



State of California - Department of Fish and Wildlife
2023 ENVIRONMENTAL DOCUMENT FILING FEE
CASH RECEIPT
 DFW 753.5a (REV. 01/01/23) Previously DFG 753.5a

RECEIPT NUMBER: 23-118896
STATE CLEARINGHOUSE NUMBER (if applicable) 2023020472

SEE INSTRUCTIONS ON REVERSE. TYPE OR PRINT CLEARLY.

LEAD AGENCY RIVERSIDE COUNTY PLANNING DEPARTMENT	LEAD AGENCY EMAIL RBRADY@RIVCO.ORG	DATE 05/02/2023
COUNTY/STATE AGENCY OF FILING RIVERSIDE	DOCUMENT NUMBER E-202300471	

PROJECT TITLE
PLOT PLAN NO. 210135, CHANGE OF ZONE NO. 2100123

PROJECT APPLICANT NAME NO WORRIES! RV AND BOAT STORAGE LLC	PROJECT APPLICANT EMAIL TOM@RIVERRANGELLC.COM	PHONE NUMBER (661) 433-8062
PROJECT APPLICANT ADDRESS 28447 WITHERSPOON PARKWAY,	CITY VALENCIA	STATE CA
		ZIP CODE 91355

PROJECT APPLICANT (Check appropriate box)

Local Public Agency
 School District
 Other Special District
 State Agency
 Private Entity

CHECK APPLICABLE FEES:

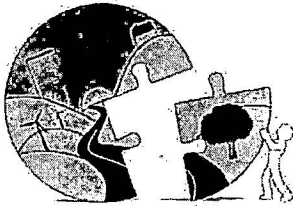
<input type="checkbox"/> Environmental Impact Report (EIR)	\$3,839.25	\$ _____
<input checked="" type="checkbox"/> Mitigated/Negative Declaration (MND)(ND)	\$2,764.00	\$ <u>2,764.00</u>
<input type="checkbox"/> Certified Regulatory Program (CRP) document - payment due directly to CDFW	\$1,305.25	\$ _____
<input type="checkbox"/> Exempt from fee		
<input type="checkbox"/> Notice of Exemption (attach)		
<input type="checkbox"/> CDFW No Effect Determination (attach)		
<input type="checkbox"/> Fee previously paid (attach previously issued cash receipt copy)		
<hr/>		
<input type="checkbox"/> Water Right Application or Petition Fee (State Water Resources Control Board only)	\$850.00	\$ _____
<input checked="" type="checkbox"/> County documentary handling fee		\$ <u>50.00</u>
<input type="checkbox"/> Other		\$ _____

PAYMENT METHOD:

Cash
 Credit
 Check
 Other

TOTAL RECEIVED \$ 2,814.00

SIGNATURE X <i>J Rodriguez</i>	AGENCY OF FILING PRINTED NAME AND TITLE Deputy <i>Irma Rodriguez</i>
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RIVERSIDE COUNTY PLANNING DEPARTMENT

John Hildebrand
Planning Director

TO: Office of Planning and Research (OPR)
P.O. Box 3044
Sacramento, CA 95812-3044
 County of Riverside County Clerk

FROM: Riverside County Planning Department
 4080 Lemon Street, 12th Floor
P. O. Box 1409
Riverside, CA 92502-1409

38686 El Cerrito Road
Palm Desert, California 92211

SUBJECT: Filing of Notice of Determination in compliance with Section 21152 of the California Public Resources Code.

Plot Plan No. 210135, Change of Zone No. 2100123

Project/Title/Case Numbers

Russell Brady

County Contact Person

951-955-3025

Phone Number

2023020472

State Clearinghouse Number (if submitted to the State Clearinghouse)

Thomas Comber

Project Applicant

28447 Witherspoon Parkway, Valencia, CA 91355

Address

North of Haddock Street, south of Willard Street, west of Winchester Road, and east of Columbia Avenue

Project Location

Change of Zone No. 2100123 and adoption of Change of Zone Ordinance No. 348.5000 are a request to change the site's zoning classification of Rural Residential (R-R) to General Commercial (C-1/C-P). Plot Plan No. 210135 is a request for the development of a Recreational Vehicle Storage Facility including construction of a 1,200 sq ft office building and two (2) WQMP Basins on a 3.53-acre site. The building would be utilized as an office for the purchase and sale of RV supplies, a computer room, security room, washing facilities, storage, and associated infrastructure. The building is proposed to be a prefabricated modular building. A total of 222 recreational vehicle and boat storage spaces are provided. The Project would also include construction of a 100 sq ft storage space with masonry walls, metal trussed roof, and a propane filling area adjacent to the site entrance. The Project is anticipated to operate for sale of supplies between the hours of 9:00 AM and 6:00 PM Thursday through Tuesday, with customers being able to access the vehicles stored in the lot seven (7) days a week, 24 hours a day. Access will be provided from Willard Street.

Project Description

This is to advise that the Riverside County Board of Supervisors, as the lead agency, has approved the above-referenced project on May 2, 2023, and has made the following determinations regarding that project:

1. The project WILL NOT have a significant effect on the environment.
2. An Initial Study and Mitigated Negative Declaration was prepared for the project pursuant to the provisions of the California Environmental Quality Act (\$2,764.00+\$50.00) and reflect the independent judgment of the Lead Agency.
3. Mitigation measures WERE made conditions of the approval of the project.
4. A Mitigation Monitoring and Reporting Plan/Program WAS NOT adopted.
4. Findings were made pursuant to the provisions of CEQA.

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

Signature

Project Planner

Title

5/2/23

Date

Date Received for Filing and Posting at OPR: _____

<i>Please charge deposit fee case#:</i>	FILED / POSTED
	County of Riverside Peter Aldana Assessor-County Clerk-Recorder
	E-202300471 05/02/2023 04:56 PM Fee: \$ 2814.00 Page 1 of 1
	Removed: _____ By: _____ Deputy