinance 460, Riverside County Ordinance 787, and Riverside County Fire Department Standards. Plans must be submitted to the Fire Department for review and approval prior to building permit issuance.



Plan: CUP170002

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## 80. Prior To Building Permit Issuance

### Planning

**080 - Planning. 7 USE - SCHOOL MITIGATION Not Satisfied**

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

### Waste Resources

**080 - Waste Resources. 1 080 - Waste Recycling Plan Not Satisfied**

Prior to issuance of a building permit, a Waste Recycling Plan (WRP) shall be submitted to the Riverside County Department of Waste Resources for approval. At a minimum, the WRP must identify the materials (i.e., concrete, asphalt, wood, etc.) that will be generated by construction and development, the projected amounts, the measures/methods that will be taken to recycle, reuse, and/or reduce the amount of materials, the facilities and/or haulers that will be utilized, and the targeted recycling or reduction rate. During project construction, the project site shall have, at a minimum, two (2) bins: one for waste disposal and the other for the recycling of Construction and Demolition (C&D) materials. Additional bins are encouraged to be used for further source separation of C&D recyclable materials. Accurate record keeping (receipts) for recycling of C&D recyclable materials and solid waste disposal must be kept. Arrangements can be made through the franchise hauler.

## 90. Prior to Building Final Inspection

### BS-Grade

**090 - BS-Grade. 1 PRECISE GRADE APPROVAL Not Satisfied**

Prior to final building inspection, the applicant shall obtain precise grade approval and/or clearance from the Building and Safety Department. The Building and Safety Department must approve the precise grading of your project before a building final can be obtained. Precise Grade approval can be accomplished by complying with the following: 1. Requesting and obtaining approval of all required grading inspections. 2.

Submitting a "Wet Signed" copy of the Grading Report from the Soils Engineer (registered geologist or certified geologist, civil engineer or geotechnical engineer as appropriate) for the sub-grade and base of all paved areas. 3. Submitting a "Wet Signed" copy of the Sub-grade (rough) Certification from a Registered Civil Engineer certifying that the sub-grade was completed in conformance with the approved grading plan. 4.

Submitting a "Wet Signed" copy of the Precise (Final) Grade Certification for the entire site from a Registered Civil Engineer certifying that the precise grading was completed in conformance with the approved grading plan. Prior to release for building final, the applicant shall have met all precise grade requirements to obtain Building and Safety Department clearance.

### Planning

**090 - Planning. 1 USE - ACCESSIBLE PARKING Not Satisfied**

A minimum of one (1) accessible parking space for persons with disabilities shall be provided as shown on APPROVED EXHIBIT(s). Each parking space reserved for persons with disabilities shall be identified by a permanently affixed reflectorized sign constructed of porcelain on steel, beaded text or equal, displaying the International Symbol of Accessibility. The sign shall not be smaller than 70 square inches in area and shall be centered at the interior end of the parking space at a minimum height of 80 inches from the bottom of the sign to the parking space finished grade, or centered at a



Plan: CUP170002

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## 90. Prior to Building Final Inspection

### Planning

**090 - Planning. 1 USE - ACCESSIBLE PARKING (cont.) Not Satisfied**

minimum height of 36 inches from the parking space finished grade, ground, or sidewalk. A sign shall also be posted in a conspicuous place, at each entrance to the off-street parking facility, not less than 17 inches by 22 inches, clearly and conspicuously stating the following: "Unauthorized vehicles not displaying distinguishing placards or license plates issued for physically handicapped persons may be towed away at owner's expense." In addition to the above requirements, the surface of each parking space shall have a surface identification sign duplicating the symbol of accessibility in blue paint of at least 3 square feet in size.

**090 - Planning. 2 USE - ORD 810 O S FEE Not Satisfied**

Prior to the issuance of a certificate of occupancy, or upon building permit final inspection prior to use or occupancy for cases without final inspection or certificate of occupancy (such as an SMP), whichever comes first, the applicant shall comply with the provisions of Riverside County Ordinance No. 810, which requires the payment of the appropriate fee set forth in the Ordinance. The amount of the fee will be based on the "Project Area" as defined in the Ordinance and the aforementioned Condition of Approval. The Project Area for CUP170002 is calculated to be at a total of 1.91 acres.

**090 - Planning. 3 USE - ORD NO. 659 (DIF) Not Satisfied**

Prior to the issuance of either a certificate of occupancy or prior to building permit final inspection, the applicant shall comply with the provisions of Riverside County Ordinance No. 659, which requires the payment of the appropriate fee set forth in the Ordinance. Riverside County Ordinance No. 659 has been established to set forth policies, regulations and fees related to the funding and installation of facilities and the acquisition of open space and habitat necessary to address the direct and cumulative environmental effects generated by new development project described and defined in this Ordinance, and it establishes the authorized uses of the fees collected. The amount of the fee for commercial or industrial development shall be calculated on the basis of the "Project Area," as defined in the Ordinance, which shall mean the net area, measured in acres, from the adjacent road right-of-way to the limits of the project development. The Project Area for CUP170002 has been calculated to be at a total of 1.91 acres.

**090 - Planning. 4 USE - PARKING PAVING MATERIAL Not Satisfied**

A minimum of four (4) parking spaces shall be provided as shown on the APPROVED EXHIBIT(s), unless otherwise approved by the Planning Department. The parking area shall be surfaced with DG or asphaltic concrete or concrete to current standards as approved by the Department of Building and Safety.

**090 - Planning. 5 USE - ROOF EQUIPMENT SHIELDING Not Satisfied**

Roof-mounted equipment shall be shielded from ground view. Screening material shall be subject to Planning Department approval.

**090 - Planning. 6 USE - SKR FEE CONDITION Not Satisfied**

Prior to the issuance of a certificate of occupancy, or upon building permit final inspection, whichever comes first, the applicant shall comply with the provisions of Riverside County Ordinance No. 663, which generally requires the payment of the appropriate fee set forth in that ordinance. The amount of the fee required to be paid may vary, depending upon a variety of factors, including the type of development application submitted and the applicability of any fee reduction or exemption provisions

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



ITEM: 21.1  
(ID # 13522)

MEETING DATE:

FROM: TLMA-PLANNING:

Tuesday, October 06, 2020

**SUBJECT:** TRANSPORTATION & LAND MANAGEMENT AGENCY/PLANNING: Public Hearing On GENERAL PLAN AMENDMENT NO. 1200, CHANGE OF ZONE NO. 1700003, and CONDITIONAL USE PERMIT NO. 170002 – Intent to Adopt a Negative Declaration – CEQ170008 – Applicant: Irene Frakes – Engineer/Representative: A.K.A and Associates, Inc – First Supervisorial District – Woodcrest Zoning District – Lake Mathews / Woodcrest Area Plan: Rural Community: Very Low Density Residential (RC:VLDR) – Location: North of Krameria Avenue, east of Porter Avenue, south of Van Buren Avenue, and west of Gardner Avenue – 2 Gross Acres – Zoning: Residential-Agriculture (R-A) – REQUEST: General Plan Amendment No. 1200 (GPA1200) proposes a regular General Plan Foundation Component Amendment to change the project site's Foundation Component from Rural Community (RC) to Community Development (CD) and to amend its Land Use Designation from Very Low Density Residential (VLDR) to Commercial Retail (CR). The project site is within the Lake Mathews/Woodcrest Area Plan. Change of Zone No. 1700003 (CZ170003) proposes to change the Zoning Classification of the project site from Residential Agricultural (R-A) to Scenic Highway Commercial (C-P-S). Conditional Use Permit No. 170002 (CUP170002) proposes to construct a Contractor's Storage Yard with a 4,442 sqft. two story storage and garage facility and a 608 sqft. caretaker's unit and office; with outside storage of materials (gravel) in three walled in bins. District 1. [Applicant Fees 100%]

**RECOMMENDED MOTION:** That the Board of Supervisors:

1. **ADOPT** a **NEGATIVE DECLARATION** for **ENVIRONMENTAL ASSESSMENT NO. 170008** (CEQ170008), based on the findings and conclusions provided in the initial study, and the conclusion that the project will not have a significant effect on the environment;

**ACTION:** Policy

Charissa Leach, Assistant TLMA Director

9/29/2020

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**MINUTES OF THE BOARD OF SUPERVISORS**

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

Ayes: Jeffries, Spiegel, Washington, Perez and Hewitt  
Nays: None  
Absent: None  
Date: October 06, 2020  
xc: Planning

Kecia R. Harper  
Clerk of the Board

By:   
Deputy

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

2. **TENTATIVELY APPROVE GENERAL PLAN AMENDMENT NO. 1200**, that changes the land use designation on the project property from Rural Community: Very Low Density Residential (RC: VLDR) (1 Acre Minimum) and to Community Development: Commercial Retail (CD: CR); based upon the findings and conclusions provided in the staff report and subject to adoption of the General Plan Amendment Cycle Resolution by the Board of Supervisors;
3. **TENTATIVELY APPROVE CHANGE OF ZONE NO. 1700003** that changes the zoning classification of the project site from Residential Agricultural (R-A) to Scenic Highway Commercial (C-P-S), subject to adoption of the zoning ordinance by the Board of Supervisors; and
4. **APPROVE CONDITIONAL USE PERMIT NO. 170002**, based upon the findings and conclusions provided in the staff report, and subject to the attached advisory notification document and conditions of approval, and subject to the Board of Supervisors' final adoption of the resolution for GPA No. 1200 and the zoning ordinance for Change of Zone No. 1700003.

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

**C.E.O. RECOMMENDATION:** Approve

**BACKGROUND:**

**Summary**

General Plan Amendment No. 1200 (GPA01200) was applied for on June 13, 2016 under the 2016 General Plan Initiation Proceeding Cycle (GPIP). The GPIP was presented to the Planning Commission on October 19, 2016 and recommended for approval by a 4-0 vote. The GPIP then proceeded to the Board of Supervisors on March 14, 2017 and was approved by a 4-0 vote. This action allowed for the applicants to apply for implementing project(s) in conjunction with GPA01200.

On December 28, 2017 the applicant submitted the following applications to the County of Riverside to permit an existing contractor storage yard at the location of 17333 Van Buren Boulevard: General Plan Amendment No. 1200, proposing to change the land use designation of the property from the existing Rural Community – Very Low Density Residential (RC: VLDR) to Community Development – Commercial Retail (CD:CR); Change of Zone No. 1700003, proposing to change the zoning classification of the property from Residential Agricultural (R-A) to Scenic Highway Commercial (C-P-S); and Conditional Use

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

Permit No. 170002, to entitle an unpermitted contractor's storage yard with a two story storage and garage facility and a 608 sqft. caretaker's unit with an office.

The site is a 1.91 acre parcel with an existing residence. The applicants previously were approved for, by Plot Plan No. 24459 (PP24459), to construct a 4,442 sqft. detached garage; for residential purposes only.

Currently there is an unpermitted contractor's storage yard on the site, which has been in continuous operation for the past ten years. The site is unpaved and has some existing landscaping, fencing and perimeter block walls at the side, and rear of the property. The landscaping includes existing mature trees that provide screening along the westerly lot line and along Van Buren Boulevard. Additional landscaping and fencing is required to further screen the project site from public view. The site is accessed by an existing driveway from Van Buren Boulevard. The surrounding properties include residential uses to the north and south, a vacant commercial property to the west, and an existing church to the east.

**General Plan Consistency**

On March 14, 2017, the County of Riverside Board of Supervisors adopted an order initiating proceedings for GPA No. 1200. The initiation of the General Plan Amendment authorizes the post-initiation phase of the project which is required to be coupled with an implementing project.

The proposed GPA was supported because the existing business and underlying land use designation and foundation component are inconsistent with each other. The proposed foundation component and land use designation change allows the existing business to be consistent with the land use designation. Furthermore, the properties to the west are already in the Community Development Foundation component, but have a Commercial land use designation. Should this business cease to operate in the future, the land use will be in the Community Development Foundation, making the site easier to repurpose with a much wider range of commercial use opportunities. With the approved General Plan Amendment, the proposed project would be consistent with the County of Riverside General Plan.

**Ordinance No. 343 Consistency**

Change of Zone No. 170003 proposes to change the project site's zoning classification to Scenic Highway Commercial (C-P-S). The proposed contractor storage yard can be permitted within the C-P-S zone with an approved Conditional Use Permit, since the use is considered to be similar in character and scope to those listed as permitted uses within the C-P-S zone. County of Riverside Ordinance No. 348, Article IVb, Section 9.50.E. provides, "Any use that is not specifically listed in Subsection A and B may be considered a permitted

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

or conditionally permitted use provided that the Planning Director finds that the proposed use is substantially the same in character and intensity as those listed in the designated Subsections.” Therefore, with the Planning Director determining the project is in similar character and intensity as those uses permitted under a Conditional Use Permit (i.e. Automobile repair garages, body shops, spray painting shops; Boat sales, rentals and services; Equipment rental services, including rototillers, power mowers, sanders, power saws, cement and plaster mixers; Trailer and boat storage; Travel trailers, mobile homes and recreational vehicles sales and service; Truck sales and services; Trucks and trailers with rental of trucks not over 19,500 pounds gross weight and not exceeding 22 feet in length and rental of trailers not exceeding six feet in width or 22 feet in length); staff has processed the project under a Conditional Use Permit application. Additionally, staff has applied conditions to mitigate any concerns regarding the design and operation of the facility.

On August 5, 2020, the Planning Commission considered the project during a regularly scheduled public hearing. After hearing public testimony, the Planning Commission voted 4-0 in favor of recommending approval to the Board of Supervisors.

**Impact on Residents and Businesses**

All impacts have been studied and considered through the environmental review process as well as the public hearing process, as detailed in the Planning Commission Staff Report, which is attached hereto and incorporated for reference.

**SUPPLEMENTAL:**

**Additional Fiscal Information**

All fees are paid by the applicant; there is no General Fund obligation.

**ATTACHMENTS:**

- A. **PLANNING COMMISSION REPORT OF ACTIONS**
- B. **PLANNING COMMISSION STAFF REPORT**
- C. **PROJECT EXHIBITS**

  
Jason Farin, Principal Management Analyst 9/30/2020

  
Gregory L. Priamos, Director County Counsel 9/29/2020

**AIRPORT LAND USE COMMISSION**

Sincerely,  
RIVERSIDE COUNTY AIRPORT LAND USE COMMISSION



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Simon A. Housman, ALUC Director

Attachments: Notice of Airport in Vicinity

cc: Johnnie and Irene Frakes (applicant/property owner) (P.O. Box address)  
Johnnie and Irene Frakes (Swallowtail Lane address)  
A.K.A. & Associates Inc. (representative)  
Gary Gosliga, Airport Manager, March Inland Port Airport Authority  
Doug Waters, Chief Engineering Flight/Deputy Base Civil Engineer, March ARB  
ALUC Case File

Y:\AIRPORT CASE FILES\March\ZAP1416MA20\ZAP1416MA20GPA.LTR.doc



# AIRPORT LAND USE COMMISSION RIVERSIDE COUNTY

May 14, 2020

**CHAIR**  
Steve Manos  
Lake Elsinore

**VICE CHAIR**  
Russell Betts  
Desert Hot Springs

Mr. Tim Wheeler, Project Planner  
County of Riverside Planning Division  
4080 Lemon Street, 12<sup>th</sup> Floor  
Riverside CA 92501  
(VIA HAND DELIVERY)

**COMMISSIONERS**

Arthur Butler  
Riverside

File No.: ZAP1416MA20 – Letter 2 of 2  
Related File Nos.: CUP170002 (Conditional Use Permit)  
APN: 274-070-003  
Airport Zone: Compatibility Zone E

John Lyon  
Riverside

Steven Stewart  
Palm Springs

Richard Stewart  
Moreno Valley

Gary Youmans  
Temecula

**STAFF**

**Director**  
Simon A. Housman

John Guerin  
Paul Rull  
Barbara Santos

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

Dear Mr. Wheeler:

Under the delegation of the Riverside County Airport Land Use Commission (ALUC) pursuant to Policy 1.5.2(d) of the Countywide Policies of the 2004 Riverside County Airport Land Use Compatibility Plan, staff reviewed County of Riverside Case No. CUP170002 (Conditional Use Permit), a proposal to establish a contractors storage yard with a new 4,441 square foot two-story building and an existing 608 square foot residence that will become a caretaker's dwelling unit on 1.91 acres located on the southerly side of Van Buren Boulevard, easterly of Gardner Avenue, in the unincorporated community of Woodcrest.

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

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

[www.rcaluc.org](http://www.rcaluc.org)

The elevation of Runway 14-32 at March Air Reserve Base/Inland Port Airport is approximately 1,535 feet above mean sea level (AMSL) at its northerly terminus. At a distance of 27,000 feet from the project to the nearest point on the runway, Federal Aviation Administration Obstruction Evaluation Service (FAA OES) review could be required for any structures with an elevation at top of roof exceeding 1,805 feet AMSL. The site's finished floor elevation is 1,521 feet AMSL, and the building height is 20 feet, resulting in a top point elevation of 1,541 feet AMSL. Therefore, FAA OES review for height/elevation reasons was not required.

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


**CONDITIONS:**

## **AIRPORT LAND USE COMMISSION**

1. Any new outdoor lighting that is installed shall be hooded or shielded so as to prevent either the spillage of lumens or reflection into the sky. Outdoor lighting shall be downward facing.
2. The following uses/activities are not included in the proposed project and shall be prohibited at this site, in accordance with Note A on Table 4 of the Lake Mathews/Woodcrest Area Plan:
  - (a) Any use or activity which would direct a steady light or flashing light of red, white, green, or amber colors associated with airport operations toward an aircraft engaged in an initial straight climb following takeoff or toward an aircraft engaged in a straight final approach toward a landing at an airport, other than an FAA-approved navigational signal light or visual approach slope indicator.
  - (b) Any use or activity which would cause sunlight to be reflected towards an aircraft engaged in an initial straight climb following takeoff or towards an aircraft engaged in a straight final approach towards a landing at an airport.
  - (c) Any use or activity which would generate smoke or water vapor or which would attract large concentrations of birds, or which may otherwise affect safe air navigation within the area.
  - (d) Any use or activity which would generate electrical interference that may be detrimental to the operation of aircraft and/or aircraft instrumentation.
3. The following uses/activities are specifically prohibited at this location: trash transfer stations that are open on one or more sides; recycling centers containing putrescible wastes; construction and demolition debris facilities; wastewater management facilities; incinerators; and hazards to flight.
4. The attached notice shall be provided to all prospective purchasers of the property and tenants of the buildings.
5. All new aboveground detention or water quality basins on the site shall be designed so as to provide for a maximum 48-hour detention period following the conclusion of the storm event for the design storm (may be less, but not more), and to remain totally dry between rainfalls. Vegetation in and around the detention/water quality basin(s) that would provide food or cover for bird species that would be incompatible with airport operations shall not be utilized in project landscaping.

If you have any questions, please contact Paul Rull, ALUC Principal Planner, at (951) 955-6893.

Sincerely,  
RIVERSIDE COUNTY AIRPORT LAND USE COMMISSION



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Simon A. Housman, ALUC Director



## **AIRPORT LAND USE COMMISSION**

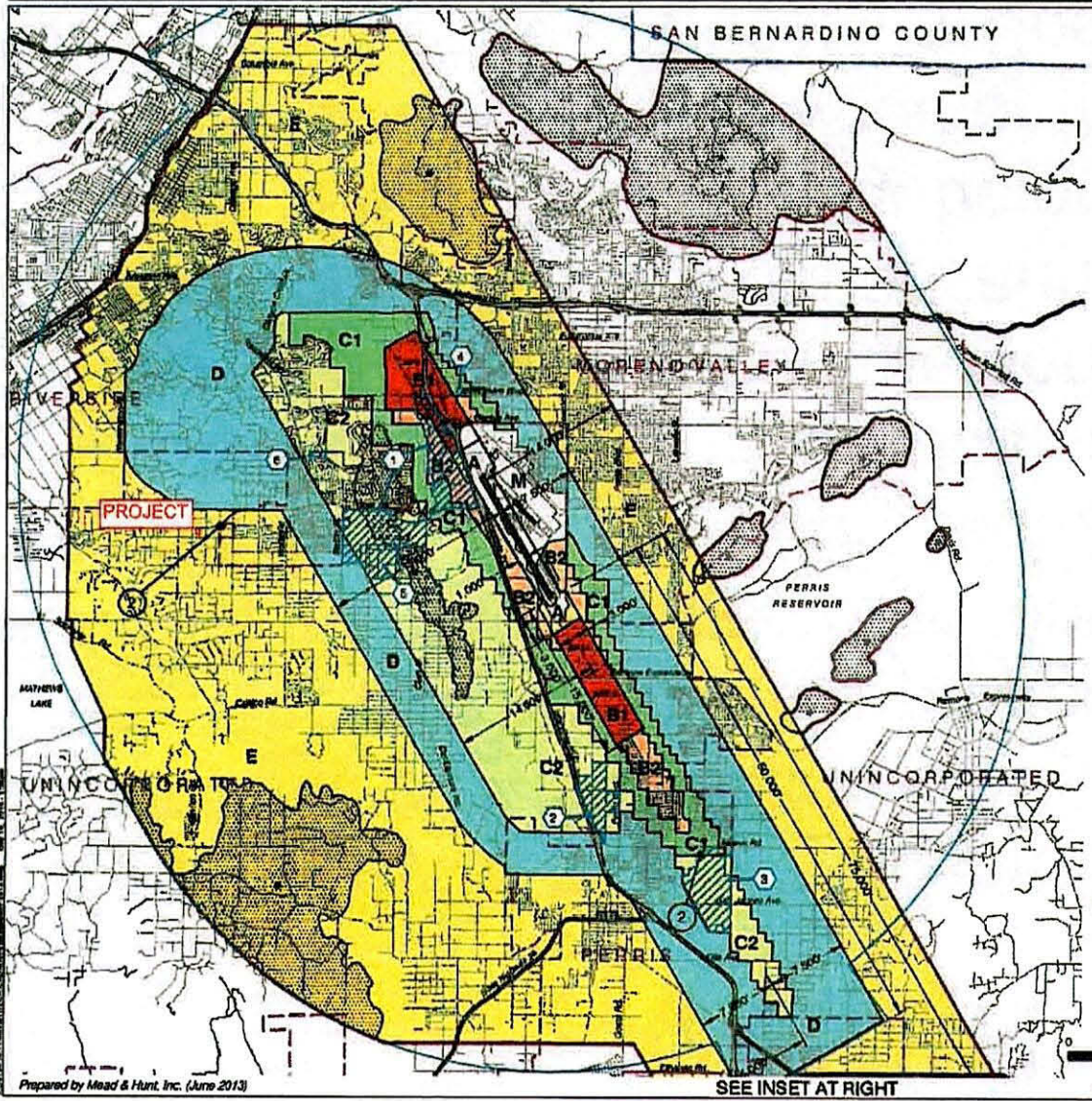
Attachments: Notice of Airport in Vicinity

cc: Johnnie and Irene Frakes (applicant/property owner) (P.O. Box address)  
Johnnie and Irene Frakes (Swallowtail Lane address)  
A.K.A. & Associates Inc. (representative)  
Gary Gosliga, Airport Manager, March Inland Port Airport Authority  
Doug Waters, Chief Engineering Flight/Deputy Base Civil Engineer, March ARB  
ALUC Case File

Y:\AIRPORT CASE FILES\March\ZAP1416MA20\ZAP1416MA20CUP.LTR.doc

# NOTICE OF AIRPORT IN VICINITY

This property is presently located in the vicinity of an airport, within what is known as an airport influence area. For that reason, the property may be subject to some of the annoyances or inconveniences associated with proximity to airport operations (for example: noise, vibration, or odors). Individual sensitivities to those annoyances [can vary from person to person. You may wish to consider what airport annoyances], if any, are associated with the property before you complete your purchase and determine whether they are acceptable to you. Business & Professions Code Section 11010 (b) (13)(A)



**LEGEND**

**Compatibility Zones**

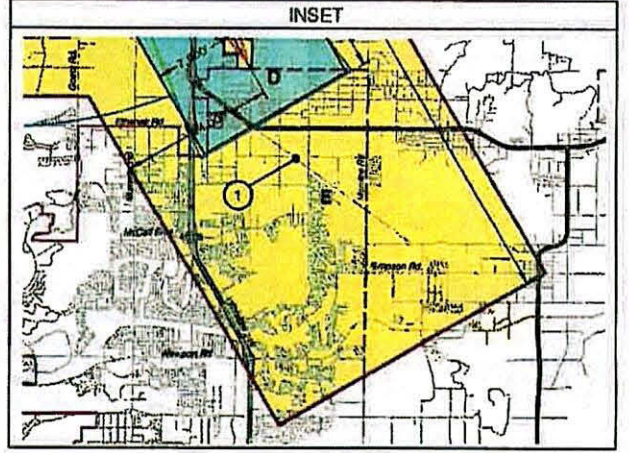
- Airport Influence Area Boundary
- Zone A
- Zone B1
- Zone B2
- Zone C1
- Zone C2
- Zone D
- Zone E
- Zone M
- High Terrain Zone
- FAR Part 77 Military Outer Horizontal Surface Limits
- FAR Part 77 Notification Area

**Boundary Lines**

- March Air Reserve Base / Air Force Property
- March Joint Powers Authority Property Line
- County Boundary
- City Limits
- Site-Specific Exceptions (existing local agency commitments to development projects)

- ① Point at which aircraft on Runway 02 ILS approach descend below 3,000 feet above runway end. Airport Elevation is 1,835 feet MSL.
- ② Point at which departing aircraft typically reach 3,000 feet above runway end.

- ① March JPA: March Business Center/Mendian
- ② Perris: Harvest Landing
- ③ Perris: Park West
- ④ Moreno Valley: Affordable Housing
- ⑤ March JPA: Ben Clark Training Center
- ⑥ Riverside: Riggs Crest Subdivision



**Riverside County  
Airport Land Use Commission  
March Air Reserve Base / Inland Port Airport  
Land Use Compatibility Plan  
(Adopted November 13, 2014)**

**Note:**  
All dimensions are measured from runway ends and centerlines.



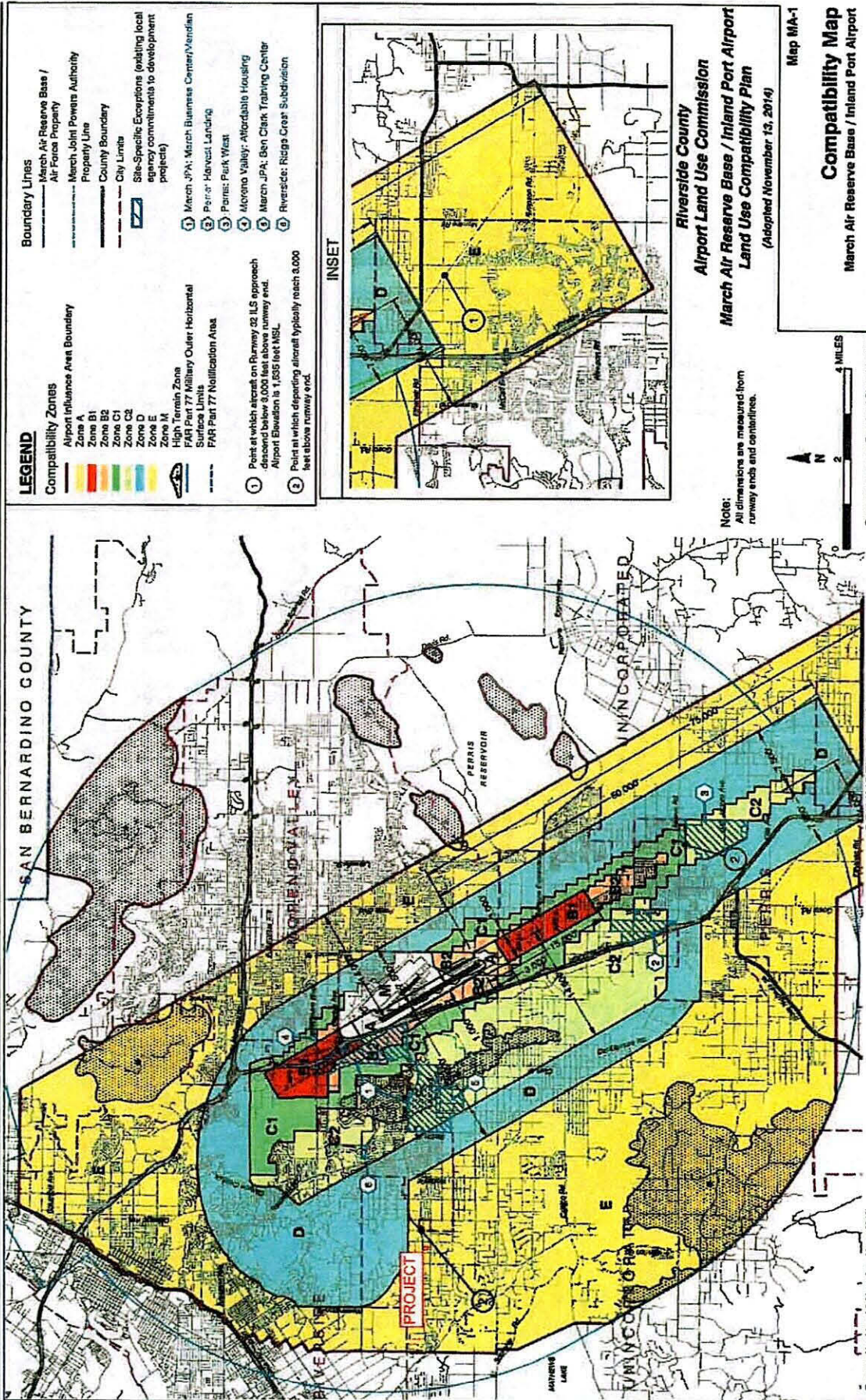
Base map source: County of Riverside 2013

Prepared by Mead & Hunt, Inc. (June 2013)

SEE INSET AT RIGHT

Map MA-1

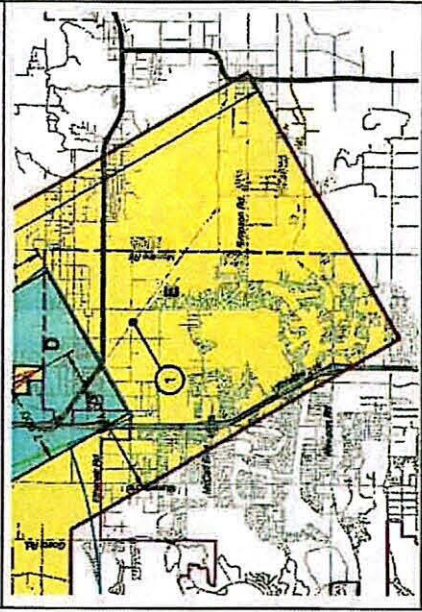
**Compatibility Map**  
March Air Reserve Base / Inland Port Airport



**LEGEND**

- Compatibility Zones**
- Alpron Influence Area Boundary
  - Zone A
  - Zone B1
  - Zone B2
  - Zone C1
  - Zone C2
  - Zone D
  - Zone E
  - Zone F
  - High Terrain Zone
  - FAR Part 77 Military Outer Horizontal Surface Limits
  - FAR Part 77 Notification Area
- Boundary Lines**
- March Air Reserve Base / Air Force Property
  - March Joint Powers Authority Property Line
  - County Boundary
  - City Limits
- Site Specific Exceptions (excluding local agency commitments to development projects)**
- 1 March JPA, March Business Center/Vandalia
  - 2 Perris Harvest Landing
  - 3 Perris Park West
  - 4 Moreno Valley: Affordable Housing
  - 5 March JPA, Ben Clark Training Center
  - 6 Riverside: Riggs Creek Subdivision
- Other Notes:**
- 1 Point at which aircraft on Runway 02 ILS approach dissipated below 3,000 feet above runway end.
  - 2 Alpron Boulevard is 1,050 feet WSL.
  - 3 Point at which depending aircraft typically reach 3,000 feet above runway end.

**INSET**



**Note:**  
All dimensions are measured from runway ends and centerlines.



Base map source: County of Riverside 2013

**Riverside County**  
**Airport Land Use Commission**  
**March Air Reserve Base / Inland Port Airport**  
**Land Use Compatibility Plan**  
(Adopted November 13, 2014)

Map MA-1  
**Compatibility Map**  
March Air Reserve Base / Inland Port Airport

Sincerely,  
Riverside County Planning Department



---

Heather Thomson M.A, RPA  
County Archaeologist

Attachments: USGS map  
Email CC: Kevin White, [kewwhite@rivco.org](mailto:kewwhite@rivco.org)



# RIVERSIDE COUNTY PLANNING DEPARTMENT

*Charissa Leach, P.E.  
Assistant TLMA Director*

February 1, 2018

Augustine Band of Cahuilla Mission Indians  
Amanda Vance, Chairperson  
P.O. Box 846  
Coachella, CA 92236

RE: Native American SB18 Consultation request for **General Plan Amendment No. 1200**

Dear Chairperson,

The County of Riverside requests your participation in the review of **General Plan Amendment No. 1200**. This project is subject to the California Environmental Quality Act (CEQA) and Section 65352.3 of the Government Code (Senate Bill 18 [2004]).

**GENERAL PLAN AMENDMENT NO. 1200, CHANGE OF ZONE NO. 1700003, CONDITIONAL USE PERMIT NO. 170002** – Applicant: Irene Frakes – Engineer/Representative: A.K.A and Associates, Inc - First Supervisorial District - Woodcrest Zoning District – Lake Mathews / Woodcrest Area Plan: Rural Community: Very Low Density Residential (RC:VLDR)

**Location:** North of Krameria Avenue, east of Porter Avenue, south of Van Buren Avenue, and west of Gardner Avenue – 2 Gross Acres - Zoning: Residential-Agriculture (R-A)

**Request:** A Foundation and Land Use Designation amendment from RC:VLDR to Community Development: Light Industrial (CD:LI). A Change of Zone from R-A to Scenic Highway Commercial (C-P-S), and to establish a Contractors Storage Yard with a two story Garage and Storage Facility totaling 4,441 square feet.. – APN: 274-070-003.

Any information you have regarding cultural places will be kept strictly confidential and will not be divulged to the public.

Riverside County feels that your assistance is vital to the preservation and conservation of ancestral tribal sites during the current growth that the County is experiencing. It is the desire of Riverside County to protect the past and our collective heritage as we proceed towards the future. Please forward any comments or requests for meetings concerning this project to Heather Thomson at 951-955-2873 or email at [hthomson@rivco.org](mailto:hthomson@rivco.org) by May 2, 2018.

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

Desert Office · 77588 El Duna Ct, Suite H  
Palm Desert, California 92211  
(760) 863-8277 · Fax (760) 863-7555

Sincerely,  
Riverside County Planning Department



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Heather Thomson M.A, RPA  
County Archaeologist

Attachments: USGS map  
Email CC: Kevin White, kewwhite@rivco.org



# RIVERSIDE COUNTY PLANNING DEPARTMENT

*Charissa Leach, P.E.  
Assistant TLMA Director*

February 1, 2018

Cabazon Band of Mission Indians  
Doug Welmas, Chairperson  
84-245 Indio Springs Parkway  
Indio, CA 92203

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Sincerely,  
Riverside County Planning Department



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Heather Thomson M.A, RPA  
County Archaeologist

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# RIVERSIDE COUNTY PLANNING DEPARTMENT

*Charissa Leach, P.E.*  
*Assistant TLMA Director*

February 1, 2018

Cahuilla Band of Indians  
Daniel Salgado, Chairperson  
52701 U.S Highway 371  
Anza, CA 92539

**RE: Native American SB18 Consultation request for General Plan Amendment No. 1200**

Dear Chairperson,

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Sincerely,  
Riverside County Planning Department



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Heather Thomson M.A, RPA  
County Archaeologist

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Email CC: Kevin White, [kewwhite@rivco.org](mailto:kewwhite@rivco.org)



# RIVERSIDE COUNTY PLANNING DEPARTMENT

*Charissa Leach, P.E.  
Assistant TLMA Director*

February 1, 2018

Campo Band of Mission Indians  
Ralph Goff, Chairperson  
36190 Church Road, Suite 1  
Campo, CA 91906

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Desert Office · 77588 El Duna Ct, Suite H  
Palm Desert, California 92211  
(760) 863-8277 · Fax (760) 863-7555

Sincerely,  
Riverside County Planning Department



---

Heather Thomson M.A, RPA  
County Archaeologist

Attachments: USGS map  
Email CC: Kevin White, [kewwhite@rivco.org](mailto:kewwhite@rivco.org)



# RIVERSIDE COUNTY PLANNING DEPARTMENT

*Charissa Leach, P.E.*  
*Assistant TLMA Director*

February 1, 2018

Ewiiapaayp Tribal Office  
Michael Garcia, Vice Chairperson  
4054 Willows Road  
Alpine, CA 91901

RE: Native American SB18 Consultation request for **General Plan Amendment No. 1200**

Dear Vice Chairperson,

The County of Riverside requests your participation in the review of **General Plan Amendment No. 1200**. This project is subject to the California Environmental Quality Act (CEQA) and Section 65352.3 of the Government Code (Senate Bill 18 [2004]).

**GENERAL PLAN AMENDMENT NO. 1200, CHANGE OF ZONE NO. 1700003, CONDITIONAL USE PERMIT NO. 170002** – Applicant: Irene Frakes – Engineer/Representative: A.K.A and Associates, Inc - First Supervisorial District - Woodcrest Zoning District – Lake Mathews / Woodcrest Area Plan: Rural Community: Very Low Density Residential (RC:VLDR)

**Location:** North of Krameria Avenue, east of Porter Avenue, south of Van Buren Avenue, and west of Gardner Avenue – 2 Gross Acres - Zoning: Residential-Agriculture (R-A)

**Request:** A Foundation and Land Use Designation amendment from RC:VLDR to Community Development: Light Industrial (CD:LI). A Change of Zone from R-A to Scenic Highway Commercial (C-P-S), and to establish a Contractors Storage Yard with a two story Garage and Storage Facility totaling 4,441 square feet.. – APN: 274-070-003.

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# RIVERSIDE COUNTY PLANNING DEPARTMENT

*Charissa Leach, P.E.*  
*Assistant TLMA Director*

February 1, 2018

Ewiiapaayp Tribal Office  
Robert Pinto, Chairperson  
4054 Willows Road  
Alpine, CA 91901

RE: Native American SB18 Consultation request for **General Plan Amendment No. 1200**

Dear Chairperson,

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# RIVERSIDE COUNTY

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# PLANNING DEPARTMENT

*Charissa Leach, P.E.*  
*Assistant TLMA Director*

February 1, 2018

Jamul Indian Village  
Erica Pinto, Chairperson  
P.O. Box 612  
Jamul, CA 91935

RE: Native American SB18 Consultation request for **General Plan Amendment No. 1200**

Dear Chairperson,

The County of Riverside requests your participation in the review of **General Plan Amendment No. 1200**. This project is subject to the California Environmental Quality Act (CEQA) and Section 65352.3 of the Government Code (Senate Bill 18 [2004]).

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# RIVERSIDE COUNTY PLANNING DEPARTMENT

*Charissa Leach, P.E.  
Assistant TLMA Director*

February 1, 2018

La Jolla Band of Luiseno Indians  
Thomas Rodriguez, Chairperson  
22000 Highway 76  
Pauma Valley, CA 92061

RE: Native American SB18 Consultation request for **General Plan Amendment No. 1200**

Dear Chairperson,

The County of Riverside requests your participation in the review of **General Plan Amendment No. 1200**. This project is subject to the California Environmental Quality Act (CEQA) and Section 65352.3 of the Government Code (Senate Bill 18 [2004]).

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# RIVERSIDE COUNTY PLANNING DEPARTMENT

*Charissa Leach, P.E.*  
*Assistant TLMA Director*

February 1, 2018

La Posta Band of Mission Indians  
Javaughn Miller, Tribal Administrator  
8 Crestwood Road  
Boulevard, CA 91905

RE: Native American SB18 Consultation request for **General Plan Amendment No. 1200**

Dear Tribal Administrator,

The County of Riverside requests your participation in the review of **General Plan Amendment No. 1200**. This project is subject to the California Environmental Quality Act (CEQA) and Section 65352.3 of the Government Code (Senate Bill 18 [2004]).

**GENERAL PLAN AMENDMENT NO. 1200, CHANGE OF ZONE NO. 1700003, CONDITIONAL USE PERMIT NO. 170002** – Applicant: Irene Frakes – Engineer/Representative: A.K.A and Associates, Inc - First Supervisorial District - Woodcrest Zoning District – Lake Mathews / Woodcrest Area Plan: Rural Community: Very Low Density Residential (RC:VLDR)

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Sincerely,  
Riverside County Planning Department



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County Archaeologist

Attachments: USGS map  
Email CC: Kevin White, kewwhite@rivco.org



# RIVERSIDE COUNTY PLANNING DEPARTMENT

*Charissa Leach, P.E.*  
*Assistant TLMA Director*

February 1, 2018

La Posta Band of Mission Indians  
Gwendolyn Parada, Chairperson  
8 Crestwood Road  
Boulevard, CA 91905

RE: Native American SB18 Consultation request for **General Plan Amendment No. 1200**

Dear Chairperson,

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# RIVERSIDE COUNTY PLANNING DEPARTMENT

*Charissa Leach, P.E.  
Assistant TLMA Director*

February 1, 2018

Los Coyotes Band of Mission Indians  
Shane Chapparosa, Chairperson  
P.O. Box 189  
Warner Springs, CA 92086

RE: Native American SB18 Consultation request for **General Plan Amendment No. 1200**

Dear Chairperson,

The County of Riverside requests your participation in the review of **General Plan Amendment No. 1200**. This project is subject to the California Environmental Quality Act (CEQA) and Section 65352.3 of the Government Code (Senate Bill 18 [2004]).

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Riverside County Planning Department



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# RIVERSIDE COUNTY PLANNING DEPARTMENT

*Charissa Leach, P.E.*  
*Assistant TLMA Director*

February 1, 2018

Manzanita Band of Kumeyaay Nation  
Angela Elliott Santos, Chairperson  
P.O Box 1302  
Boulevard, CA 91905

RE: Native American SB18 Consultation request for **General Plan Amendment No. 1200**

Dear Chairperson,

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# RIVERSIDE COUNTY PLANNING DEPARTMENT

*Charissa Leach, P.E.  
Assistant TLMA Director*

February 1, 2018

Morongo Band of Mission Indians  
Robert Martin, Chairperson  
12700 Pumarra Road  
Banning, CA 92220

RE: Native American SB18 Consultation request for **General Plan Amendment No. 1200**

Dear Chairperson,

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# RIVERSIDE COUNTY PLANNING DEPARTMENT

*Charissa Leach, P.E.*  
*Assistant TLMA Director*

February 1, 2018

Pala Band of Mission Indians  
Robert Smith, Chairperson  
12196 Pala Mission Road  
Pala, CA 92059

RE: Native American SB18 Consultation request for **General Plan Amendment No. 1200**

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# RIVERSIDE COUNTY PLANNING DEPARTMENT

*Charissa Leach, P.E.*  
*Assistant TLMA Director*

February 1, 2018

Pauma Band of Luiseno Indians -Pauma & Yulma Reservation  
Temet Aguilar, Chairperson  
P.O Box 369, Ext. 303  
Pauma Valley, CA 92061

**RE: Native American SB18 Consultation request for General Plan Amendment No. 1200**

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# RIVERSIDE COUNTY PLANNING DEPARTMENT

*Charissa Leach, P.E.  
Assistant TLMA Director*

February 1, 2018

Pechanga Cultural Resources Department  
Ebru Ozdil, Planning Specialist  
P.O. Box 2183  
Temecula, CA 92593

RE: Native American SB18 Consultation request for **General Plan Amendment No. 1200**

Dear Planning Specialist,

The County of Riverside requests your participation in the review of **General Plan Amendment No. 1200**. This project is subject to the California Environmental Quality Act (CEQA) and Section 65352.3 of the Government Code (Senate Bill 18 [2004]).

**GENERAL PLAN AMENDMENT NO. 1200, CHANGE OF ZONE NO. 1700003, CONDITIONAL USE PERMIT NO. 170002** – Applicant: Irene Frakes – Engineer/Representative: A.K.A and Associates, Inc - First Supervisorial District - Woodcrest Zoning District – Lake Mathews / Woodcrest Area Plan: Rural Community: Very Low Density Residential (RC:VLDR)

**Location:** North of Krameria Avenue, east of Porter Avenue, south of Van Buren Avenue, and west of Gardner Avenue – 2 Gross Acres - Zoning: Residential-Agriculture (R-A)

**Request:** A Foundation and Land Use Designation amendment from RC:VLDR to Community Development: Light Industrial (CD:LI). A Change of Zone from R-A to Scenic Highway Commercial (C-P-S), and to establish a Contractors Storage Yard with a two story Garage and Storage Facility totaling 4,441 square feet.. – APN: 274-070-003.

Any information you have regarding cultural places will be kept strictly confidential and will not be divulged to the public.

Riverside County feels that your assistance is vital to the preservation and conservation of ancestral tribal sites during the current growth that the County is experiencing. It is the desire of Riverside County to protect the past and our collective heritage as we proceed towards the future. Please forward any comments or requests for meetings concerning this project to Heather Thomson at 951-955-2873 or email at [hthomson@rivco.org](mailto:hthomson@rivco.org) by May 2, 2018.

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Sincerely,  
Riverside County Planning Department



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Heather Thomson M.A, RPA  
County Archaeologist

Attachments: USGS map  
Email CC: Kevin White, [kewwhite@rivco.org](mailto:kewwhite@rivco.org)