

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

503B



REVIEWED BY EXECUTIVE OFFICE

DATE 5/6/13 MG

Departmental Concurrence  
Tina Grande

FROM: TLMA - Planning Department

SUBMITTAL DATE:  
April 15, 2013

**SUBJECT: GENERAL PLAN AMENDMENT NO. 895, CHANGE OF ZONE NO. 7755, CONDITIONAL USE PERMIT NO. 3663 (FTA-2009-06)** - Applicant: Rite Aid Corporation - First/First Supervisorial District - Location: Northerly of Krameria Avenue, easterly of Washington Street, southerly of Van Buren Boulevard, westerly of Garden Avenue - **REQUEST:** The General Plan Amendment proposes to amend the site's General Plan Foundation Component and Land Use designation from Rural Community: Very Low Density Residential (RC: VLDR) to Community Development: Commercial Retail (CD: CR). The Change of Zone proposes to change the site's zoning classification from Residential Agricultural (R-A) to Scenic Highway Commercial (C-P-S). The Conditional Use Permit proposes to construct three commercial retail buildings, consisting of one Rite Aid pharmacy and two commercial shell buildings, totaling 52,672 sq. ft. in two phases on 6.4 gross acres.

**RECOMMENDED MOTION:**

**ADOPTION** of a **MITIGATED NEGATIVE DECLARATION** for **ENVIRONMENTAL ASSESSMENT NO. 41688**, based on the findings incorporated in the initial study and the conclusion that the project will not have a significant effect on the environment; and,

**TENTATIVELY APPROVE GENERAL PLAN AMENDMENT NO. 895**, amending the General Plan Foundation Component from Rural community (RC) to Community Development; and amend the General Plan land use designation from Very Low Density Residential (VLDR) to Commercial Retail (CR); based on the findings and conclusions incorporated in the staff report; pending final adoption of the General Plan Amendment Resolution by the Board of Supervisors;

*Carolyn Syms Luna*  
\_\_\_\_\_  
Carolyn Syms Luna  
Planning Director

Initials:  
CSL:pr

- Dep't Recomm.:  Consent  Policy
- Per Exec. Ofc.:  Consent  Policy

Prev. Agn. Ref.

District: 1/1

Agenda Number:

16-1

2013 MAY -2 10 11:19 AM  
COUNTY BOARD OF SUPERVISORS  
REGULAR MEETING

The Honorable Board of Supervisors

Re: GENERAL PLAN AMENDMENT NO. 895, CHANGE OF ZONE NO. 7755,  
CONDITIONAL USE PERMIT NO. 3663

Page 2 of 2

and,

**TENTATIVELY APPROVE CHANGE OF ZONE NO. 7755**, based upon the findings and conclusions incorporated in the staff report, pending final adoption of the Zoning Ordinance by the Board of Supervisors; and,

**APPROVE CONDITIONAL USE PERMIT NO. 3663**, to subject to the attached conditions and based upon the findings and conclusions incorporated in the staff report.

**BACKGROUND:**

The Planning Director recommended both to the Planning Commission and Board to tentatively decline to adopt the initiation proceedings, stating that the proposed change conflicts with the overall vision in that it does not sustain the rural compatibility which is commonplace to the area. However, on August 12, 2008, the Planning Commission voted in favor of the initiation proceedings. On November 25, 2008, the Riverside County Board of Supervisors voted to initiate General Plan Amendment No. 895. The County Economic Development Agency granted the project Fast Track Authorization on August 8, 2009. A Zone Change and Conditional Use Permit application was filed with the Planning Department on February 1, 2011.

**Agenda Item No.:**  
**Area Plan:** Lake Matthews/Woodcrest  
**Zoning District:** Woodcrest  
**Supervisorial District:** First/First  
**Project Planner:** Paul Rull  
**Board of Supervisors:** June 4, 2013

**GENERAL PLAN AMENDMENT NO. 895**  
**CHANGE OF ZONE NO. 7755**  
**CONDITIONAL USE PERMIT NO. 3663**  
**(FTA-2009-06)**  
**Environmental Assessment No. 41688**  
**Applicant:** Rite Aid Corporation  
**Engineer/Representative:** Adkan Engineering

## **COUNTY OF RIVERSIDE PLANNING DEPARTMENT STAFF REPORT**

### **PROJECT DESCRIPTION AND LOCATION:**

Construct three commercial retail buildings, consisting of one Rite Aid pharmacy (building A 17,272 sq. ft.) and two commercial shell buildings (building B 28,800 sq. ft. and building C 11,600 sq. ft.), totaling 52,672 sq. ft. in two phases on 6.4 gross acres. The commercial center will have 264 parking spaces, of which 12 will be handicap accessible, and 26 are for compact cars. The project will have driveway access on both Van Buren Boulevard and Washington Street.

Phase 1 consists of proposed building A which will be utilized by Rite Aid pharmacy and include the selling of pharmaceuticals and other healthcare products found in a general drug store. General services and sales items will include, but not limited to, processed foods, cosmetics, photo developing, full-service pharmacy, and packaged beer, wine and distilled spirits for off-site consumption (Type 21 ABC license). Rite Aid anticipates 20-30 employees total with 5-7 employees per shift. The hours of operation will be between 8:00am to 10:00pm, seven days a week. Shipments and deliveries will be limited to 6:00am to 8:00am in the designated loading areas. Phase 1 will include construction of both project driveways (one on Washington St. and the other of Van Buren Blvd.) and will provide 88 parking spaces as well as bike racks for employees and customers. The applicant wishes to relocate the existing Rite Aid store located in Woodcrest Plaza on the opposite side of Van Buren Boulevard to the proposed site.

Phase 2 consists of proposed building B and C which are shell commercial buildings with tenants to be determined in the future. All future uses operating in these buildings will be consistent with the Scenic Highway Commercial zone (C-P-S). Services and products are anticipated to be constant with the commercial-retail land use in the surrounding area. It is anticipated that there will be 10-15 employees in building B, and 15-20 employees in building C. Hours of operation will be restricted to between the hours of 6:00 a.m. and 10:00 p.m. Shipments and deliveries will be limited to between the hours of 6:00 a.m. and 8:00 a.m. in the designated loading areas for each building. Phase 2 will provide additional 125 and 58 parking spaces for buildings B and C respectively, for a total of 264 parking spaces for the entire project.

The project proposes to amend the General Plan Foundation Component and Land Use designation for the southernmost parcel (approx. 1.98 Ac.) of the project from Rural Community: Very Low Density Residential (RC: VLDR) (1 Acre Minimum) to Community Development: Commercial Retail (CD: CR) (0.20 – 0.35 Floor Area Ratio). The project also proposes to change the zoning classification for the southern most parcel (approx. 1.98 Ac.) of the project from Residential Agricultural (R-A) to Scenic Highway Commercial (C-P-S).

The Planning Director recommended both to the Planning Commission and Board to tentatively decline to adopt the initiation proceedings, stating that the proposed change conflicts with the overall vision in that it does not sustain the rural compatibility which is commonplace to the area. However, on August 12, 2008, the Planning Commission voted in favor of the initiation proceedings. On November 25, 2008,

the Riverside County Board of Supervisors voted to initiate General Plan Amendment No. 895. The County Economic Development Agency granted the project Fast Track Authorization on August 8, 2009. A Zone Change and Conditional Use Permit application was filed with the Planning Department on February 1, 2011.

The project site is located on the southerly side of Van Buren Boulevard, easterly of Washington Street, northerly of Krameria Avenue, and westerly of Garden Avenue.

**ISSUES OF POTENTIAL CONCERN:**

**Traffic**

The majority of the study area intersections are currently operating at an acceptable Level of Service (LOS) during peak hours except for the following intersections which currently operate at unacceptable levels during peak hours:

- Washington Street at Golden Star Avenue (LOS E [AM] and D [PM]), and
- Porter Avenue at Van Buren Boulevard (LOS F [AM and PM]).

Based on the traffic study submitted by the applicant, the proposed project is anticipated to generate a net total of approximately 3,380-trip ends per day with 107 and 313 vehicles per hour during the A.M. and P.M. peak hours respectively. The traffic study indicates for a scenario of "existing plus ambient growth plus project conditions" the following:

- Washington Street at Golden Star Avenue (LOS E [A.M.] and E [P.M.]); and,
- Porter Avenue at Van Buren Boulevard (LOS F [A.M. and P.M.]).

It is important to highlight the fact that these intersections are already operating at unacceptable levels and that even with the project's generated traffic, would not significantly degrade the level of service. The exception to this is the intersection of Washington Street and Golden Star Avenue during P.M. peak hours experiences a decline in level of service from D to E. The Transportation Department determined that the increase in amount of trips created by the project is not significant enough to trigger the need for an intersection at Washington Street and Golden Star Avenue. This impact during P.M. peak hours is not considered significant by the Transportation Department as the existing intersection already operates in an unacceptable level of service during A.M. peak hours, and during non-peak times the intersection operates at acceptable levels. The project is conditioned to pay their fair share towards Transportation Uniform Mitigation Fee (TUMF) and Development Impact Fee (DIF) fees which as part of the County's General Plan policy, will improve and widen street lanes and improve the operation of intersections, all of which will help improve traffic flow and intersection delays. The project has also been conditioned to provide the following improvements which will also help improve the overall circulation in the area:

- Reconstruct the south leg of Washington Street at Van Buren Boulevard to provide the following:
  - Northbound approach –
    - 2 left turn lanes
    - 2 through lanes
    - 1 right turn lane
  - 2 Southbound through (receiving) lanes

- Provide a cross street stop sign for the westbound approach at the future intersection of Washington Street at Driveway 1.
- Construct an exclusive southbound left turn lane for the intersection of Washington Street at Driveway 1 with a minimum of 100-feet of vehicle storage capacity. This will provide adequate storage for a delivery truck and at least one additional passenger car without blocking through traffic on Washington Street.
- Provide two (2) northbound and southbound through lanes on Washington Street along the project frontage.
- Provide a cross street stop sign for the north bound approach at the intersection of Driveway 1 at Van Buren Boulevard.
- On-site traffic signing and striping should be implemented in conjunction with detailed construction plans for the project site.
- Sight distance at the project driveways should be reviewed with respect to standard Caltrans and County of Riverside sight distance standards at the time of preparation of final grading, landscape and street improvement plans.

#### **Noise**

The proposed project will raise the ambient noise levels in the area which currently exists without the project. A noise impact study has been prepared for the project, and recommendations have been made by the County's Industrial Hygiene Department which has been reflected in the project's conditions of approval. The noise study indicates that there will be an increase in permanent ambient noise levels created by the project through vehicle trips and operational noises from the future commercial-retail businesses. The study indicates that existing noise along Van Buren Boulevard and Washington Street already exceeds the County's 65 dBA CNEL exterior baseline standard at 100 feet. It is anticipated that the off-site project related noise impacts at the same intersection will be 73.8 dBA. The study also indicates that changes in off-site traffic noise impacts would increase by 0.7 dBA CNEL with the development of the proposed project. An increase of less than 3.0 dBA CNEL is not considered substantial in terms of community noise impacts. A significant impact is considered both a level above 65 dBA CNEL and an increase greater than 3.0 dBA. Therefore the proposed project contributions to off-site roadway noise levels will not cause any significant impacts to existing or future sensitive noise receptors.

The proposed project may create a substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project during construction. Construction noise represents a short-term impact on the ambient noise levels. Noise generated by construction equipment may include trucks, graders, bulldozers, concrete mixers and portable generators. Grading activities typically represent one of the highest potential sources of noise impacts. Construction noise is of short-term duration and will not present any long-term impacts on the project site or surrounding area. The following measures identified in the noise study would reduce potentially significant short-term construction impacts to the surrounding community:

- All construction equipment, fixed or mobile, shall equip properly operating and maintained mufflers. All stationary construction equipment shall be directed away from noise sensitive receptors.
- All equipment shall be located in staging areas that will create the greatest distance between construction-related noise sources and noise sensitive receptors during all project construction.
- All high noise impact construction-related activities shall be limited to construction hours determined by County staff.



# RIVERSIDE COUNTY PLANNING DEPARTMENT

*Carolyn Syms Luna*  
Director

**DATE:** April 15, 2013

**TO:** Clerk of the Board of Supervisors

**FROM:** Planning Department - Riverside Office *DM*

**SUBJECT:** General Plan Amendment No. 895, Change of Zone No. 7755, Conditional Use Permit No. 3663 (FTA 2009-06)

(Charge your time to these case numbers)

**The attached item(s) require the following action(s) by the Board of Supervisors:**

- |  |   |
|--|---|
| <input type="checkbox"/> Place on Administrative Action <small>(Receive &amp; File, EOT)</small>           | <input checked="" type="checkbox"/> Set for Hearing <small>(Legislative Action Required, CZ, GPA, SP, SPA)</small>      |
| <input checked="" type="checkbox"/> Labels provided If Set For Hearing                                     | <input checked="" type="checkbox"/> Publish in Newspaper:   |
| <input type="checkbox"/> 10 Day <input checked="" type="checkbox"/> 20 Day <input type="checkbox"/> 30 day | (1st Dist) Press Enterprise   |
| <input type="checkbox"/> Place on Consent Calendar   | <input checked="" type="checkbox"/> Mitigated Negative Declaration  |
| <input type="checkbox"/> Place on Policy Calendar <small>(Resolutions, Ordinances, PNC)</small>            | <input type="checkbox"/> 10 Day <input checked="" type="checkbox"/> 20 Day <input type="checkbox"/> 30 day              |
| <input type="checkbox"/> Place on Section Initiation Proceeding <small>(GPIP)</small>                      | <input checked="" type="checkbox"/> Notify Property Owners <small>(app/agencies/property owner labels provided)</small> |
|  | Controversial: <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO                                      |

**Designate Newspaper used by Planning Department for Notice of Hearing:**  
(1st Dist) Press Enterprise

**Documents to be sent to County Clerk's Office for Posting:**

Notice of Determination  
Mitigated Negative Declaration  
Fish & Game Receipts (3) (CFG05036)

**Do not send these documents to the County Clerk for posting until the Board has taken final action on the subject cases.**

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

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

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

- All haul truck deliveries shall be limited to the same hours specified for construction equipment. To the extent feasible, haul routes shall not pass sensitive land uses or residential dwellings.

Short-term, construction-related noise impacts may occur during project grading and construction. However, construction activities will be required to comply with County noise standards. Since the construction site is within one-quarter mile of an occupied residence, no construction activities shall be undertaken between the hours of 6:00 p.m. and 6:00 a.m. during the months of June through September and between the hours of 6:00 p.m. and 7:00 a.m. during the months of October through May.

The noise study also reviewed operational noise impacts associated with the proposed project which includes truck loading/unloading, parking lot vehicle activities, and roof-top air conditioners. These noise impacts will be mitigated by sound barriers designed as part of the project and adopted as conditions of approval and restricting truck deliveries to daytime hours of 7 a.m. to 10 p.m. (Condition of Approval 10.E Health.1). The first sound barrier is a 9-foot high noise wall located along the southeast corner property line of the project. The second sound barrier is a 3-foot high rooftop noise wall located on buildings B & C. The purposes and locations of these sound barriers are able to attenuate noise impacts from the truck loading/unloading activities and rooftop air conditioner units before it impacts nearby residents to the south and southeast. With the proposed noise barrier mitigations and truck delivery restrictions, the project only noise level at property lines are expected to reach 54.4 dBA Leq during daytime hours and 48.4 dBA during nighttime hours. Though overall noise levels are expected to exceed the 55/45 dBA day/nighttime residential exterior noise levels, the project impacts are less than 3.0 dBA Leq, and therefore will not have a significant impact on surrounding receptors with the mitigations incorporated.

#### **Alcohol Uses**

The proposed Rite Aid pharmacy will be requesting a Type 21 license from the Department of Alcoholic Beverage Control (ABC) which allows for the sale of beer, wine and distilled spirits for consumption off the premises where it's sold. The project will not increase the total number of alcohol licenses in the area because the existing Rite Aid pharmacy will be relocated to the project site along with its current Type 21 ABC license.

The project will not create an oversaturation of Type 21 licenses. In addition to the existing Rite Aid pharmacy license, there is only one other business in the immediate area that has a Type 21 license; Woodcrest Liquor, approximately 1,300-feet west of the project. In total, there are 8 ABC licenses in the immediate area, including Type 20, 21, 41, and 47, all located along Van Buren Boulevard in the forms of restaurant uses, liquor stores, delicatessens, and grocery stores.

Woodcrest Elementary school is located on the opposite side of Washington Street, approximately 70-feet from the proposed project boundary. A portion of the proposed Rite Aid store will have a beverage section where beer, wine and distilled spirits will be sold for off-site consumption. It is not anticipated that the sale of alcohol as an ancillary use of the proposed pharmacy store will create a significant impact on the nearby elementary school. It is anticipated that Rite Aid customers will be shopping at the store for merchandise other than the sole purchase of alcohol i.e. pharmaceutical and hygiene products.

#### **Parking**

Parking for this project was determined on the basis of County Ordinance No. 348. Section 18.12.a.(2).b) General Retail of 1 parking space for every 200 square feet of building area. Phase 1 of the project will provide 88 parking spaces for building A (17,272 square feet) which will be utilized as a Rite Aid pharmacy. Phase 2 of the project will provide 183 parking spaces for building B (23,800 square

feet) and building C (11,600 square feet). Both buildings B and C do not have tenants at this time. As such, when future tenants move into buildings B and C, the proposed business use must be consistent with the General Retail parking ratio of 1 parking space for every 200 square feet of building area.

**Water and Sewer**

The proposed project has been conditioned to connect to potable water service and sanitary sewer service from the City of Riverside. Clearance letters from the City of Riverside must be provided prior to building permit issuance and final inspection. A holding tank has been conditioned during the interim period of future connection. While on the holding tank, the project shall only sell pre-packaged food items.

**SUMMARY OF FINDINGS:**

- |  |   |
|--|---|
| 1. Existing General Plan Land Use (Ex. #6):    | Rural Community: Very Low Density Residential (RC: VLDR), Community Development: Commercial Retail (CD: CR) |
| 2. Surrounding General Plan Land Use (Ex. #6): | Rural Community: Very Low Density Residential (RC: VLDR), Community Development: Commercial Retail (CD: CR) |
| 3. Existing Zoning (Ex. #3):                   | Scenic Highway Commercial (C-P-S), Residential Agricultural (R-A)   |
| 4. Surrounding Zoning (Ex. #3):                | Scenic Highway Commercial (C-P-S), Residential Agricultural (R-A)   |
| 5. Existing Land Use (Ex. #1):                 | Single-family residence, outdoor patio furniture, farmers market  |
| 6. Surrounding Land Use (Ex. #1):              | Woodcrest Elementary School, commercial-retail businesses, single-family residences                         |
| 7. Project Data:                               | Total Acreage: 6.4 Ac. CUP, 1.98 Ac. GPA & CZ<br>Total Parcels: 3   |
| 8. Environmental Concerns:                     | See attached environmental assessment   |

**RECOMMENDATIONS:**

**ADOPTION** of a **MITIGATED NEGATIVE DECLARATION** for **ENVIRONMENTAL ASSESSMENT NO. 41688**, based on the findings incorporated in the initial study and the conclusion that the project will not have a significant effect on the environment; and,

**TENTATIVELY APPROVE GENERAL PLAN AMENDMENT NO. 895**, amending the General Plan Foundation Component/Land Use designation from Rural Community: Very Low Density Residential (RC: VLDR) to Community Development: Commercial Retail (CD: CR); based on the findings and conclusions incorporated in the staff report; pending final adoption of the General Plan Amendment Resolution by the Board of Supervisors; and,

**TENTATIVELY APPROVE CHANGE OF ZONE NO. 7755**, amending the zoning classification for the subject property from Residential Agricultural (R-A) to Scenic Highway Commercial (C-P-S), in accordance with Exhibit #3, based upon the findings and conclusions incorporated in the staff report; pending final adoption of the Zoning Ordinance by the Board of Supervisors; and,



**APPROVAL** of a **DETERMINATION OF PUBLIC CONVENIENCE AND NECESSITY**, so that a license to allow the sale of beer, wine and distilled spirits for off-premises consumption within the subject property may be issued by the California Department of Alcoholic Beverage Control, based on the findings incorporated in the staff report; and,

**APPROVE CONDITIONAL USE PERMIT NO. 3663**, to subject to the attached conditions and based upon the findings and conclusions incorporated in the staff report.

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

1. The project site is designated Rural Community: Very Low Density Residential (RC: VLDR) and Community Development: Commercial Retail (CD: CR) in the Lake Matthews / Woodcrest Area Plan; however with proposed General Plan Amendment No. 895, the entire project site will be designated Retail Commercial.
  - a. The Commercial Retail Land Use designation allows for a wide variety of commercial uses including, but not limited to, retail, office, professional office and tourist-oriented commercial uses.
  - b. The Commercial Retail land use designation establishes a building intensity range of 0.2 to 0.35 Floor Area Ratio (FAR) and the proposed project is within this range with a FAR of 0.26.
  - c. The proposed use is permitted in the Scenic Highway Commercial zoning classification with the approval of Change of Zone No. 7755.
2. The project site is surrounded by properties which are designated Community Development: Commercial Retail and Rural Community: Very Low Density Residential.
3. The zoning for the subject site is Scenic Highway Commercial and Residential Agricultural; however with proposed Change of Zone No. 7755, the entire project site will be zoned Scenic Highway Commercial.
  - a. Ordinance No. 348, Section 18.48. B. (Permitted Zoning) & C. (Development Standards) permits the sale of alcoholic beverages for off-site consumption with a conditional use permit.
4. Ordinance No. 348, Section 9.50. A. (Uses Permitted) permits a wide variety of retail commercial uses, including drug stores, food markets, dry good stores, and clothing stores when those uses are within an enclosed building with not more than 200 square feet of outside storage or display.
5. The project site is adjacent to properties which are zoned Scenic Highway Commercial. Similar commercial-retail uses are existing and operating in the project vicinity, particularly along Van Buren Boulevard.
6. The proposed site plan, as designed and conditioned, is consistent with the development standards set forth in the Scenic Highway Commercial zone.

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



**FROM:** TLMA - Planning Department

**SUBMITTAL DATE:**  
April 15, 2013

REVIEWED BY EXECUTIVE OFFICE

DATE \_\_\_\_\_  
Tina Grande  
Departmental Concurrence

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Carolyn Sims Luha  
Planning Director

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CSL:pr

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

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Re: GENERAL PLAN AMENDMENT NO. 895, CHANGE OF ZONE NO. 7755,  
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# RIVERSIDE COUNTY PLANNING DEPARTMENT

*Carolyn Syms Luna*  
Director

**DATE:** April 15, 2013

**TO:** Clerk of the Board of Supervisors

**FROM:** Planning Department - Riverside Office *DM.*

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Palm Desert, California 92211  
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**Agenda Item No.:**  
**Area Plan: Lake Matthews/Woodcrest**  
**Zoning District: Woodcrest**  
**Supervisory District: First/First**  
**Project Planner: Paul Rull**  
**Board of Supervisors: June 4, 2013**

**GENERAL PLAN AMENDMENT NO. 895**  
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**(FTA-2009-06)**  
**Environmental Assessment No. 41688**  
**Applicant: Rite Aid Corporation**  
**Engineer/Representative: Adkan Engineering**

## **COUNTY OF RIVERSIDE PLANNING DEPARTMENT STAFF REPORT**

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Phase 1 consists of proposed building A which will be utilized by Rite Aid pharmacy and include the selling of pharmaceuticals and other healthcare products found in a general drug store. General services and sales items will include, but not limited to, processed foods, cosmetics, photo developing, full-service pharmacy, and packaged beer, wine and distilled spirits for off-site consumption (Type 21 ABC license). Rite Aid anticipates 20-30 employees total with 5-7 employees per shift. The hours of operation will be between 8:00am to 10:00pm, seven days a week. Shipments and deliveries will be limited to 6:00am to 8:00am in the designated loading areas. Phase 1 will include construction of both project driveways (one on Washington St. and the other of Van Buren Blvd.) and will provide 88 parking spaces as well as bike racks for employees and customers. The applicant wishes to relocate the existing Rite Aid store located in Woodcrest Plaza on the opposite side of Van Buren Boulevard to the proposed site.

Phase 2 consists of proposed building B and C which are shell commercial buildings with tenants to be determined in the future. All future uses operating in these buildings will be consistent with the Scenic Highway Commercial zone (C-P-S). Services and products are anticipated to be constant with the commercial-retail land use in the surrounding area. It is anticipated that there will be 10-15 employees in building B, and 15-20 employees in building C. Hours of operation will be restricted to between the hours of 6:00 a.m. and 10:00 p.m. Shipments and deliveries will be limited to between the hours of 6:00 a.m. and 8:00 a.m. in the designated loading areas for each building. Phase 2 will provide additional 125 and 58 parking spaces for buildings B and C respectively, for a total of 264 parking spaces for the entire project.

The project proposes to amend the General Plan Foundation Component and Land Use designation for the southernmost parcel (approx. 1.98 Ac.) of the project from Rural Community: Very Low Density Residential (RC: VLDR) (1 Acre Minimum) to Community Development: Commercial Retail (CD: CR) (0.20 – 0.35 Floor Area Ratio). The project also proposes to change the zoning classification for the southern most parcel (approx. 1.98 Ac.) of the project from Residential Agricultural (R-A) to Scenic Highway Commercial (C-P-S).

The Planning Director recommended both to the Planning Commission and Board to tentatively decline to adopt the initiation proceedings, stating that the proposed change conflicts with the overall vision in that it does not sustain the rural compatibility which is commonplace to the area. However, on August 12, 2008, the Planning Commission voted in favor of the initiation proceedings. On November 25, 2008,

**GENERAL PLAN AMENDMENT NO. 895, CHANGE OF ZONE NO. 7755, CONDITIONAL USE  
PERMIT NO. 3663  
BOS Staff Report: June 4, 2013  
Page 2 of 8**

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the Riverside County Board of Supervisors voted to initiate General Plan Amendment No. 895. The County Economic Development Agency granted the project Fast Track Authorization on August 8, 2009. A Zone Change and Conditional Use Permit application was filed with the Planning Department on February 1, 2011.

The project site is located on the southerly side of Van Buren Boulevard, easterly of Washington Street, northerly of Krameria Avenue, and westerly of Garden Avenue.

**ISSUES OF POTENTIAL CONCERN:**

**Traffic**

The majority of the study area intersections are currently operating at an acceptable Level of Service (LOS) during peak hours except for the following intersections which currently operate at unacceptable levels during peak hours:

- Washington Street at Golden Star Avenue (LOS E [AM] and D [PM]), and
- Porter Avenue at Van Buren Boulevard (LOS F [AM and PM]).

Based on the traffic study submitted by the applicant, the proposed project is anticipated to generate a net total of approximately 3,380-trip ends per day with 107 and 313 vehicles per hour during the A.M. and P.M. peak hours respectively. The traffic study indicates for a scenario of "existing plus ambient growth plus project conditions" the following:

- Washington Street at Golden Star Avenue (LOS E [A.M.] and E [P.M.]); and,
- Porter Avenue at Van Buren Boulevard (LOS F [A.M. and P.M.]).

It is important to highlight the fact that these intersections are already operating at unacceptable levels and that even with the project's generated traffic, would not significantly degrade the level of service. The exception to this is the intersection of Washington Street and Golden Star Avenue during P.M. peak hours experiences a decline in level of service from D to E. The Transportation Department determined that the increase in amount of trips created by the project is not significant enough to trigger the need for an intersection at Washington Street and Golden Star Avenue. This impact during P.M. peak hours is not considered significant by the Transportation Department as the existing intersection already operates in an unacceptable level of service during A.M. peak hours, and during non-peak times the intersection operates at acceptable levels. The project is conditioned to pay their fair share towards Transportation Uniform Mitigation Fee (TUMF) and Development Impact Fee (DIF) fees which as part of the County's General Plan policy, will improve and widen street lanes and improve the operation of intersections, all of which will help improve traffic flow and intersection delays. The project has also been conditioned to provide the following improvements which will also help improve the overall circulation in the area:

- Reconstruct the south leg of Washington Street at Van Buren Boulevard to provide the following:
  - Northbound approach –
    - 2 left turn lanes
    - 2 through lanes
    - 1 right turn lane
  - 2 Southbound through (receiving) lanes

## GENERAL PLAN AMENDMENT NO. 895, CHANGE OF ZONE NO. 7755, CONDITIONAL USE

PERMIT NO. 3663

BOS Staff Report: June 4, 2013

Page 3 of 8

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- Provide a cross street stop sign for the westbound approach at the future intersection of Washington Street at Driveway 1.
- Construct an exclusive southbound left turn lane for the intersection of Washington Street at Driveway 1 with a minimum of 100-feet of vehicle storage capacity. This will provide adequate storage for a delivery truck and at least one additional passenger car without blocking through traffic on Washington Street.
- Provide two (2) northbound and southbound through lanes on Washington Street along the project frontage.
- Provide a cross street stop sign for the north bound approach at the intersection of Driveway 1 at Van Buren Boulevard.
- On-site traffic signing and striping should be implemented in conjunction with detailed construction plans for the project site.
- Sight distance at the project driveways should be reviewed with respect to standard Caltrans and County of Riverside sight distance standards at the time of preparation of final grading, landscape and street improvement plans.

### Noise

The proposed project will raise the ambient noise levels in the area which currently exists without the project. A noise impact study has been prepared for the project, and recommendations have been made by the County's Industrial Hygiene Department which has been reflected in the project's conditions of approval. The noise study indicates that there will be an increase in permanent ambient noise levels created by the project through vehicle trips and operational noises from the future commercial-retail businesses. The study indicates that existing noise along Van Buren Boulevard and Washington Street already exceeds the County's 65 dBA CNEL exterior baseline standard at 100 feet. It is anticipated that the off-site project related noise impacts at the same intersection will be 73.8 dBA. The study also indicates that changes in off-site traffic noise impacts would increase by 0.7 dBA CNEL with the development of the proposed project. An increase of less than 3.0 dBA CNEL is not considered substantial in terms of community noise impacts. A significant impact is considered both a level above 65 dBA CNEL and an increase greater than 3.0 dBA. Therefore the proposed project contributions to off-site roadway noise levels will not cause any significant impacts to existing or future sensitive noise receptors.

The proposed project may create a substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project during construction. Construction noise represents a short-term impact on the ambient noise levels. Noise generated by construction equipment may include trucks, graders, bulldozers, concrete mixers and portable generators. Grading activities typically represent one of the highest potential sources of noise impacts. Construction noise is of short-term duration and will not present any long-term impacts on the project site or surrounding area. The following measures identified in the noise study would reduce potentially significant short-term construction impacts to the surrounding community:

- All construction equipment, fixed or mobile, shall equip properly operating and maintained mufflers. All stationary construction equipment shall be directed away from noise sensitive receptors.
- All equipment shall be located in staging areas that will create the greatest distance between construction-related noise sources and noise sensitive receptors during all project construction.
- All high noise impact construction-related activities shall be limited to construction hours determined by County staff.

## GENERAL PLAN AMENDMENT NO. 895, CHANGE OF ZONE NO. 7755, CONDITIONAL USE

PERMIT NO. 3663

BOS Staff Report: June 4, 2013

Page 4 of 8

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- All haul truck deliveries shall be limited to the same hours specified for construction equipment. To the extent feasible, haul routes shall not pass sensitive land uses or residential dwellings.

Short-term, construction-related noise impacts may occur during project grading and construction. However, construction activities will be required to comply with County noise standards. Since the construction site is within one-quarter mile of an occupied residence, no construction activities shall be undertaken between the hours of 6:00 p.m. and 6:00 a.m. during the months of June through September and between the hours of 6:00 p.m. and 7:00 a.m. during the months of October through May.

The noise study also reviewed operational noise impacts associated with the proposed project which includes truck loading/unloading, parking lot vehicle activities, and roof-top air conditioners. These noise impacts will be mitigated by sound barriers designed as part of the project and adopted as conditions of approval and restricting truck deliveries to daytime hours of 7 a.m. to 10 p.m. (Condition of Approval 10.E Health.1). The first sound barrier is a 9-foot high noise wall located along the southeast corner property line of the project. The second sound barrier is a 3-foot high rooftop noise wall located on buildings B & C. The purposes and locations of these sound barriers are able to attenuate noise impacts from the truck loading/unloading activities and rooftop air conditioner units before it impacts nearby residents to the south and southeast. With the proposed noise barrier mitigations and truck delivery restrictions, the project only noise level at property lines are expected to reach 54.4 dBA Leq during daytime hours and 48.4 dBA during nighttime hours. Though overall noise levels are expected to exceed the 55/45 dBA day/nighttime residential exterior noise levels, the project impacts are less than 3.0 dBA Leq, and therefore will not have a significant impact on surrounding receptors with the mitigations incorporated.

### Alcohol Uses

The proposed Rite Aid pharmacy will be requesting a Type 21 license from the Department of Alcoholic Beverage Control (ABC) which allows for the sale of beer, wine and distilled spirits for consumption off the premises where it's sold. The project will not increase the total number of alcohol licenses in the area because the existing Rite Aid pharmacy will be relocated to the project site along with its current Type 21 ABC license.

The project will not create an oversaturation of Type 21 licenses. In addition to the existing Rite Aid pharmacy license, there is only one other business in the immediate area that has a Type 21 license; Woodcrest Liquor, approximately 1,300-feet west of the project. In total, there are 8 ABC licenses in the immediate area, including Type 20, 21, 41, and 47, all located along Van Buren Boulevard in the forms of restaurant uses, liquor stores, delicatessens, and grocery stores.

Woodcrest Elementary school is located on the opposite side of Washington Street, approximately 70-feet from the proposed project boundary. A portion of the proposed Rite Aid store will have a beverage section where beer, wine and distilled spirits will be sold for off-site consumption. It is not anticipated that the sale of alcohol as an ancillary use of the proposed pharmacy store will create a significant impact on the nearby elementary school. It is anticipated that Rite Aid customers will be shopping at the store for merchandise other than the sole purchase of alcohol i.e. pharmaceutical and hygiene products.

### Parking

Parking for this project was determined on the basis of County Ordinance No. 348. Section 18.12.a.(2).b) General Retail of 1 parking space for every 200 square feet of building area. Phase 1 of the project will provide 88 parking spaces for building A (17,272 square feet) which will be utilized as a Rite Aid pharmacy. Phase 2 of the project will provide 183 parking spaces for building B (23,800 square



feet) and building C (11,600 square feet). Both buildings B and C do not have tenants at this time. As such, when future tenants move into buildings B and C, the proposed business use must be consistent with the General Retail parking ratio of 1 parking space for every 200 square feet of building area.

**Water and Sewer**

The proposed project has been conditioned to connect to potable water service and sanitary sewer service from the City of Riverside. Clearance letters from the City of Riverside must be provided prior to building permit issuance and final inspection. A holding tank has been conditioned during the interim period of future connection. While on the holding tank, the project shall only sell pre-packaged food items.

**SUMMARY OF FINDINGS:**

- |  |   |
|--|---|
| 1. Existing General Plan Land Use (Ex. #6):    | Rural Community: Very Low Density Residential (RC: VLDR), Community Development: Commercial Retail (CD: CR) |
| 2. Surrounding General Plan Land Use (Ex. #6): | Rural Community: Very Low Density Residential (RC: VLDR), Community Development: Commercial Retail (CD: CR) |
| 3. Existing Zoning (Ex. #3):                   | Scenic Highway Commercial (C-P-S), Residential Agricultural (R-A)   |
| 4. Surrounding Zoning (Ex. #3):                | Scenic Highway Commercial (C-P-S), Residential Agricultural (R-A)   |
| 5. Existing Land Use (Ex. #1):                 | Single-family residence, outdoor patio furniture, farmers market  |
| 6. Surrounding Land Use (Ex. #1):              | Woodcrest Elementary School, commercial-retail businesses, single-family residences                         |
| 7. Project Data:                               | Total Acreage: 6.4 Ac. CUP, 1.98 Ac. GPA & CZ<br>Total Parcels: 3   |
| 8. Environmental Concerns:                     | See attached environmental assessment   |

**RECOMMENDATIONS:**

**ADOPTION** of a **MITIGATED NEGATIVE DECLARATION** for **ENVIRONMENTAL ASSESSMENT NO. 41688**, based on the findings incorporated in the initial study and the conclusion that the project will not have a significant effect on the environment; and,

**TENTATIVELY APPROVE GENERAL PLAN AMENDMENT NO. 895**, amending the General Plan Foundation Component/Land Use designation from Rural Community: Very Low Density Residential (RC: VLDR) to Community Development: Commercial Retail (CD: CR); based on the findings and conclusions incorporated in the staff report; pending final adoption of the General Plan Amendment Resolution by the Board of Supervisors; and,

**TENTATIVELY APPROVE CHANGE OF ZONE NO. 7755**, amending the zoning classification for the subject property from Residential Agricultural (R-A) to Scenic Highway Commercial (C-P-S), in accordance with Exhibit #3, based upon the findings and conclusions incorporated in the staff report; pending final adoption of the Zoning Ordinance by the Board of Supervisors; and,

**APPROVAL** of a **DETERMINATION OF PUBLIC CONVENIENCE AND NECESSITY**, so that a license to allow the sale of beer, wine and distilled spirits for off-premises consumption within the subject property may be issued by the California Department of Alcoholic Beverage Control, based on the findings incorporated in the staff report; and,

**APPROVE CONDITIONAL USE PERMIT NO. 3663**, to subject to the attached conditions and based upon the findings and conclusions incorporated in the staff report.

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

1. The project site is designated Rural Community: Very Low Density Residential (RC: VLDR) and Community Development: Commercial Retail (CD: CR) in the Lake Matthews / Woodcrest Area Plan; however with proposed General Plan Amendment No. 895, the entire project site will be designated Retail Commercial.
  - a. The Commercial Retail Land Use designation allows for a wide variety of commercial uses including, but not limited to, retail, office, professional office and tourist-oriented commercial uses.
  - b. The Commercial Retail land use designation establishes a building intensity range of 0.2 to 0.35 Floor Area Ratio (FAR) and the proposed project is within this range with a FAR of 0.26.
  - c. The proposed use is permitted in the Scenic Highway Commercial zoning classification with the approval of Change of Zone No. 7755.
2. The project site is surrounded by properties which are designated Community Development: Commercial Retail and Rural Community: Very Low Density Residential.
3. The zoning for the subject site is Scenic Highway Commercial and Residential Agricultural; however with proposed Change of Zone No. 7755, the entire project site will be zoned Scenic Highway Commercial.
  - a. Ordinance No. 348, Section 18.48. B. (Permitted Zoning) & C. (Development Standards) permits the sale of alcoholic beverages for off-site consumption with a conditional use permit.
4. Ordinance No. 348, Section 9.50. A. (Uses Permitted) permits a wide variety of retail commercial uses, including drug stores, food markets, dry good stores, and clothing stores when those uses are within an enclosed building with not more that 200 square feet of outside storage or display.
5. The project site is adjacent to properties which are zoned Scenic Highway Commercial. Similar commercial-retail uses are existing and operating in the project vicinity, particularly along Van Buren Boulevard.
6. The proposed site plan, as designed and conditioned, is consistent with the development standards set forth in the Scenic Highway Commercial zone.

- a. There are no minimum lot size requirements.
  - b. There are no yard requirements for buildings which do not exceed 35 feet in height. The project building height is approximately 31 feet.
  - c. No structure will exceed 50-feet in height at the yard setback line. The maximum building height is approximately 31 feet.
  - d. A minimum 10% of the site proposed for development will be landscaped and irrigated. The project proposes a total of 20,000 square feet (10% of 4.59 net acre site) of irrigated landscaping.
  - e. Parking areas meet Section 18.12. requirements of Ordinance No. 348. The proposed 265 parking spaces equals or exceeds the requirement of one parking space per each 200 square feet of building area for general retail uses.
  - f. Trash collection areas will be appropriately screened.
  - g. Utilities will be installed underground.
  - h. Lighting fixtures will be focused, directed, and arranged to prevent glare or direct illumination on streets or adjoining properties.
7. This project is not located within a Criteria Area of the Western Riverside County Multiple-Species Habitat Conservation Plan.
  8. This project is within the City Sphere of Influence for the City of Riverside. As such, it is required to conform to the County's Memorandum of Understanding (MOU) with that city. This project does conform to the MOU. The project has been transmitted to the City of Riverside for review and comment. Their responses have been included in the staff report package.
  9. The project will not create an oversaturation of alcohol licenses in the area.
  10. The project was sent to the Native American Heritage Commission for comments and participation. Upon response from the NAHC, local tribes were notified and invited to comment on the project. Staff has not received any requests for consultation by any of the tribes.
  11. Environmental Assessment No. 41688 identified the following potentially significant impacts:
    - a. Noise
    - b. Traffic

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

**CONCLUSIONS:**

1. The proposed project is in conformance with the Community Development: Commercial Retail Land Use Designation, and with all other elements of the Riverside County General Plan with the approval of General Plan Amendment No. 895.
2. The proposed project is consistent with the Scenic Highway Commercial zoning classification of Ordinance No. 348, and with all other applicable provisions of Ordinance No. 348 with the approval of Change of Zone No. 7755.
3. The public's health, safety, and general welfare are protected through project design.
4. The proposed project is clearly compatible with the present and future logical development of the area with the approval of General Plan Amendment No. 895 and Change of Zone No. 7755.
5. The proposed project will not have a significant effect on the environment.
6. The proposed project will not preclude reserve design for the Western Riverside County Multiple-Species Habitat Conservation Plan (WRCMSHCP).

**INFORMATIONAL ITEMS:**

1. As of this writing, no letters, in support or opposition have been received.
2. The project site is not located within:
  - a. An Airport Influence Area;
  - b. A fault zone;
  - c. A High Fire Area;
  - d. A Tribal Land;
  - e. The Mt. Palomar Observatory Area;
  - f. A WRCMSHCP Criteria Cell;
  - g. A 100-year flood plain, an area drainage plan, or dam inundation area;
  - h. California Gnatcatcher, Quino Checkerspot Butterfly habitat; or,
  - i. An Agriculture Preserve.
3. The project site is located within:
  - a. The City of Riverside sphere of influence.
  - b. The boundaries of the Riverside Unified School District.
  - c. The Western Municipal Water District.
  - d. The Stephen's Kangaroo Rat Fee Area.
4. The subject site is currently designated as Assessor's Parcel Numbers 274-040-028, 274-040-029, and 274-040-003.

**RIVERSIDE COUNTY PLANNING DEPARTMENT**  
**CZ07755\_GPA0895\_CUP03663**  
**VICINITY/POLICY AREAS**

Supervisor Jeffries  
 District 1

Date Drawn: 03/12/2013  
 Vicinity Map



Zoning District : Woodcrest  
 Township/Range: T3SR5W  
 Section: 25

DISCLAIMER: On October 7, 2003, the County of Riverside adopted a new General Plan providing new land use designations for unincorporated Riverside County parcels. The new General Plan may contain different types of land use than is provided for under existing zoning. For further information, please contact the Riverside County Planning Department offices in Riverside at (951) 955-3200 (Western County) or in Indio at (760) 863-4277 (Eastern County) or website at <http://www.plma.co.riverside.ca.us/for/ek.html>

Assessors Bk. Pg. 274-04  
 Thomas Bros. Pg. 745 J4  
 Edition 2011



RIVERSIDE COUNTY PLANNING DEPARTMENT

CZ07755\_GPA0895\_CUP03663

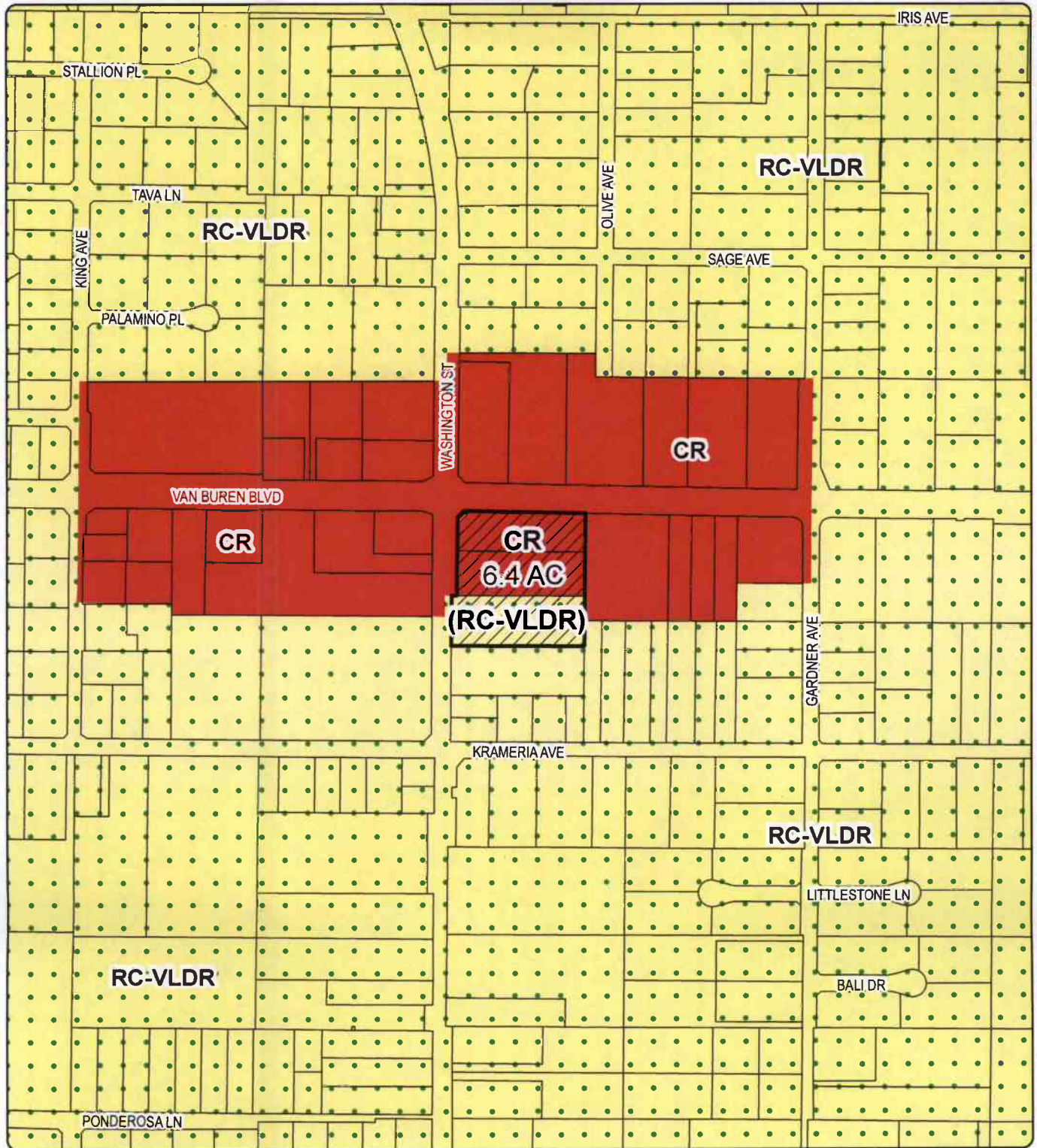
Date Drawn: 03/12/2013

Exhibit 6

Supervisor Jeffries

District: 1

PROPOSED GENERAL PLAN



Zoning District: Woodcrest  
 Township/Range: T3SR5W  
 Section: 25



Assessors Bk. Pg. 274-04  
 Thomas Bros. Pg. 745 J4  
 Edition 2011

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RIVERSIDE COUNTY PLANNING DEPARTMENT

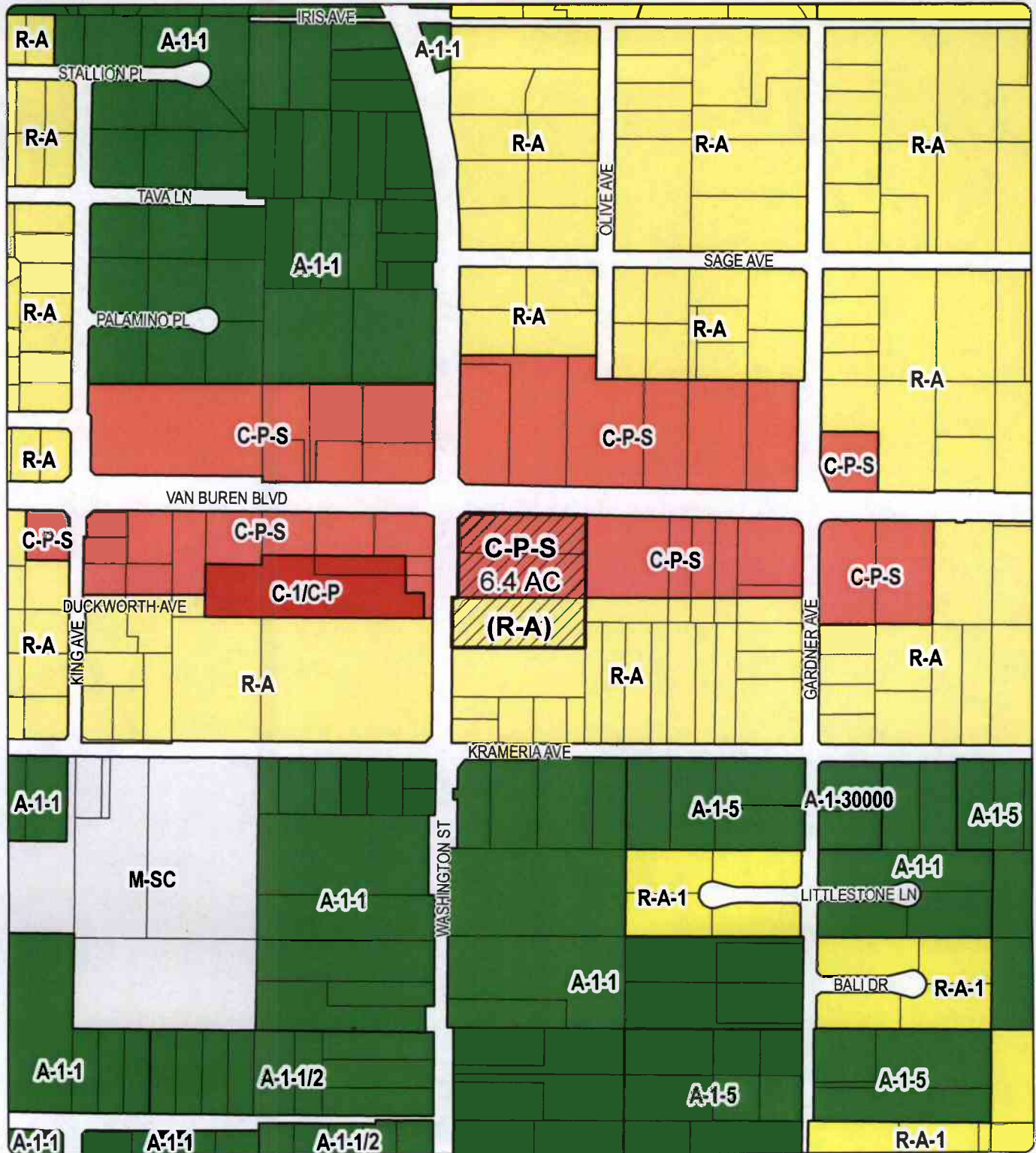
CZ07755\_GPA0895\_CUP03663

Date Drawn: 03/12/2013

Supervisor Jeffries  
District 1

PROPOSED ZONING

Exhibit 3



Zoning District: Woodcrest  
Township/Range: T3SR5W  
Section: 25

Assessors Bk. Pg. 274-04  
Thomas Bros. Pg. 745 J4  
Edition 2011



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# RIVERSIDE COUNTY PLANNING DEPARTMENT

## CZ07755\_GPA0895\_CUP03663

Date Drawn: 03/12/2013

Supervisor Jeffries  
District 1

### LAND USE

Exhibit 1



Zoning District : Woodcrest  
Township/Range: T3SR5W  
Section: 25

Assessors Bk. Pg. 274-04  
Thomas Bros. Pg. 745 J4  
Edition 2011



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**RIVERSIDE COUNTY**  
Economic Development Agency

FTA 2009-06

## FAST TRACK QUESTIONNAIRE

Applicant: Don/John Fruciano  
Representative: Adkan Engineers

Company/Developer: (See Contact Info Below) Company Contact: Don Fruciano

Address: 9390 Contay Pl Riverside, CA 92503

Phone: (951) 689-5328 Fax: Email: jfruciano@yahoo.com

Architectural Firm: WD PARTNERS Firm Contact: JUSTIN BARNEY

Firm Address: 16808 Armstrong Ave Ste. 100, Irvine, CA 92606-8278

Firm Phone: 949-341-9370 Firm Fax: Email: justin.barney@wdpartners.com

Engineering Firm: ADKAN ENGINEERS Engineering Contact: MITCH ADKISON

Engineering Address: 6820 AIRPORT DRIVE, RIVERISDE, CA 92504

Firm Phone: 951-688-0241 Firm Fax: 951-688-0599 Email: madkison@adkan.com

Land Use Application(s)  General Plan Amendment  Change of Zone  Conditional Use Permit  Parcel Map  
 Plot Plan  Other

**Site Location:**

Assessor's Parcel Number(s) 274-040-003, 028 & 029

Cross Streets/Address VAN BUREN BOULEVARD AND WASHINGTON STREET

Land Use Designation EXIST.: VLDR-RC Zoning PROP.: C-R EXIST.: R-A PROP.: C-P-S Site Acreage 5.18 +/- Acres

**Project Information (Estimate Amounts):**

Full-time Jobs 80 Wages per Hour \$10-20 Construction Jobs 150

Capital Investment \$11,200,000 Taxable Sales Bldg Size See Project Desc.

Project Type:  Commercial  Industrial  Office  Residential  Other

Industrial Classification: Commercial Classification: Commercial/Retail Center

Flex  Manufacturing  Community Shopping Center  Lifestyle Center  Power Center  
 Multi-Tenant  Warehouse Distribution  Neighborhood Shopping Center  Outlet Center

**Project Description:**

Retail Development, 3 Buildings. Rite Aid - 17,000 +/- Square Feet, Building 2 (Unknown Tennant) - 21,000 Square Feet,  
Building 3 (Unknown Tennant) - 12,500 +/- Square Feet, Road/Drainage Improvements at Corner of Washington and Van Buren

The Economic Development Agency (EDA) hereby acknowledges that the above referenced development warrants special consideration relative to the permit processing as required by the County of Riverside, and encourages the affected County agencies to immediately institute "FAST TRACK" procedures to enable the project to proceed as soon as possible, in accordance with Board Fast Track Policy A-32. \*This Authorization contains preliminary project information and serves as a basis for determining "FAST TRACK" eligibility. During the county's development review process, the proposed project size and configuration may be altered.

Signature

Date 08-08-2009





**RITE AID (STORE #5713)**  
**WASHINGTON ST. & VAN BUREN BLVD.**  
**RIVERSIDE CA.**



**MATERIAL SAMPLES**

3-PART STUCCO  
 OMEGA COLOR - #66  
 "GRAY"  
 RITE AID ENTRANCE FACADE



3-PART STUCCO  
 OMEGA COLOR - #8211  
 "TAN"  
 CORNICE



3-PART STUCCO  
 OMEGA COLOR - 403  
 "BROWN"  
 BUILDING AND CANOPIES



WINDOW MOLDING  
 CORONADO STONE  
 TRAVERTINE SERIES 5"  
 "BROOKSHIRE"



STONE SILL WAINGSCOT  
 CORONADO STONE  
 SERIES "800"  
 COLOR TO MATCH  
 "SAND DUNE" BASE



RITE AID STONE  
 CORONADO STONE  
 SANTA BARBARA  
 COLOR - "BROOKSHIRE"



STONE BUILDING BASE  
 CORONADO STONE  
 SANTA BARBARA  
 COURSED - SIZES  
 14"x18", 14"x24", 14"x30"  
 COLOR - "SAND DUNE"



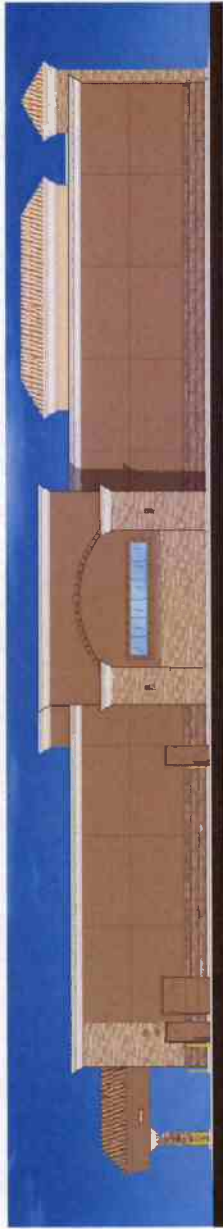
CLAY TILE ROOF  
 CORONADO STONE  
 COLOR - "CARMEL BLEND"



**K1 WEST ELEVATION - WASHINGTON ST. - FRONT ELEVATION & PARTIAL PLAN VIEW**



**G1 NORTH ELEVATION - VAN BUREN BLVD. - FRONT ELEVATION & PARTIAL PLAN VIEW**



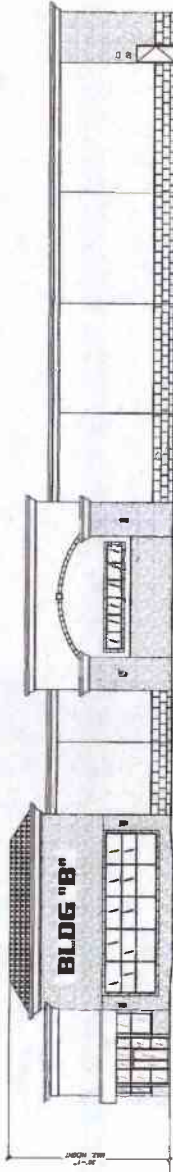
**D1 EAST ELEVATION - SITE INTERIOR - REAR ELEVATION & PARTIAL PLAN VIEW**



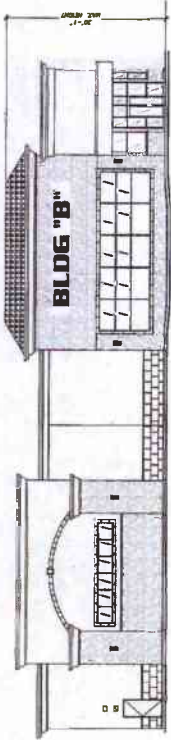
**A1 SOUTH ELEVATION - SITE INTERIOR - SIDE ELEVATION & PARTIAL PLAN VIEW**



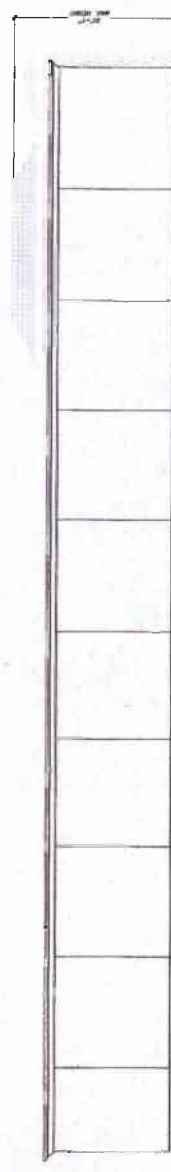
**BUILDING "B" - ELEVATIONS**



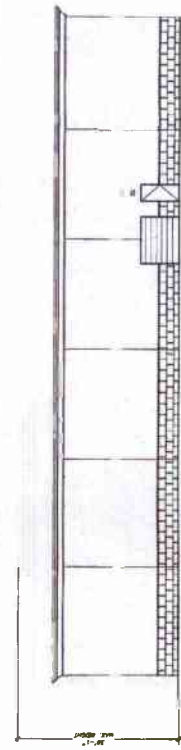
WEST ELEVATION - FRONT  
SCALE: 1/4" = 1'-0"



NORTH ELEVATION  
SCALE: 1/4" = 1'-0"

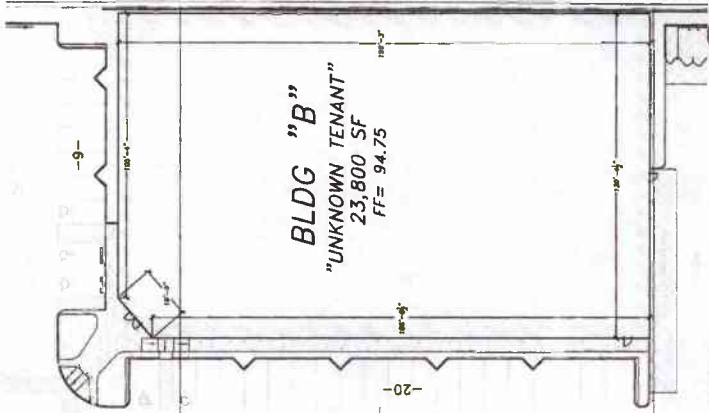


EAST ELEVATION  
SCALE: 1/4" = 1'-0"



SOUTH ELEVATION  
SCALE: 1/4" = 1'-0"

**COLOR AND MATERIAL LEGEND**  
 1. BRICK  
 2. STUCCO  
 3. CONCRETE  
 4. GLASS  
 5. METAL



FLOOR PLAN  
SCALE: 1/4" = 1'-0"

**BLDG "B"**  
 "UNKNOWN TENANT"  
 23,800 SF  
 FF= 94.75

REVISION DATES

NO.	DATE	DESCRIPTION
1	11/28/12	ISSUE FOR PERMIT
2	11/28/12	ISSUE FOR PERMIT
3	11/28/12	ISSUE FOR PERMIT
4	11/28/12	ISSUE FOR PERMIT
5	11/28/12	ISSUE FOR PERMIT
6	11/28/12	ISSUE FOR PERMIT
7	11/28/12	ISSUE FOR PERMIT
8	11/28/12	ISSUE FOR PERMIT
9	11/28/12	ISSUE FOR PERMIT
10	11/28/12	ISSUE FOR PERMIT

A30

**adkan ENGINEERS**  
 1000 J Street, Suite 200, San Francisco, CA 94102  
 (415) 774-1100 Fax: (415) 774-1101



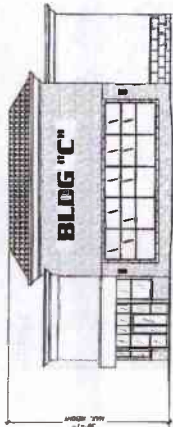
**RTE AID COMMERCIAL CENTER**  
 SEC VAN BUREN AVENUE & WASHINGTON STREET  
 RIVERSIDE, CALIFORNIA



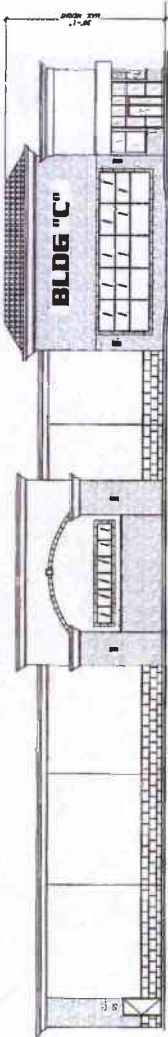
CASE #: CUP3663 Amd#1  
 EXHIBIT: C (floor plans)  
 DATED: 11/28/12  
 PLANNER: P. RULL

CASE #: CUP3663 Amd#1  
 EXHIBIT: B (bldg elevations)  
 DATED: 11/28/12  
 PLANNER: P. RULL

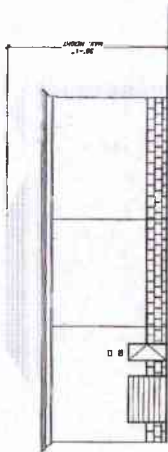
BUILDING "C" - ELEVATIONS



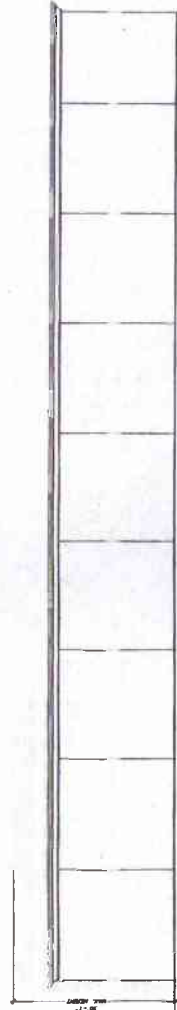
WEST ELEVATION - FRONT  
SCALE: 1/8" = 1'



NORTH ELEVATION  
SCALE: 1/8" = 1'



EAST ELEVATION  
SCALE: 1/8" = 1'



SOUTH ELEVATION  
SCALE: 1/8" = 1'



COLOR AND MATERIAL LEGEND  
ALL FINISHES SHALL BE AS SHOWN ON THE COLOR AND MATERIAL LEGEND SHEET.  
FINISHES NOT SHOWN SHALL BE AS SHOWN ON THE COLOR AND MATERIAL LEGEND SHEET.

FLOOR PLAN  
SCALE: 1/8" = 1'

A40

**adkan**  
ENGINEERS  
1875 Avenue of the Stars, Suite 200  
Riverside, CA 92506  
(951) 508-0251 Fax: (951) 508-0598



**RITE AID COMMERCIAL CENTER**  
SEC VAN BUREN AVENUE & WASHINGTON STREET  
RIVERSIDE, CALIFORNIA



REVISION DATES:

DATE: 11/28/12

BY: P. RULL

FOR: CUP3663 Amd#1

PROJECT NO: 11/28/12

CONTRACTOR: CUP3663 Amd#1

DATE: 11/28/12

BY: P. RULL

FOR: CUP3663 Amd#1

PROJECT NO: 11/28/12

CONTRACTOR: CUP3663 Amd#1

DATE: 11/28/12

BY: P. RULL

FOR: CUP3663 Amd#1

PROJECT NO: 11/28/12

CONTRACTOR: CUP3663 Amd#1

DATE: 11/28/12

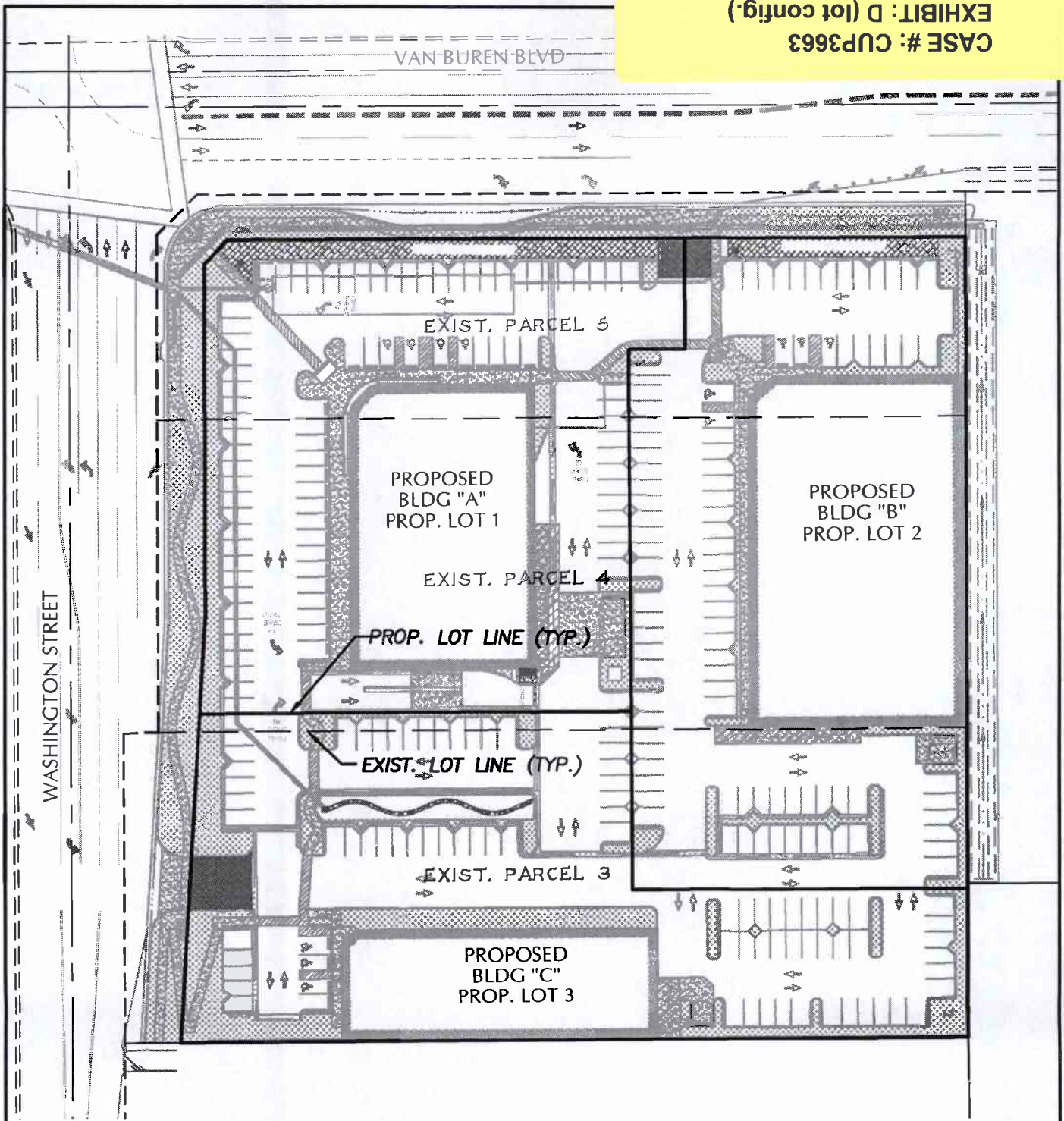
BY: P. RULL

FOR: CUP3663 Amd#1

CASE #: CUP3663 Amd#1  
EXHIBIT: C (floor plans)  
DATED: 11/28/12  
PLANNER: P. RULL

CASE #: CUP3663 Amd#1  
EXHIBIT: B (bldg elevations)  
DATED: 11/28/12  
PLANNER: P. RULL

CASE #: CUP3663  
 EXHIBIT: D (lot config.)  
 DATED: 4/30/13  
 PLANNER: P. RULL



ACREAGE:  
 ——— PROP. LOT LINE  
 - - - EXIST. LOT LINE

ACREAGE:	GROSS	NET
SITE AREA:	6.48 ACRES	4.59 ACRES
EX. PARCEL 3:	2.08 ACRES	1.96 ACRES
EX. PARCEL 4:	2.08 ACRES	1.88 ACRES
EX. PARCEL 5:	2.32 ACRES	1.34 ACRES
PROP. LOT 1:	2.76 ACRES	1.52 ACRES
PROP. LOT 2:	1.97 ACRES	1.61 ACRES
PROP. LOT 3:	1.75 ACRES	1.46 ACRES

EXHIBIT PREPARED BY:  
**adkan**  
**ENGINEERS**  
 Civil Engineering · Surveying · Planning  
 6879 Airport Drive, Riverside, CA 92504  
 Tel:(951) 688-0241 · Fax:(951) 688-0599

NOTE: RECIPROCAL PARKING EASEMENT TO BE OUTLINED IN THE C,C&R's





**RITE AID COMMERCIAL CENTER**  
SEC VAN BUREN AVENUE & WASHINGTON STREET  
RIVERSIDE, CALIFORNIA

**RITE AID**

**CASE #: CUP3663 Amd#1**  
**EXHIBIT: G (grading)**  
**DATED: 11/28/12**  
**PLANNER: P. RULL**

**PROJECT CONTACT LIST:**  
LAWYER: GARCIA GILSON ASSOCIATES  
PLANNING DEPARTMENT  
15250 JONSON WEST DR. SUITE 201  
SAN JOSE, CA 95131  
(415) 853-8817 FAX NO.  
OWNER/DEVELOPER: WOODCREST ACRES  
2500 COMBAT PLACE  
SAN JOSE, CA 95131  
(415) 853-8817 TELEPHONE NO.  
ARCHITECT: ADKIN ENGINEERS  
15250 JONSON WEST DR. SUITE 201  
SAN JOSE, CA 95131  
(415) 853-8817 TELEPHONE NO.  
CONTRACTOR: WITCH ADKIN  
15250 JONSON WEST DR. SUITE 201  
SAN JOSE, CA 95131  
(415) 853-8817 TELEPHONE NO.  
GENERAL CONTRACTOR: WITCH ADKIN  
15250 JONSON WEST DR. SUITE 201  
SAN JOSE, CA 95131  
(415) 853-8817 TELEPHONE NO.  
CONTRACTOR: WITCH ADKIN  
15250 JONSON WEST DR. SUITE 201  
SAN JOSE, CA 95131  
(415) 853-8817 TELEPHONE NO.

**LEGAL DESCRIPTION:**  
SECTION 24, TOWNSHIP 3 SOUTH, RANGE 8 WEST, COUNTY OF SAN DIEGO, CALIFORNIA, COMMENCED BY MAP ON R.L.T. # 13 PAGE 24, RECORDS D, RIVERSIDE COUNTY, CALIFORNIA.

**NOTES:**  
1. ALL WORK CURRENTLY BEING PROCESSED.  
2. TOTAL NUMBER OF OVERLAYS: 1.  
3. SOURCE OF EXISTING TOPOGRAPHY: FIELD TOPOGRAPHY AND LAND SURVEY.  
4. EXISTING UTILITIES: NOT LOCATED WITHIN A FLOODPLAIN OR FLOODWAY.  
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**APN: 274-030-015**  
EXISTING ZONING: C-P-S  
EXISTING USE: CR

**APN: 274-030-018**  
EXISTING ZONING: C-P-S  
EXISTING USE: CR

**APN: 274-030-019**  
EXISTING ZONING: C-P-S  
EXISTING USE: CR

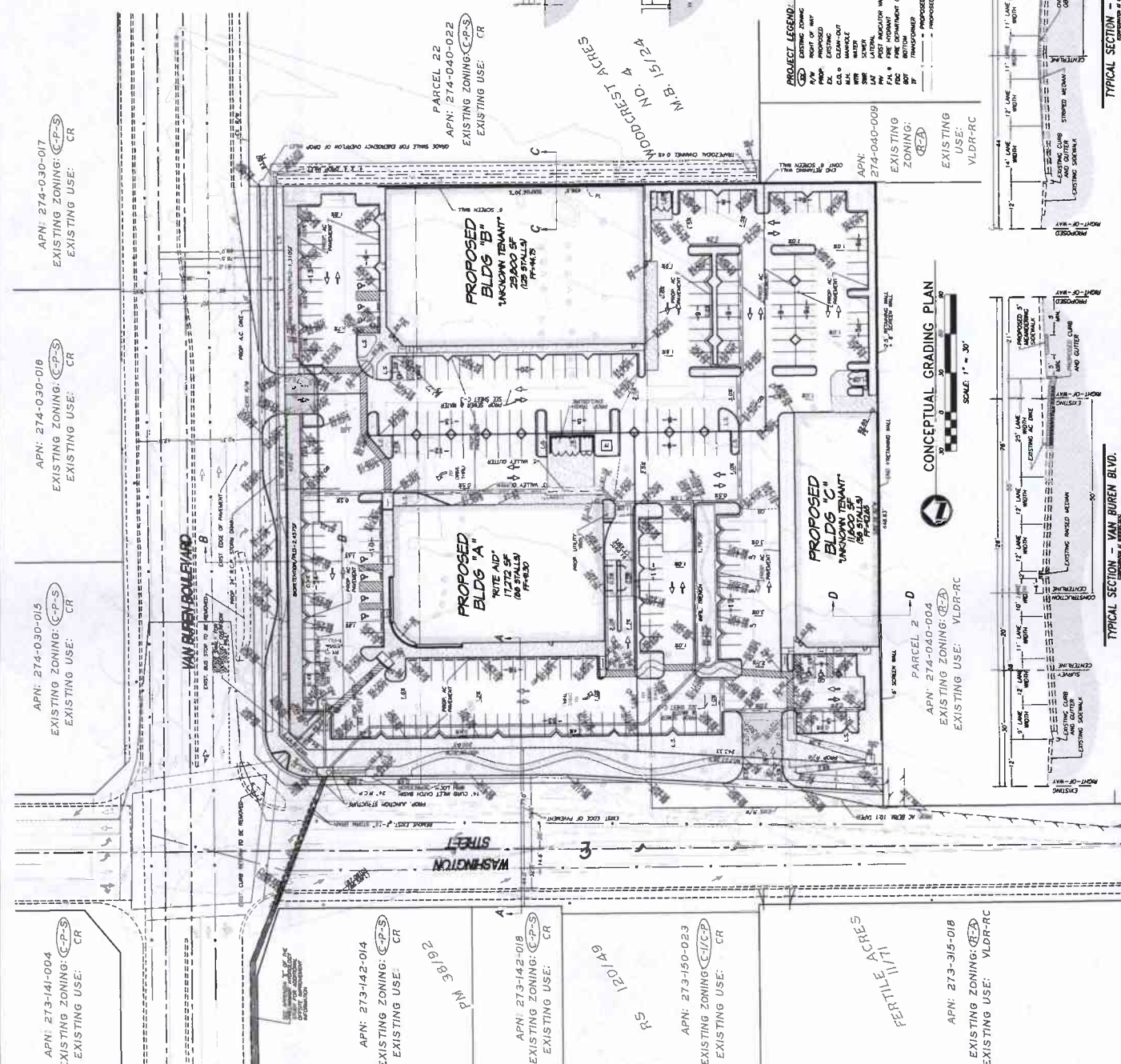
**APN: 274-040-004**  
EXISTING ZONING: C-P-S  
EXISTING USE: VLDL-AC

**APN: 273-142-014**  
EXISTING ZONING: C-P-S  
EXISTING USE: CR

**APN: 273-142-018**  
EXISTING ZONING: C-P-S  
EXISTING USE: CR

**APN: 273-150-023**  
EXISTING ZONING: C-P-S  
EXISTING USE: CR

**APN: 273-315-018**  
EXISTING ZONING: C-P-S  
EXISTING USE: VLDL-AC



**PROJECT CONTACT LIST:**  
LAWYER: GARCIA GILSON ASSOCIATES  
PLANNING DEPARTMENT  
15250 JONSON WEST DR. SUITE 201  
SAN JOSE, CA 95131  
(415) 853-8817 FAX NO.  
OWNER/DEVELOPER: WOODCREST ACRES  
2500 COMBAT PLACE  
SAN JOSE, CA 95131  
(415) 853-8817 TELEPHONE NO.  
ARCHITECT: ADKIN ENGINEERS  
15250 JONSON WEST DR. SUITE 201  
SAN JOSE, CA 95131  
(415) 853-8817 TELEPHONE NO.  
CONTRACTOR: WITCH ADKIN  
15250 JONSON WEST DR. SUITE 201  
SAN JOSE, CA 95131  
(415) 853-8817 TELEPHONE NO.  
GENERAL CONTRACTOR: WITCH ADKIN  
15250 JONSON WEST DR. SUITE 201  
SAN JOSE, CA 95131  
(415) 853-8817 TELEPHONE NO.  
CONTRACTOR: WITCH ADKIN  
15250 JONSON WEST DR. SUITE 201  
SAN JOSE, CA 95131  
(415) 853-8817 TELEPHONE NO.



**PLANTING LEGEND:**

SYMBOL	BOTANICAL NAME	SIZE	QTY
[Symbol]	MAJESTIC BEAUTY HAWTHORNE	24" BOX	7 E.A.
[Symbol]	MAJESTIC BEAUTY HAWTHORNE	24" BOX	8 E.A.
[Symbol]	EASTERN REDBUD	20" BTH	20 T.A.
[Symbol]	DART PALM	24" BOX	20 E.A.
[Symbol]	AUSTRIAN ANEMONE	24" BOX	21 E.A.
[Symbol]	STRAWBERRY TREE	24" BOX	21 E.A.
[Symbol]	OWAR ESCALLONIA	5 GAL.	22 E.A.
[Symbol]	INDIAN HAYTHORN	5 GAL.	37 E.A.
[Symbol]	NEW ZEALAND FLAX	5 GAL.	125 E.A.
[Symbol]	LAROP W/O BRIS	5 GAL.	25 E.A.
[Symbol]	DAY LILY	1 GAL.	125 E.A.
[Symbol]	NEW ZEALAND FLAX	5 GAL.	85 E.A.
[Symbol]	JAPANESE SILVER GRASS	5 GAL.	75 E.A.
[Symbol]	NEW ZEALAND FLAX	1 GAL.	20 E.A.
[Symbol]	BRD OF PARADISE	5 GAL.	4 E.A.
[Symbol]	BRD OF PARADISE	5 GAL.	4 E.A.
[Symbol]	RED JESQUE	HYDRATED AT 6.508 SF (1041.000 SF)	0.5 M
[Symbol]	CAT'S CLAW	10" O.C. TYPICAL	37 E.A.
[Symbol]	HOPBUSH	FLATS @ 8" O.C.	3260 SF
[Symbol]	STAR JASMINE	FLATS @ 24" O.C.	6,920 SF
[Symbol]	NON-LIVING GROUNDCOVER		0.4 M
[Symbol]	2" THICK BLK DECOMPOSED GRANITE AT 10" O.C.		
[Symbol]	INSTALL		

- ALL PLANTER AREAS SHALL RECEIVE PH. 3" DEPTH LAYER OF NITROGEN-STABILIZED COMPOST.
- INSTALL NEAR ROOT BARRIER TO ALL TREES WITHIN 6' OF LANDSCAPE.
  - EXTEND ALL GROUND COVER BENEATH SHRUBS AND TREES WHERE APPLICABLE.
  - SEE EXISTING SPECIFICATION.
- PAINTING AREA: 43,100 S.F.  
 PAINTING MATERIAL: 13.0 GAL. @ 3.5 LBS/GAL.  
 SPARSE TOTAL: 52.0 GAL.
- GENERAL NOTES:**
- LANDSCAPE PLAN CONFORMS TO ORD. 856.2 AND COUNTY GUIDE TO CA. FRIENDLY PLANTS.
  - IRRIGATION PLANS SHALL COMPLY WITH ORD. 856.2.
  - EXISTING NEIGHBORS 200' IN EITHER DIRECTION HAVE A MINIMAL AMOUNT OF EXISTING LANDSCAPE.
  - PHASE 1 LANDSCAPE SHALL BE INSTALLED AT THE TIME OF RITE-AID CONSTRUCTION. PHASE 2 SHALL BE INSTALLED AT A LATER DATE UPON CONSTRUCTION OF REMAINING BLDGS.

**CASE #: CUP03663 Amd#1**  
**EXHIBIT: L (Landscaping)**  
**DATED: 11/28/12**  
**PLANNER: P. RULL**

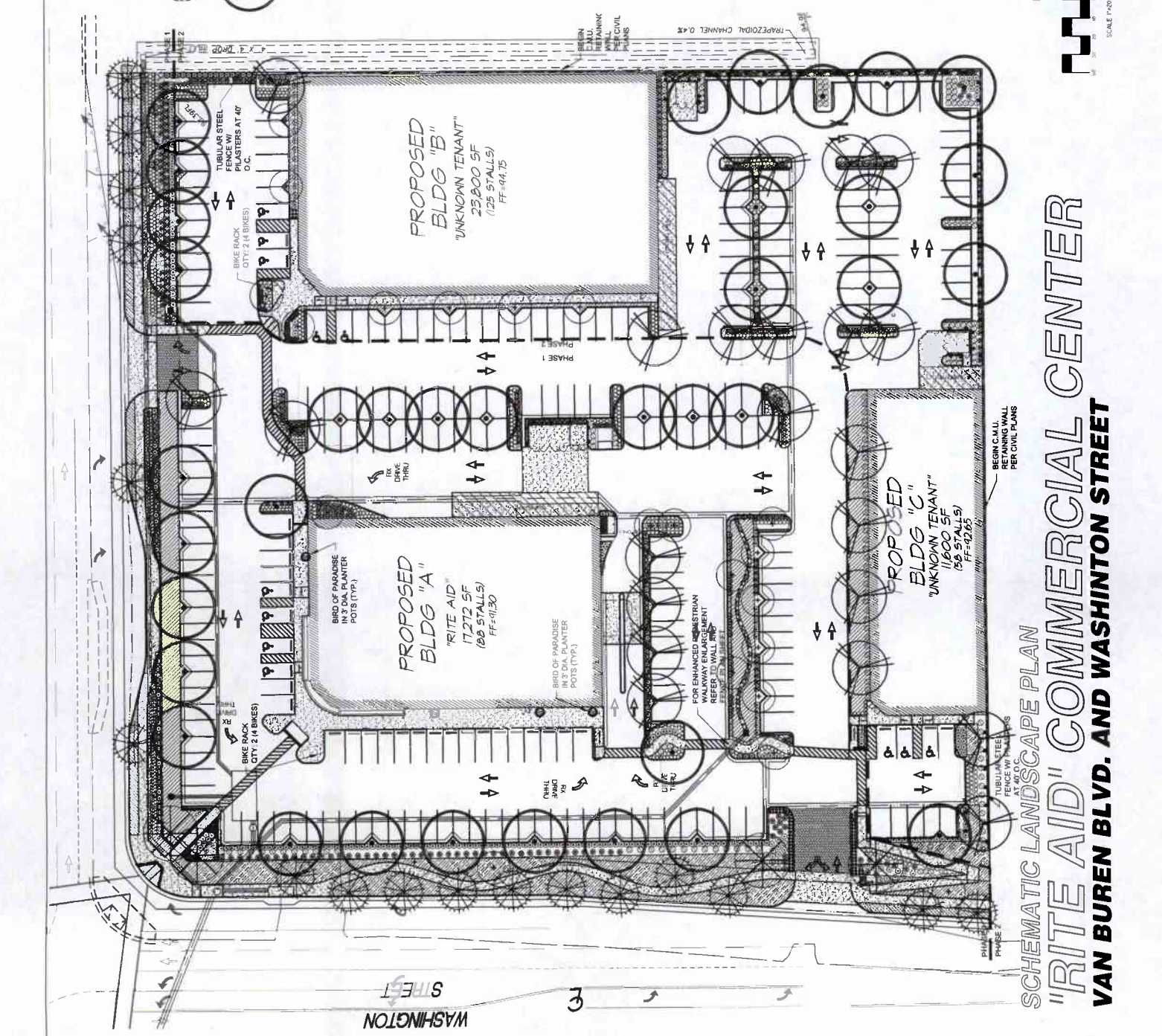
Riverside County Ordinance 889.2 Landscape Water Use Calculations  
**RITE AID (VAN BUREN AND WASHINGTON, RIVERSIDE)**  
 (For projects with more than 1 hydraulic)

1. Minimum Annual Water Allowance (mm/y)

APPLY the total square footage of landscape = 28,500 S.F.  
 APPLY the Min. ETo for the area = 50.0  
 MINIMA = 875 gal/yr

**GARC DESIGN ASSOCIATES**  
 LANDSCAPE ARCHITECTURE / SITE PLANNING  
 PHONE: 951.924.7056 FAX: 951.753.0238 www.garc.com

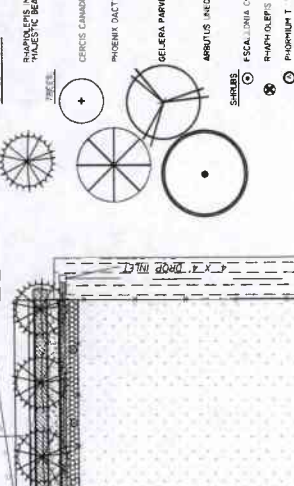
**W&A**  
 SCALE 1"=20'



**SCHEMATIC LANDSCAPE PLAN**  
**"RITE AID" COMMERCIAL CENTER**  
**VAN BUREN BLVD. AND WASHINGTON STREET**

CASE #: CUP03663 Amd#1  
 EXHIBIT: L-P (landsc.phase)  
 DATED: 11/28/12  
 PLANNER: P. RULL

**PLANTING LEGEND**



SYMBOL	COMMON NAME	SIZE	QTY
(Symbol)	WAXEN LEAF BEAUTY WAXEN LEAF BEAUTY	24" BOX	9 E.A.
(Symbol)	EASTERN REDBUD	24" BOX	8 E.A.
(Symbol)	DATE PALM	20" BTH	20 F.A.
(Symbol)	AUSTRALIAN WILLOW	24" BOX	19 F.A.
(Symbol)	STRAWBERRY TREE	24" BOX	31 E.A.
(Symbol)	CHAMP ESCALLONIA	5 GAL.	20 E.A.
(Symbol)	INDIAN HAWTHORN	5 GAL.	35 F.A.
(Symbol)	NEW ZEALAND FLAX	5 GAL.	12 E.A.
(Symbol)	LARGE WILD IRIS	5 GAL.	28 E.A.
(Symbol)	DAYLILY	1 GAL.	128 E.A.
(Symbol)	NEW ZEALAND FLAX	5 GAL.	46 E.A.
(Symbol)	JAPANESE SILVER GRASS	5 GAL.	75 E.A.
(Symbol)	NEW ZEALAND FLAX	1 GAL.	29 F.A.
(Symbol)	BIRD OF PARADISE	5 GAL.	4 E.A.
(Symbol)	RED FESCUE	INCORPORATED AT 4,500 S.F.	2.5 M
(Symbol)	CELTIC SLAW	10" D.C.	25 E.A.
(Symbol)	HYDRANGEA	FLATS @ 18" D.C.	3,280 S.F.
(Symbol)	STARB. JUSTINE	FLATS @ 24" D.C.	4,200 S.F.
(Symbol)	NON-IRRIGATED HYDRANGEA	INCORPORATED AT 5,700 S.F.	0.2 L

**NON-LIVING GROUNDCOVER**

- 1. 2" THICK B.A. DECOMPOSED GRANITE AT TRANSFORMER
- 2. BULL

**PLANTING AREA CALCULATION**

PLANTING AREA: 74,915 S.F.  
 TOTAL AREA: 100,000 S.F.  
 PLANTING PERCENTAGE: 74.915%

- GENERAL NOTES:**
- LANDSCAPE PLAN CONFORMS TO ORD. 859.2 AND COUNTY GUIDE TO CA. TREEDY PLANTS.
  - IRRIGATION PLANS SHALL COMPLY WITH ORD. 859.2.
  - EXISTING NEIGHBORS 200' IN OTHER DIRECTION HAVE A MINIMAL AMOUNT OF EXISTING LANDSCAPE.
  - PHASE 1 LANDSCAPE SHALL BE INSTALLED AT THE TIME OF RITE-AID CONSTRUCTION. PHASE 2 SHALL BE INSTALLED AT A LATER DATE UPON CONSTRUCTION OF REMAINING BLDGS.

1. Minimum Annual Water Allowance (For projects with more than 1 Hydrozone)

PLANT	PLANT	PLANT
20,700	15 F	30.8
TOTAL		

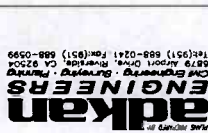
**Riverside County Ordinance 859.2 Landscape Water Use Calculations**  
**RITE AID (VAN BUREN AND WASHINGTON, RIVERSIDE)**



**PHASE 1- SCHEMATIC LANDSCAPE PLAN**  
**"RITE AID" COMMERCIAL CENTER**  
**VAN BUREN BLVD. AND WASHINGTON STREET**

**GARC DESIGN ASSC**  
 LANDSCAPE ARCHITECTURE / SITE  
 5225 CAMDEN DRIVE, STE 11-301, RIVERSIDE  
 PHONE: 951.501.1955 FAX: 951.501.6588 www.garc.com

**SCALE: 1"=20'**



RITE AID  
 RITE AID COMMERCIAL CENTER  
 SEC VAN BUREN AVENUE & WASHINGTON STREET  
 RIVERSIDE, CALIFORNIA

**SPECIFIC PLAN:**  
 NOT WITHIN A SPECIFIC PLAN

**LAND USE:**  
 EXISTING LAND USE: CR, VC, VUP  
 PROPOSED LAND USE: CR

**ZONING:**  
 EXISTING ZONING: C-P-S, R-4  
 PROPOSED ZONING: C-P-S

**ACREAGE:**

ACREAGE	NET
EX. PARCEL 1	4.59 ACRES
EX. PARCEL 2	3.98 ACRES
EX. PARCEL 3	2.33 ACRES
EX. PARCEL 4	1.34 ACRES
PROP. LOT 1	3.91 ACRES
PROP. LOT 2	1.73 ACRES
PROP. LOT 3	1.48 ACRES
PROP. LOT 4	1.48 ACRES

**UTILITIES:**  
 WESTERN MUNICIPAL WATER DISTRICT  
 SOUTHERN CALIFORNIA GAS COMPANY  
 SOUTHERN CALIFORNIA Edison  
 TELEPHONE

**SCHOOL DISTRICT:**  
 MERCED OWNED SCHOOL DISTRICT  
 771-040-001 771-040-008 771-040-029

**ASSESSORS PARCEL NUMBERS:**

**PROJECT DESCRIPTION:**  
 CONSTRUCTION OF RITE AID COMMERCIAL CENTER FOR A NEW RETAIL CENTER LOCATED WITHIN A DEVELOPMENT OF 17.272 ACRES. THE PROJECT INCLUDES THREE NEW BUILDINGS, 87 STALLS, 121 STALLS, AND 121 STALLS. THE PROJECT ALSO INCLUDES 121 STALLS, 121 STALLS, AND 121 STALLS.

**PARKING:**  
 87 STALLS PROPOSED  
 121 STALLS PROPOSED  
 121 STALLS PROPOSED

**LANDSCAPING:**  
 REQUIRED LANDSCAPING PER ORDINANCE 460  
 PROPOSED LANDSCAPING = 17,272 S.F. (0.4 AC.)

**NOTES:**

- TOTAL NUMBER OF LOTS: 3 (LAWLESS ORDINANCE)
- EXISTING ZONING: C-P-S
- PROPOSED ZONING: C-P-S
- PROPOSED LANDSCAPING PER ORDINANCE 460
- PROPOSED LANDSCAPING = 17,272 S.F. (0.4 AC.)

**LEGAL DESCRIPTION:**  
 SECTION 34, TOWNSHIP 3 SOUTH, RANGE 8 WEST  
 COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, AS  
 SHOWN ON MAPS ON FILE IN THE COUNTY CLERK'S  
 OFFICE, RIVERSIDE COUNTY, CALIFORNIA.

**CONCURRENT PLANNING CASES:**  
 CUP 3663 Amd#1  
 CUP 3663 Amd#2  
 CUP 3663 Amd#3

**TOPOGRAPHY:**  
 FIELD SURVEY PROVIDED BY DC ENGINEERING INC.  
 ON 10/28/12, 1:00P

APN: 274-030-015  
 EXISTING ZONING: C-P-S  
 EXISTING USE: CR

APN: 274-030-018  
 EXISTING ZONING: C-P-S  
 EXISTING USE: CR

APN: 274-030-017  
 EXISTING ZONING: C-P-S  
 EXISTING USE: CR

WOODCREST ACRES  
 NO. 4  
 M.B. 15/24

APN: 274-040-022  
 EXISTING ZONING: C-P-S  
 EXISTING USE: CR

APN: 273-142-014  
 EXISTING ZONING: C-P-S  
 EXISTING USE: CR

APN: 273-142-018  
 EXISTING ZONING: C-P-S  
 EXISTING USE: CR

APN: 273-150-023  
 EXISTING ZONING: C-I/C-P  
 EXISTING USE: CR

APN: 274-040-019  
 EXISTING ZONING: C-P-S  
 EXISTING USE: CR

APN: 273-315-018  
 EXISTING ZONING: C-P-S  
 EXISTING USE: CR

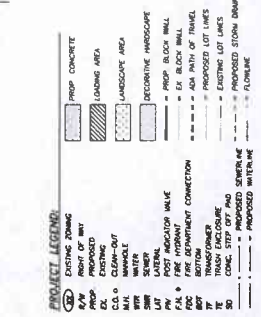
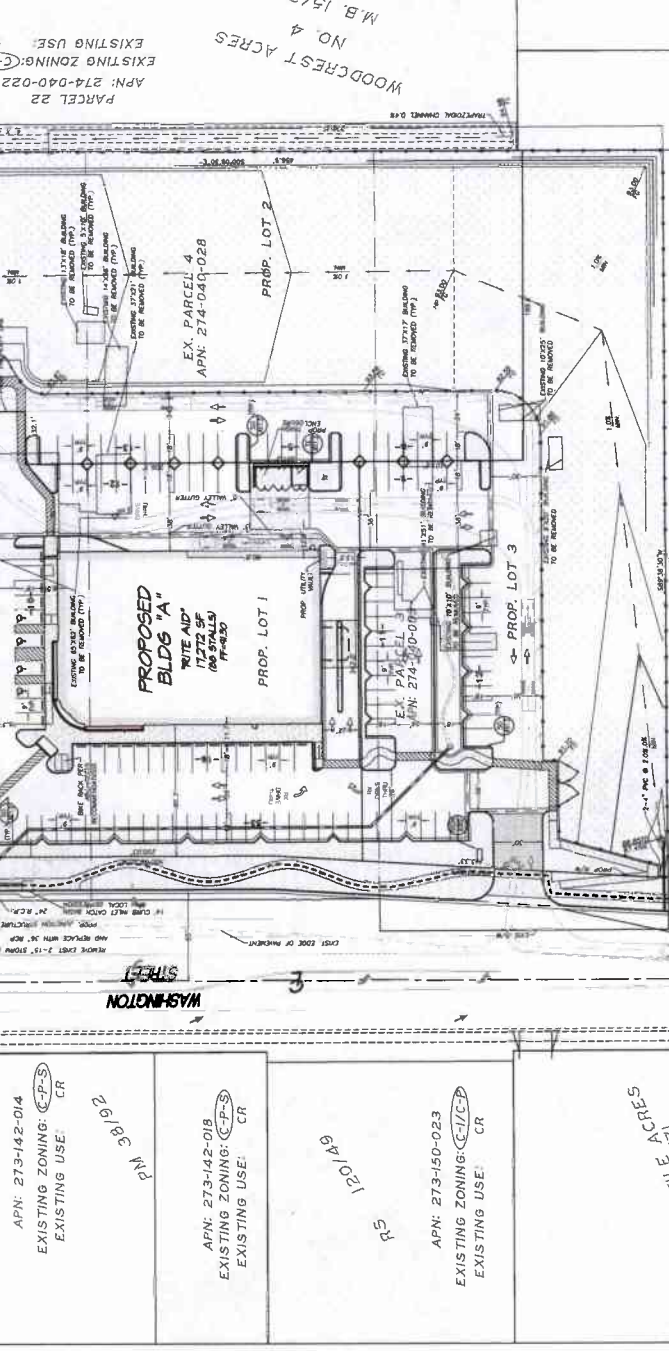
APN: 273-315-018  
 EXISTING ZONING: C-P-S  
 EXISTING USE: CR

APN: 273-315-018  
 EXISTING ZONING: C-P-S  
 EXISTING USE: CR

APN: 273-315-018  
 EXISTING ZONING: C-P-S  
 EXISTING USE: CR

APN: 273-315-018  
 EXISTING ZONING: C-P-S  
 EXISTING USE: CR

APN: 273-315-018  
 EXISTING ZONING: C-P-S  
 EXISTING USE: CR

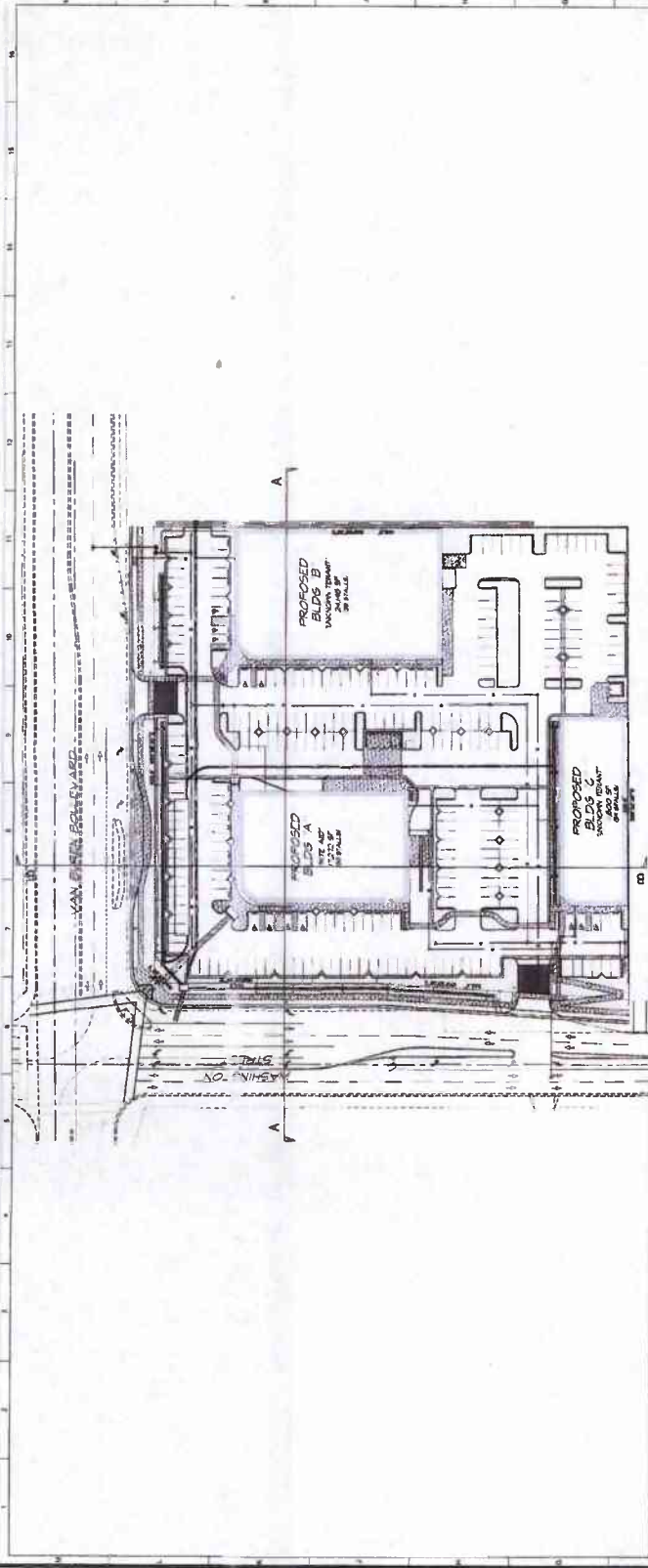




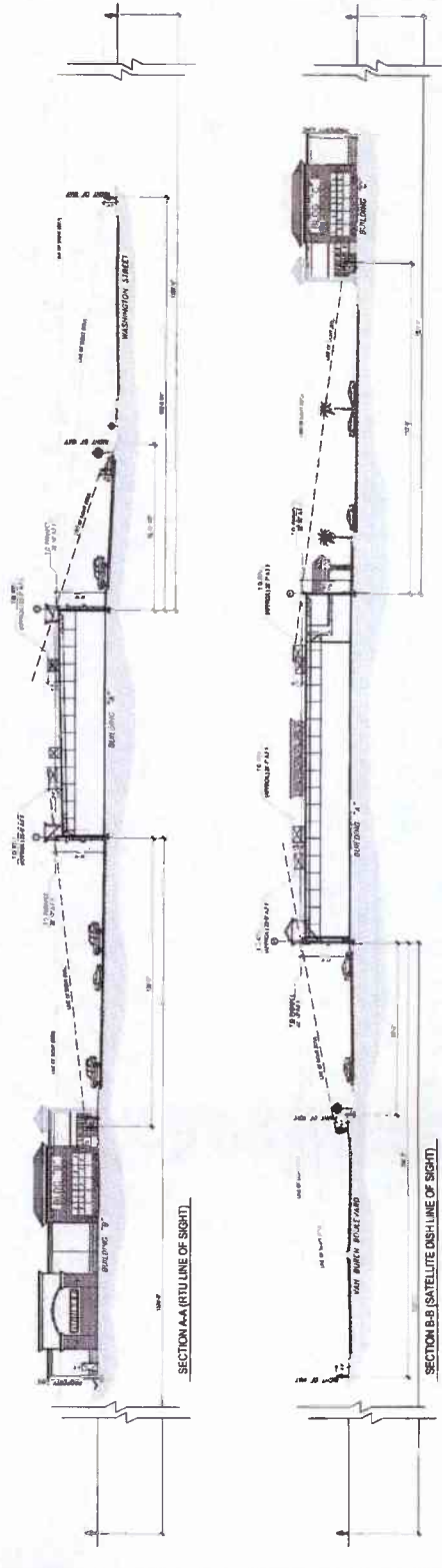
RITE AID (STORE #6713)  
 WASHINGTON ST. & VAN BUREN BLVD.  
 RIVERSIDE CA.



WHEELER DEWALT  
 ARCHITECTURAL FIRM  
 1110 N. GARDEN ST.  
 ANAHEIM, CA 92815  
 TEL: 714.771.1111  
 FAX: 714.771.1112  
 WWW.WHEELERDEWALT.COM



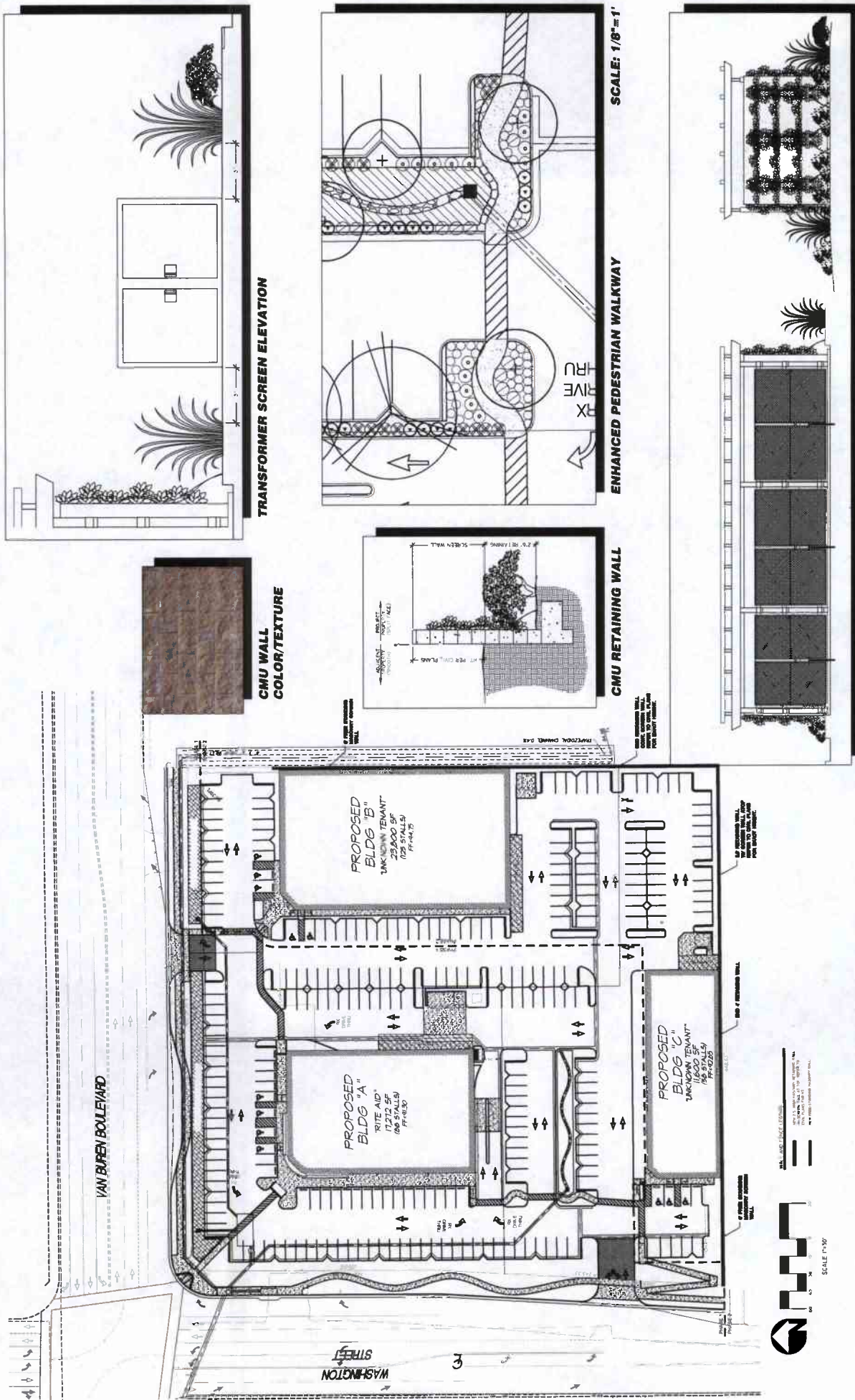
F1 LINE OF SIGHT STUDY



A1 LINE OF SIGHT STUDY

A

11/28/2012  
 11:28 AM  
 DWG: 11/28/12  
 DWG: 11/28/12



TRANSFORMER SCREEN ELEVATION

CMU WALL COLOR/TEXTURE

ENHANCED PEDESTRIAN WALKWAY

CMU RETAINING WALL

TRASH ENCLOSURE SCREENING

SCALE: 1/8"=1'

SCALE: 1"=20'

WALL AND FENCE PLAN / ENLARGEMENTS  
**"RITE AID" COMMERCIAL CENTER**  
**VAN BUREN BLVD. AND WASHINGTON STREET**

CASE #: CUP3663 Amd#1  
 EXHIBIT: W (wall/fencing)  
 DATED: 11/28/12  
 PLANNER: P. RULL



## **CUP 03663 – Business Plan**

### **Rite Aid**

#### **National Drugstore Chain**

The Rite Aid anticipates 20-30 employees having 5-7 on per shift. The hours of operation will range between 8:00am and 10:00pm seven days a week. The store's pharmacy will vary daily, 9:00am to 9:00pm on weekdays, 9:00am to 6:00pm Saturday and 10:00am to 6:00pm on Sunday. Shipments will be limited to between 6:00am and 8:00am for deliveries in the designated loading area. Commodities sold on-site will be pharmaceuticals and other products found in a general drug store. General services and sale items might include processed foods, cosmetics, photo developing, full-service pharmacy, packaged alcoholic beverages for off-site consumption, as well as health supplements.

### **Buildings "B" & "C"**

#### **Tenants Unknown**

While the tenants of these proposed buildings cannot be specified at this time, the uses will adhere to the following general restrictions. At any one time it is assumed that employees working at buildings "B" and "C" will be 10-15 and 15-20 respectively. Hours of operation will be limited to between 6:00am and 10:00pm. Shipments will be limited to between 6:00am and 8:00am. Each building has a loading area proportional to the square footage of retail sale area as required in Riverside County Ordinance. Anticipated services and products are unknown at this time but will be constant with the typical Commercial/Retail land use.





Stevens Ln

Olive Ave

Sage St

Rite Aid (21)

Stater Bros (21)

Mexican Restaurant (41)

Famous Joe (47)

Palamino Pl

Arablan Ave

Innab Deli (41)

Chevron (20)

Van Buren Boulevard

Woodcrest Liquor (21)

Evelyns Farms (20)

Duckworth Ave

King Ave

Krameria Ave

Google Earth

© 2013 Google

1994

Imagery Date 6/7/2012

Eye alt 4123 ft

# COUNTY OF RIVERSIDE

## ENVIRONMENTAL ASSESSMENT FORM: INITIAL STUDY

**Environmental Assessment (E.A.) Number:** 41688

**Project Case Type (s) and Number(s):** General Plan Amendment No. 895, Change of Zone No. 7755, and Conditional Use Permit No. 3663 (Fast Track Authorization No. 2009-06)

**Lead Agency Name:** County of Riverside Planning Department

**Address:** P.O. Box 1409, Riverside, CA 92502-1409

**Contact Person:** Paul Rull, Project Manager

**Telephone Number:** 951-955-0972

**Applicant's Name:** Rite Aid Corporation

**Applicant's Address:** 320 Goddard Way, Suite 125, Irvine, CA 92618

### I. PROJECT INFORMATION

#### A. Project Description:

The General Plan Amendment (GPA) proposes to amend the General Plan Foundation Component/Land Use designation from Rural Community: Very Low Density Residential (RC: VLDR) to Community Development: Commercial Retail (CD: CR) on 1.98 acres - APN: 274-040-003; and,

The Change of Zone (CZ) proposes to change the zoning classification from Residential Agricultural (R-A) and Scenic Highway Commercial (C-P-S) to all Scenic Highway Commercial (C-P-S) on 1.98 acres - APN: 274-040-003; and,

The Conditional Use Permit (CUP) proposes to construct three commercial retail buildings, consisting of one Rite Aid pharmacy and two commercial shell buildings, totaling 52,672 sq. ft. in two phases on 6.4 gross acres - APN(s): 274-040-028, 274-040-029, 274-040-003.

NOTE: GPA00895 was initiated by the Board of Supervisors on 11/25/08.

**B. Project Location:** The project site is located in the Community of Woodcrest of the Lake Matthews/Woodcrest Area Plan in Western Riverside County; more specifically, on the southeast corner of Van Buren Boulevard and Washington Street.

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

**D. Total Project Area:** CUP: 6.4 gross acres, GPA & CZ 1.98 acres

<b>Residential Acres:</b>	<b>Lots:</b>	<b>Units:</b>	<b>Projected No. of Residents:</b>
<b>Commercial Acres:</b> 6.4	<b>Lots:</b>	<b>Sq. Ft. of Bldg. Area:</b> 52,672	<b>Est. No. of Employees:</b> 50
<b>Industrial Acres:</b>	<b>Lots:</b>	<b>Sq. Ft. of Bldg. Area:</b>	<b>Est. No. of Employees:</b>
<b>Other:</b>			

**E. Assessor's Parcel No(s):** 274-040-003, 274-040-028 and 274-040-029

**F. Street References:** Southeast corner of Van Buren Boulevard and Washington Street

**G. Section, Township & Range Description or reference/attach a Legal Description:**  
Township 3 South, Range 5 West, Section 25

**H. Brief description of the existing environmental setting of the project site and its surroundings:** The project is located in the Woodcrest area of the Lake Matthews /

Woodcrest Area Plan along the Van Buren Boulevard corridor which has seen an increase in commercial-retail development. Sporadic single-family residences exist along this corridor with the majority of residences occurring on several parcels north and south of Van Buren Boulevard. The topography of the area is relatively flat with no well-defined ridges or watercourses. The project site has currently a market selling farm produce, an outdoor lamp and patio furniture business, and a single-family residence, all of which will be removed with this project. The surrounding properties consist of commercial-retail to the north and east, Woodcrest Elementary school to the west, and a landscaping nursery and single-family residences to the south and southeast.

## **II. APPLICABLE GENERAL PLAN AND ZONING REGULATIONS**

### **A. General Plan Elements/Policies:**

1. **Land Use:** Rural Community: Very Low Density Residential and Community Development: Commercial Retail.
2. **Circulation:** The sites northern boundary parallels Van Buren Boulevard (Urban Arterial 152-foot right of way), and the sites western boundary parallels Washington Street (Major 118 – foot right of way). All potential impacts to the General Plan Circulation Element will be analyzed in this initial study.
3. **Multipurpose Open Space:** The site is within the Western Riverside Multi Species Habitat Conservation Plan. All potential impacts will be analyzed in this initial study.
4. **Safety:** The site is not within a know active fault zone, not within a high fire area, not within a flood plain, has a low potential for liquefaction, and is susceptible to subsidence. All potential safety issues will be analyzed in this initial study.
5. **Noise:** The proposed use is a commercial shopping center surrounded by other commercial uses to the north, south and west, and residential land uses to the southeast. The General Plan Noise Element classifies Residential Uses as noise-sensitive and discourages noise levels in excess of 65 CNEL. All potential noise impacts will be analyzed in this initial study.
6. **Housing:** The proposed us is a commercial shopping center. Impacts to housing will be analyzed in this initial study.
7. **Air Quality:** The proposed us is a commercial shopping center that could have air quality impacts. Impacts to air quality will be analyzed in this initial study.

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

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

**D. Land Use Designation(s):** Commercial Retail and Very Low Density Residential

**E. Overlay(s), if any:** None

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

**G. Adjacent and Surrounding:**

1. **Area Plan(s):** Lake Matthews / Woodcrest
2. **Foundation Component(s):** Community Development and Rural Community
3. **Land Use Designation(s):** Commercial Retail and Very Low Density Residential
4. **Overlay(s), if any:** None
5. **Policy Area(s), if any:** None

**H. Adopted Specific Plan Information**

1. **Name and Number of Specific Plan, if any:** None
2. **Specific Plan Planning Area, and Policies, if any:** None

**I. Existing Zoning:** Residential Agricultural (R-A) and Scenic Highway Commercial (C-P-S)

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

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

**III. ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED**

The environmental factors checked below ( x ) would be potentially affected by this project, involving at least one impact that is a "Potentially Significant Impact" or "Less than Significant with Mitigation Incorporated" as indicated by the checklist on the following pages.

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

**IV. DETERMINATION**

On the basis of this initial evaluation:

**A PREVIOUS ENVIRONMENTAL IMPACT REPORT/NEGATIVE DECLARATION WAS NOT PREPARED**

- I find that the proposed project **COULD NOT** have a significant effect on the environment, and a **NEGATIVE DECLARATION** will be prepared.
- I find that although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because revisions in the project, described in this document, have been made or agreed to by the project proponent. **A MITIGATED NEGATIVE DECLARATION** will be prepared.
- I find that the proposed project **MAY** have a significant effect on the environment, and an **ENVIRONMENTAL IMPACT REPORT** is required.

**A PREVIOUS ENVIRONMENTAL IMPACT REPORT/NEGATIVE DECLARATION WAS PREPARED**

I find that although the proposed project could have a significant effect on the environment, **NO NEW ENVIRONMENTAL DOCUMENTATION IS REQUIRED** because (a) all potentially significant effects of the proposed project have been adequately analyzed in an earlier EIR or Negative Declaration pursuant to applicable legal standards, (b) all potentially significant effects of the proposed project have been avoided or mitigated pursuant to that earlier EIR or Negative Declaration, (c) the proposed project will not result in any new significant environmental effects not identified in the earlier EIR or Negative Declaration, (d) the proposed project will not substantially increase the severity of the environmental effects identified in the earlier EIR or Negative Declaration, (e) no considerably different mitigation measures have been identified and (f) no mitigation measures found infeasible have become feasible.

I find that although all potentially significant effects have been adequately analyzed in an earlier EIR or Negative Declaration pursuant to applicable legal standards, some changes or additions are necessary but none of the conditions described in California Code of Regulations, Section 15162 exist. An **ADDENDUM** to a previously-certified EIR or Negative Declaration has been prepared and will be considered by the approving body or bodies.

I find that at least one of the conditions described in California Code of Regulations, Section 15162 exist, but I further find that only minor additions or changes are necessary to make the previous EIR adequately apply to the project in the changed situation; therefore a **SUPPLEMENT TO THE ENVIRONMENTAL IMPACT REPORT** is required that need only contain the information necessary to make the previous EIR adequate for the project as revised.

I find that at least one of the following conditions described in California Code of Regulations, Section 15162, exist and a **SUBSEQUENT ENVIRONMENTAL IMPACT REPORT** is required: (1) Substantial changes are proposed in the project which will require major revisions of the previous EIR or negative declaration due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects; (2) Substantial changes have occurred with respect to the circumstances under which the project is undertaken which will require major revisions of the previous EIR or negative declaration due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects; or (3) New information of substantial importance, which was not known and could not have been known with the exercise of reasonable diligence at the time the previous EIR was certified as complete or the negative declaration was adopted, shows any the following:(A) The project will have one or more significant effects not discussed in the previous EIR or negative declaration;(B) Significant effects previously examined will be substantially more severe than shown in the previous EIR or negative declaration;(C) Mitigation measures or alternatives previously found not to be feasible would in fact be feasible, and would substantially reduce one or more significant effects of the project, but the project proponents decline to adopt the mitigation measures or alternatives; or,(D) Mitigation measures or alternatives which are considerably different from those analyzed in the previous EIR or negative declaration would substantially reduce one or more significant effects of the project on the environment, but the project proponents decline to adopt the mitigation measures or alternatives.



Signature

3/27/13

Date

Paul Rull, Project Manager

Printed Name

For Carolyn Syms Luna, Director

**V. ENVIRONMENTAL ISSUES ASSESSMENT**

In accordance with the California Environmental Quality Act (CEQA) (Public Resources Code Section 21000-21178.1), this Initial Study has been prepared to analyze the proposed project to determine any potential significant impacts upon the environment that would result from construction and implementation of the project. In accordance with California Code of Regulations, Section 15063, this Initial Study is a preliminary analysis prepared by the Lead Agency, the County of Riverside, in consultation with other jurisdictional agencies, to determine whether a Negative Declaration, Mitigated Negative Declaration, or an Environmental Impact Report is required for the proposed project. The purpose of this Initial Study is to inform the decision-makers, affected agencies, and the public of potential environmental impacts associated with the implementation of the proposed project.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
<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"/>

Source: Lake Mathews/Woodcrest Area Plan Local Circulation Policies, Riverside County General Plan Figure C-9 "Scenic Highways"

Findings of Fact: The Riverside County General Plan indicates that the Van Buren Boulevard corridor is a popular route for commuters traveling between Interstate 215 and SR-91. The combination of several adjacent commercial and residential uses along with high travel speeds has resulted in unsafe driving conditions, including several accidents.

a) The proposed project is not located within a county eligible, state designated or state eligible scenic highway corridor, and therefore will have no impact on scenic highway corridors.

b) The proposed shopping center will not substantially damage scenic resources, including, but not limited to, trees, rock outcroppings and unique or landmark features; obstruct any prominent scenic vista or view open to the public; or result in the creation of an aesthetically offensive site open to public view. The proposed use is a commercial shopping center surrounded by other commercial uses to the north and west, and residential land uses to the southeast. Impacts are anticipated to be less than significant.

Mitigation: No mitigation measures are required

Monitoring: No monitoring measures are required

<b>2. Mt. Palomar Observatory</b>				
a) Interfere with the nighttime use of the Mt. Palomar Observatory, as protected through Riverside County	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Ordinance No. 655?

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

Findings of Fact:

a) The project site is located approximately 46.2 miles from Mt. Palomar Observatory and not within Zone B of Ordinance No. 655. The purpose of Ordinance No. 655 is to restrict the use of certain light fixtures emitting into the night sky that can create undesirable light rays and detrimentally affect astronomical observations and research. Ordinance No. 655 mandates that all outdoor lighting, aside from street lighting, be low to the ground, shielded or hooded in order to obstruct shining onto adjacent properties and streets. Because the property is not within either Zone A or Zone B it can be determined that the project will not create any impacts to the Observatory and its operations.

Mitigation: No mitigation measures are required

Monitoring: No monitoring measures are required

**3. Other Lighting Issues**

a) Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?

b) Expose residential property to unacceptable light levels?

Source: On-site Inspection, Project Application Description

Findings of Fact:

a) The proposed project will create a new source of light which would generally accompany new commercial development; however, the new source of light is not anticipated to reach a significant level due to the size and scope of the project. Also it is not anticipated that the project will impact day or nighttime views in the area as it is located within a developed and infill area. Standard conditions of approval addressing outdoor lighting have been applied to the CUP, but they are not considered unique mitigation pursuant to CEQA, therefore, the impact is considered less than significant.

b) Surrounding land uses include commercial-retail businesses, Woodcrest Elementary school, and single-family residential homes on large size lots. The project proposes the creation of three commercial-retail buildings totaling 52,672 sq. ft. on 6.4 gross acres. The amount of light that will be created is consistent with existing levels of surrounding existing uses and is not considered substantial. Therefore, surrounding residential properties will not be exposed to unacceptable light levels. Impacts to light levels are considered less than significant.

Mitigation: No mitigation measures are required

Monitoring: No monitoring measures are required

**AGRICULTURE & FOREST RESOURCES** Would the project

**4. Agriculture**

a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland) as shown on

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?				
b) Conflict with existing agricultural zoning, agricultural use or with land subject to a Williamson Act contract or land within a Riverside County Agricultural Preserve?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Cause development of non-agricultural uses within 300 feet of agriculturally zoned property (Ordinance No. 625 "Right-to-Farm")?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

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

Findings of Fact:

- a) The proposed project is located on land designated as Urban-Built up land. There are no lands on or surrounding the project that is designated as Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland). Therefore, no impact will occur.
- b) The project site is surrounded by in-fill commercial-retail businesses and large-lot single-family residential homes. The site is not located within an Agricultural Preserve, nor would it conflict with existing agricultural zoning, use or land subject to a Williamson Act contract. Therefore, no impact will occur.
- c) The proposed project is not located within 300 feet of agriculturally zoned property. The nearest agriculturally zoned property is approximately 400 feet south which is zoned Light Agriculture 5 acre minimum (A-1-5). Therefore, no impact will occur.
- d) The project site will not involve other changes in the existing environment which due to their location or nature, could result in conversion of Farmland to non-agricultural use. Therefore, no impact would occur.

Mitigation: No mitigation measures are required

Monitoring: No monitoring measures are required

<b>5. Forest</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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	<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
--------------------------------	--	------------------------------	-----------

which, due to their location or nature, could result in conversion of forest land to non-forest use?

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

**Findings of Fact:**

a) The County does not have zoning that is specific to the preservation of forest land or timberland. Therefore, the proposed project will not conflict with any forest land, and will have no impact.

b & c) The site has been utilized for commercial and residential purposes for many years and there are no forest areas or non-made groves. Therefore, the project will not result in the loss of any forest land.

**Mitigation:** No mitigation is required.

**Monitoring:** No monitoring is required.

**AIR QUALITY** Would the project

**6. Air Quality Impacts**

a) Conflict with or obstruct implementation of the applicable air quality plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Violate any air quality standard or contribute substantially to an existing or projected air quality violation?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard (including releasing emissions which exceed quantitative thresholds for ozone precursors)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Expose sensitive receptors which are located within 1 mile of the project site to project substantial point source emissions?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Involve the construction of a sensitive receptor located within one mile of an existing substantial point source emitter?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Create objectionable odors affecting a substantial number of people?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Source: SCAQMD CEQA Air Quality Handbook Table 6-2

**Findings of Fact:** The South Coast Air Quality Management District (SCAQMD) is responsible for developing a regional air quality management plan to ensure compliance with state and federal air quality standards. The SCAQMD has adopted the 2003 Air Quality Management Plan (AQMP). The primary implementation responsibility assigned to the County (i.e. local governments) by the 2003 AQMP is the implementation of air quality control measures associated with transportation facilities. This project does not propose any transportation facilities that would require transportation control measures, and therefore will not obstruct implementation of the AQMP.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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a) The 2003 AQMP is based on socio-economic forecasts (including population estimates) provided by the Southern California Association of Governments (SCAG). The County General Plan is consistent with SCAG's Regional Growth Management Plan and SCAQMD's Air Quality Management Plan. This project is consistent with the proposed General Plan Land Use designations, surrounding commercial-retail businesses, and population estimates. The change in General Plan designations and change in zoning to a commercial use will create more vehicle trips than compared to the original residential designation. However, generated commercial trip traffic already exists in the area serving the existing commercial-retail businesses along Van Buren Boulevard. The increase in vehicle trips and potential increase in air quality emissions generated by the property that is changing its designation from residential to commercial will be less than significant. The population proposed by this project will not obstruct the implementation of the 2003 AQMP.

b) Air quality impacts would occur during site preparation, including grading and equipment exhaust, as well as during project operation through vehicle trips emissions. Major sources of fugitive dust are a result of grading and site preparation during construction by vehicles and equipment and generated by construction vehicles and equipment traveling over exposed surfaces, as well as by soil disturbances from grading and filling. These short-term, construction-related impacts will be reduced below a level of significance by dust control measures implemented during grading (Condition of Approval 10.BS GRADE. 8). This is a standard condition of approval therefore is not considered unique mitigation pursuant to CEQA. Two of the three parcels associated with this project is consistent with the Riverside County General Plan EIR, prepared in 2003, which previously analyzed the air impacts generated by commercial development. The third property (most southern) is proposing to change its General Plan designation from Rural Community: Very Low Density Residential to Community Development: Commercial Retail. Although this change in designation from residential to commercial is different from each other, the proposed commercial designation is consistent with surrounding existing land use designations, and where it is likely that vehicle trips will increase due to this change, the vehicle trips and subsequent air quality emissions is considered to be less than significant due to the size of the project.

c) The project will not result in a cumulatively considerable net increase of any criteria pollutant for which the project region is in non-attainment status pursuant to an applicable federal or state ambient air quality standard. Therefore, less than significant impacts are expected.

d) A sensitive receptor is a person in the population who is particularly susceptible to health effects due to exposure to an air contaminant than is the population at large. Sensitive receptors (and the facilities that house them) in proximity to localized CO sources, toxic air contaminants or odors are of particular concern. High levels of CO are associated with major traffic sources, such as freeways and major intersections, and toxic air contaminants are normally associated with manufacturing and commercial operations. Land uses considered to be sensitive receptors include long-term health care facilities, rehabilitation centers, convalescent centers, retirement homes, residences, schools, playgrounds, child care centers, and athletic facilities. Surrounding land uses within 1 mile of the project include residential homes and Woodcrest Elementary School, which are considered sensitive receptors; however, the project is not expected to generate substantial point-source emissions. The project will not include major transportation facilities, manufacturing uses, or generate significant odors. Two of the three parcels associated with this project is consistent with the Riverside County General Plan EIR, prepared in 2003, which previously analyzed the air impacts generated by commercial development. The third property (most southern) is proposing to change its General Plan designation from Rural Community: Very Low Density Residential to Community Development:

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Commercial Retail. Although this change in designation from residential to commercial is different from each other, the proposed commercial designation is consistent with surrounding existing land use designations, and where it is likely that vehicle trips will increase due to this change, the vehicle trips and subsequent air quality emissions is considered to be less than significant due to the size of the project.

e) Surrounding uses do not include significant localized CO sources, toxic air contaminants or odors. Therefore, the proposed project will not involve the construction of a sensitive receptor located within one mile of an existing substantial point-source emitter. Therefore, no impacts are expected.

f) The project proposes three commercial buildings totaling 52,672 sq. ft. on 6.4 gross acres. The proposed commercial uses are not anticipated to create objectionable odors affecting a substantial number of people. The proposed project is compatible with its surrounding uses consisting of commercial businesses and a plant nursery in that any odor the project may potentially create, it will be similar in scope and scale as the existing surrounding uses and therefore, less than significant impacts are expected.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

**BIOLOGICAL RESOURCES** Would the project

**7. Wildlife & Vegetation**

a) Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Conservation Community Plan, or other approved local, regional, or state conservation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Have a substantial adverse effect, either directly or through habitat modifications, on any endangered, or threatened species, as listed in Title 14 of the California Code of Regulations (Sections 670.2 or 670.5) or in Title 50, Code of Federal Regulations (Sections 17.11 or 17.12)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U. S. Wildlife Service?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?	<input type="checkbox"/>	<input type="checkbox"/>	<input 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, regulations or by the California Department of Fish and Game or U. S. Fish and Wildlife Service?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f) Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean	<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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Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?

g) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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Source: GIS database, WRCMSHCP and/or CVMSHCP, On-site Inspection, EPD review

Findings of Fact:

a) The proposed project is not located within a Multiple Species Habitat Conservation Plan (MSHCP) Criteria Cell. A review and site visit was done by the Environmental Programs Division of the Planning Department to assure consistency with the MSHCP plan. No inconsistencies were reported. Therefore, the impact is considered less than significant.

b) The County of Riverside Environmental Programs Division (EPD) did not identify the presence of any endangered or threatened species which are listed in the Title 14 of the California Codes of Regulations (Sections 670.2 or 670.5) or in Title 50, Code of Federal Regulations (Sections 17.11 or 17.12). Based on the review by EPD, there will be less than significant impacts related to threatened or endangered species.

c) A review by EPD indicated that no conservation is required, no riparian areas are present and no significant habitat exists onsite. The project site has been utilized as a farmers market, outdoor patio furniture sales and a single-family residence for some time. The project will not impact wildlife significantly, either directly or through habitat modifications, on those species identified as candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U. S. Wildlife Service. Therefore, impacts will be less than significant.

d-f) The site features no water bodies or waterways. The site contains no significant suitable habitat, as the entire site is actively developed and utilized with commercial and residential uses. Therefore, less than significant impacts to wildfire corridors are anticipated.

g) Based on a review by EPD, the project is consistent with all biological policies of the General Plan, the MSHCP, and all other policies that impact the site. The project is consistent with all applicable Ordinances. There are no Oak trees on the site and therefore no impacts will occur.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

**CULTURAL RESOURCES** Would the project

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

Findings of Fact:

a) A records search conducted at the Eastern Information Center (EIC) indicated that no historical resources existed on the project site. Therefore the proposed project will not alter or destroy an historic site. Therefore, no impact will occur.

b) Development of the proposed project will have a less than significant impact on a historical resource as defined in California Code of Regulations, Section 15064.5. If during ground disturbance activities, unique cultural resources are discovered the following procedures shall be followed. Unique cultural resources are defined, for this condition, as being multiple artifacts in close association with each other, but may include fewer artifacts if the area of the find is determined to be of significance due to its sacred or cultural importance.

- All ground disturbance activities within 100 feet of the discovered cultural resources shall be halted until a meeting is convened between the developer, the archaeologist, the Native American tribal representative and the Planning Director to discuss the significance of the find.
- At the meeting, the significance of the discoveries shall be discussed and after consultation with the Native American tribal representative and the archaeologist, a decision shall be made, with the concurrence of the Planning Director, as to the appropriate mitigation. Conditions of Approval are not considered unique mitigation measures pursuant to CEQA. No mitigation is identified or required.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

**9. Archaeological Resources**

a) Alter or destroy an archaeological site.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to California Code of Regulations, Section 15064.5?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input 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"/>
d) Restrict existing religious or sacred uses within the potential impact area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: Project Application Materials

Findings of Fact:

a) This project site has been disturbed with existing commercial and residential activities. It is not identified as an area of Relative Archaeological Sensitivity of Diverse Landscapes map of the Riverside County General Plan, Multipurpose Open Space Element (Figure OS-06). Therefore, this project will have no impact on archaeological resources.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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b) This project will have a less than significant impact change in the significance of an archaeological resource pursuant to California Code of Regulations, Section 15064.5 as no known previously identified archaeological resource exists on site.

c) This project will have less than significant impact on human remains, including those interred outside of formal cemeteries. However, as a precaution, this project has been conditioned to halt construction and immediately contact the State Health and Safety Code Section 7050.5 if human remains are found. If remains are determined to be prehistoric, the coroner shall notify the Native American Heritage Commission, which will determine and notify the appropriate Native American Tribe who is the most likely descendant. The descendant shall inspect the site of discovery and make a recommendation as to the appropriate mitigation. After the recommendation has been made, the property owner, Native American Tribe representative, and a County representative shall meet to determine the appropriate mitigation measures and corrective actions to be implemented. Condition of is not considered a unique mitigation measure pursuant to CEQA. No mitigation is identified or required.

d) This project will not restrict existing or religious or sacred uses within the potential impact area.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

**10. Paleontological Resources**

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

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

Findings of Fact:

a) According to the Riverside County General Plan, the project site is located within an area of Low Potential for Paleontological resources. This category indicates 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, if paleontological resources are discovered during site development, the project will be required to follow the steps outlined in the conditions of approval (Condition of Approval 10.PLANNING.3). Therefore, this project will have a less than significant impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

**GEOLOGY AND SOILS** Would the project

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

a) Expose people or structures to potential substantial

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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adverse effects, including the risk of loss, injury, or death?

b) Be subject to rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault?

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

Findings of Fact:

a-b) According to RCLIS (GIS database), the proposed project is not located within a fault zone. Based, on the review of aerial photos, site mapping and literature research, there is no evidence of active faults crossing trending toward the subject site. In addition, the site is not located within one-half miles from an earthquake fault zone. Therefore, the potential for this site to be affected by surface fault rupture is considered low.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

**12. Liquefaction Potential Zone**

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

Source: Riverside County General Plan Figure S-3 "Generalized Liquefaction"

Findings of Fact:

a) According to RCLIS (GIS database), there is a low potential for this project site to be affected by seismically induced liquefaction. Less than significant impacts are anticipated.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

**13. Ground-shaking Zone**

a) Be subject to strong seismic ground shaking?

Source: Riverside County General Plan Figure S-4 "Earthquake-Induced Slope Instability Map," and Figures S-13 through S-21 (showing General Ground Shaking Risk)

Findings of Fact:

a) According to General Plan Figure S-4, the proposed project site is not located in an area which is susceptible to landslide risk as a result of seismic activity. Figure S-13 of the General Plan indicates that the proposed project site is located in an area that has a very high ground-shaking risk. The

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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proposed development will be required to comply with the latest edition of the California Building Code (CBC 2007) which takes into consideration earthquake risk. This requirement is not considered unique mitigation for CEQA purposes. The proposed project will have a less than significant impact with regard to ground shaking.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

**14. Landslide Risk**

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

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

Findings of Fact:

a) According to Figure S-5, the proposed project is located within an area which has less than 15 percent slope. Standard Conditions require slope ratios of two to one (2:1) or flatter (Condition of Approval 10.BS GRADE.9). Therefore, the project will have a less than significant impacts related to landslide potential.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

**15. Ground Subsidence**

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

Source: Riverside County General Plan Figure S-7 "Documented Subsidence Areas Map"

Findings of Fact:

a) The project site is located in an area susceptible to subsidence, but not located near any documented areas of subsidence. California Building Code (CBC) requirements pertaining to development will mitigate the potential impact to less than significant. As CBC requirements are applicable to all development, they are not considered mitigation for CEQA implementation purposes.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.



	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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<b>16. Other Geologic Hazards</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
a) Be subject to geologic hazards, such as seiche, mudflow, or volcanic hazard?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: On-site Inspection, Project Application Materials

Findings of Fact:

a) Based on a review by the County Geologist, the proposed project is not located within an area that is subject to geologic hazards, such as seiche, mudflow, or volcanic hazard. Therefore, there is no impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

<b>17. Slopes</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
a) Change topography or ground surface relief features?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Create cut or fill slopes greater than 2:1 or higher than 10 feet?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Result in grading that affects or negates subsurface sewage disposal systems?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

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

Findings of Fact:

a) The project proposes minimal grading which may alter the sites natural topography although it is anticipated that it will have a less than significant impact change to the existing topography on the subject site. The grading will follow the natural slopes and not alter any significant elevated topographic features located on the site.

b) No slopes with a slope ratio greater than two to one (2:1) (horizontal run: vertical rise) are proposed. The project is required to limit the steepness of slopes to this ratio of 2:1 unless otherwise approved (Condition of Approval 10.BS GRADE.9). This is a standard condition of approval and is, therefore, not considered unique mitigation pursuant to CEQA. Therefore, the impact is considered less than significant.

c) The project will not result in grading that affects or negates subsurface sewage disposal systems.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

<b>18. Soils</b>	<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
a) Result in substantial soil erosion or the loss of topsoil?				
b) Be located on expansive soil, as defined in Section 1802.3.2 of the California Building Code (2007), creating substantial risks to life or property?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Have soils incapable of adequately supporting use of septic tanks or alternative waste water disposal systems where sewers are not available for the disposal of waste water?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Source: U.S.D.A. Soil Conservation Service Soil Surveys, Project Application Materials, On-site Inspection

Findings of Fact:

- a) The development of the project site may have the potential to result in soil erosion during grading and construction. Standard Conditions of Approval have been issued regarding soil erosion that will further ensure protection of public health, safety, and welfare upon final engineering of the project and are not considered mitigation for CEQA implementation purposes. (COA 10.BS GRADE.04)
- b) The project may be located on expansive soil; however, California Building Code (CBC) requirements pertaining all structures will mitigate the potential impact to less than significant. As IBC requirements are applicable to all structures they are not considered mitigation for CEQA implementation purposes.
- c) This project will require the installation of a septic tank and leach lines. However, do to the large amount of acreage for the overall site; the installation of one (1) septic tank will not cause significant environmental effects.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

<b>19. Erosion</b>				<input checked="" type="checkbox"/>
a) Change deposition, siltation, or erosion that may modify the channel of a river or stream or the bed of a lake?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Result in any increase in water erosion either on or off site?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

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

Findings of Fact:

- a) The project site is not located near the channel of a river, or stream, or the bed of a lake. Thus the proposed project does not change deposition, siltation or erosion that may modify the channel of a river or stream or the bed of a lake. No impact will occur.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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b) The project may result in an increase in water erosion either on or off site. Building and Safety Department has provided standard conditions of approval to ensure erosion impacts are mitigated to less than significant levels upon final engineering and are not considered mitigation for CEQA implementation purposes. (Conditions of Approval 10.BS GRADE.04)

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

<b>20. Wind Erosion and Blowsand from project either on or off site.</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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a) Be impacted by or result in an increase in wind erosion and blowsand, either on or off site?

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

Findings of Fact:

The project site lies within a moderate area of wind erosion. The project site is not anticipated to be impacted by blowsand from off site because current levels of wind erosion on adjacent properties that would impact this site are considered less than significant. A condition has been placed on the project to control dust created during grading activities (Condition of Approval 10 BS.GRADE.8). This is a standard condition and, therefore, is not considered unique mitigation pursuant to CEQA. Therefore, the impact is considered less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

**GREENHOUSE GAS EMISSIONS** Would the project

<b>21. Greenhouse Gas Emissions</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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a) Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?

b) Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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Source: Application Materials, Greenhouse Gas Impact Analysis, prepared by Urban Crossroads on February 5, 2013.

Findings of Fact:

a) A Greenhouse Gas Impact Analysis, dated February 5, 2013, prepared for the subject property indicates the project's total annual GHG emissions would be 2,033.10 metric tons per year (MTY) of

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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CO<sub>2</sub>-equivalents (CO<sub>2</sub>e). This total is below the threshold of 3,000 MTY CO<sub>2</sub>e for small projects established by the South Coast Air Quality Management District (SCAQMD).

The project annual total of 2,033.10 MTY CO<sub>2</sub>e includes both direct (amortized construction, area source and mobile emissions) and indirect (electricity, natural gas, solid waste and water usage) GHG emissions. Hence, the project would not result in significant generation of greenhouse gases, either directly or indirectly, and would not have a significant impact on the environment due to greenhouse gas emissions.

b) The project is consistent with the Riverside County General Plan's land use designation (Community Development: Commercial Retail) for the site with the proposed General Plan Amendment associated with the project. Hence the project does not represent development in excess of the State's "Business As Usual" (BAU) scenario. Further, the project would be subject to a variety of measures that would reduce the project's greenhouse gas emissions to below the BAU level. These measures include the following:

a. Compliance with all applicable policies, measures and regulations promulgated through, or as a result of, AB 32, California's "Global Warming Solutions Act of 2006," including measures outlined by the California Air Resources Board in their *Climate Change Scoping Plan* (December 2008) for AB 32 implementation.

b. Compliance with County Ordinance No. 859, *Water-Efficient Landscaping Standards*.

As a result of implementation of, and compliance with, the above measures, the project would further reduce greenhouse gas emissions below that expected for a business-as-usual project, consistent with the policies and plans of the County and the State, AB 32 in particular. These measures ensure the project would not conflict with the any applicable plans, policies or regulations related to reducing greenhouse gas emissions, and that this project's affect on the attainment of these plans is less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

**HAZARDS AND HAZARDOUS MATERIALS** Would the project

**22. Hazards and Hazardous Materials**

a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?	<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 checked="" type="checkbox"/>	<input type="checkbox"/>
d) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within	<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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one-quarter mile of an existing or proposed school?

e) Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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Source: Project Application Materials

Findings of Fact:

a) Development of the proposed project will incrementally increase the use and disposal of substances such as cleaning products, fertilizers, pesticides, and standard office supplies etc. The proposed project is to be used for commercial-retail consistent with the existing Scenic Highway Commercial (C-P-S) zoning. This zone permits for certain land uses which might use hazardous materials. The management of such hazardous materials is subject to the Department of Environmental Health policies. The project will not involve the transport, use or disposal of hazardous materials as it consists of a Rite Aid pharmacy along with two other commercial shell buildings. Therefore, the impact is considered less than significant.

b) The proposed project is not anticipated to create significant hazard to the public or the environment through reasonably foreseeable upset and accidents conditions involving the release of hazardous materials into the environment. The project consists of a Rite Aid pharmacy and two commercial shell buildings which could allow a variety of commercial-retail uses permitted in the Scenic Highway Commercial (C-P-S) zone. The management of hazardous materials are subject to the Department of Environmental Health policies. Therefore, the impact is considered less than significant.

c) The proposed project will not impair implementation of or physically interfere with an adopted emergency response plan or an emergency evacuation plan. The proposed project includes adequate access for emergency response vehicles and personnel as developed in consultation with the County's Fire Department. The project site has two points of paved access for emergency response vehicles to utilize; driveway on Van Buren Boulevard and a driveway on Washington Street. Therefore, the project will have less than significant impact.

d) Woodcrest Elementary school is located directly west within one-quarter mile of the project site. However, the proposed project does not propose the transportation of substantial amounts of hazardous materials. Therefore, the impact is considered to be less than significant.

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. Therefore, there is no impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

**23. Airports**

a) Result in an inconsistency with an Airport Master Plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
b) Require review by the Airport Land Use Commission?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard for people residing or working in the project area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) For a project within the vicinity of a private airstrip, or heliport, would the project result in a safety hazard for people residing or working in the project area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

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

Findings of Fact:

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

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

**24. Hazardous Fire Area**

- |  |                          |                          |                                     |                          |
|--|--------------------------|--------------------------|-------------------------------------|--------------------------|
| a) Expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
|--|--------------------------|--------------------------|-------------------------------------|--------------------------|

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

Findings of Fact:

- a) The proposed project is not located within a high fire area. Based on a review by the Fire Department, the project has adequate access for emergency vehicles and access to sufficient water supply to fight fires. The site allows for secondary access for emergency vehicles. Therefore, it is not anticipated that the proposed project would expose people or structures to a significant risk of loss, injury or death involving wildland fires. Therefore, 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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**Mitigation:** No mitigation measures are required.

**Monitoring:** No monitoring measures are required.

**HYDROLOGY AND WATER QUALITY** Would the project

**25. Water Quality Impacts**

a) Substantially alter the existing drainage pattern of the site or area, including the alteration of the course of a stream or river, in a manner that would result in substantial erosion or siltation on- or off-site?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Violate any water quality standards or waste discharge requirements?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Create or contribute runoff water that would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Place housing within a 100-year flood hazard area, as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Place within a 100-year flood hazard area structures which would impede or redirect flood flows?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
g) Otherwise substantially degrade water quality?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
h) Include new or retrofitted stormwater Treatment Control Best Management Practices (BMPs) (e.g. water quality treatment basins, constructed treatment wetlands), the operation of which could result in significant environmental effects (e.g. increased vectors or odors)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

**Source:** Riverside County Flood Control District Flood Hazard Report/Condition, "Preliminary Hydrology Study" prepared by Adkan Engineers dated November 16, 2012.

**Findings of Fact:**

a) According to the hydrology study submitted by Adkan Engineers dated November 16, 2012, the project is located on relatively flat terrain with a slight gentle sloping terrain from the southeast to the northwest. There is minimal drainage infrastructure in the project area except two 15-inch corrugated metal pipe (CMP) culvert located in Washington Street just south of Van Buren Boulevard which collects and conveys the tributary runoff westerly under Washington Street. The culvert flows into an undersized existing 24-inch CMP culvert, westerly along Van Buren Boulevard, which ultimately connects to a 54-inch pipe at the Woodcrest Self Storage facility.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Historically, ponded water at the inlet to these culverts has been a problem. The project is conditioned to not make the existing flooding conditions any worse within Van Buren Boulevard and Washington Street (Conditions of Approval 10.FLOOD.1). The project's 10 year runoff will free-flow through storm drainage facilities without ponding water within the intersection, however, the 100 year storm event will still have some ponding, but will see some decrease due to the project's detention basin and infiltration trench. This is a temporary condition until the extension of the County Flood District's existing 51-inch pipe in Krameria Street can be extended to Washington Street. At such time this extension precede the project, the applicant shall construct adequate catch basin and storm drainage conveyance to convey the 10 and 100 year flows south on Washington Street to the 51-inch storm drain in lieu of other offsite improvements presented west of Washington Street. The project proposes to remove and replace the 24-inch CMP along Van Buren Boulevard with a 36-inch RCP, connecting to an existing 54-inch RCP located within the Woodcrest Self Storage facility.

During the existing 100 year storm event, approximately 1.4 cfs is conveyed into the two 15-inch CMP culverts and the remaining flows breach the crown of Washington Avenue, inundating the entire width of Washington Street, and then travel through the school campus into an existing inlet. The proposed project will help mitigate these impacts through management of the on-site and off-site flows. The project includes grading to create three commercial building pads as well as parking areas and drive aisles. The project will increase the amount of impermeable surfaces, which will decrease the absorption rates of the site. Project runoff will flow into a 4,500 sq.ft underground detention basin proposed on site which has been sized to ensure that post development peak runoff. Off-site drainage tributaries are being diverted around the project where along the easterly project boundary a channel is being proposed to convey the offsite flows northerly. The size of the channel has been calculated to contain 100 year storm flows. A drop inlet will be installed south of Van Buren Boulevard on the adjacent easterly property and will tie into a 24-inch RCP conveying storm flows to a custom junction box at the intersection of Van Buren Boulevard and Washington Street. The drainage conditions of the intersection of Van Buren Boulevard and Washington Street will be improved with the proposed design improvements of replacing the existing downstream 15-inch culvert and 24-inch CMP with a 36-inch RCP along the existing alignment to the existing connection in the side of the catch basin located southerly of Van Buren Boulevard. The roadway discharge of the proposed 100 year storm condition over the crown is almost equal to that of the existing 10 year storm condition totaling a 25% reduction to that of the existing 100 year storm condition. In both events the proposed condition has significantly improved the existing conditions.

The proposed facilities associated with this project has demonstrated the ability to convey the 10 year storm event with no flooding of Washington Street or Van Buren Boulevard. The 100 year storm event results in an improved condition on Washington when compared to the existing condition. Van Buren Boulevard will result in an increase from 1.5 dry drivable lanes to 3 dry drivable lanes. Said grading or offsite improvements will not impact the existing pattern of drainage nor is it anticipated to substantially alter the existing drainage patterns of the project site (Condition of Approval 10.FLOOD.5) Therefore, the impact is considered less than significant.

b) The proposed project will not violate any water quality standards or waste discharge requirements. The development is required to submit a Water Quality Management Plan (WQMP) which identifies site design Best Management Practices (BMPs) and source-control BMPs to be incorporated into the project plans (Condition of Approval 10.FLOOD.13). Site design BMPs include minimizing urban runoff, minimizing the impervious footprint, conserving natural areas, and minimizing directly



Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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connected impervious areas. With adherence to the WQMP, less than significant impacts are anticipated.

c) Water service will be supplied by Western Municipal Water District. A will serve letter has been issued indicating adequate water availability to service the project. The proposed project will not deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted). Therefore the impact is considered less than significant.

d) There are no significant planned stormwater drainage systems in this area of the County. The project will not be altering the drainage in any significant way. Therefore, the impact is considered less than significant.

e) The proposed project is not located within a 100-year flood zone. The project will not place housing within a 100-year flood hazard area, as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map. Therefore, no impacts will occur.

f) The proposed project is not located within a 100-year flood zone. The project will not place within a 100-year flood hazard area structures which would impede or redirect flood flows. Therefore, no impact will occur.

g) The proposed project will not violate any water quality standards or waste discharge requirements and it will not substantially deplete or degrade groundwater supplies or interfere substantially with groundwater recharge (see 25b). Therefore, impacts are considered less than significant.

h) The site has been designed to minimize drainage infrastructure. A WQMP is required to be submitted which will include minimal BMP's designed to treat typical onsite flows, which are very minimal based on the topography. Any BMP's would be low flow BMP's which would not create any operating impacts such as standing water or vector issues. Therefore, impacts are considered less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

**26. Floodplains**

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

NA - Not Applicable  U - Generally Unsuitable  R - Restricted

a) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner that would result in flooding on- or off-site?

b) Changes in absorption rates or the rate and amount of surface runoff?

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
c) Expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam (Dam Inundation Area)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Changes in the amount of surface water in any water body?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

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

Findings of Fact:

a) There are no streams or water features on-site. The 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 substantially increase the rate or amount of surface runoff in a manner that would result in flooding on- or off-site. Therefore, the impact is considered less than significant.

b) Since the project proposes additional impervious surfaces, the existing absorption rates and the amount of surface runoff would be affected. The project includes grading to create three commercial building pads as well as parking areas and drive aisles. The project will increase the amount of impermeable surfaces, which will decrease the absorption rates of the site. Project runoff will flow into a 4,500 sq.ft underground detention basin proposed on site which has been sized to ensure that post development peak runoff. The project is required to provide all necessary drainage infrastructure as indicated in the project's hydrology study (Condition of Approval 10.FLOOD.1). The impact is considered less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

**LAND USE/PLANNING** Would the project

**27. Land Use**

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

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

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

Findings of Fact:

a) The proposed project is seeking to alter the land use designation and zoning of the southernmost parcel (APN: 274-040-003) in the project; from Rural Community: Very Low Density Residential (RC: VLDR) to Community Development: Commercial Retail (CD: CR), and from Residential Agricultural (R-A) zone to Scenic Highway Commercial (C-P-S). The change in general plan designation and zoning will not substantially alter the makeup of the existing area as there are existing commercial-

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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retail uses along Van Buren Boulevard and Washington Avenue and the proposed project is consistent with these uses. The project site has currently a market selling farm produce, an outdoor lamp and patio furniture business, and a single-family residence, all of which will be removed with this project. The surrounding properties consist of commercial-retail to the north and east, Woodcrest Elementary school to the west, and a landscaping nursery and single-family residences to the south and southeast. Therefore, impacts are considered less than significant.

b) The project is located within the City of Riverside Sphere of Influence boundary. According to the City of Riverside online maps, the project site is designated Commercial which is consistent with the proposed project. Therefore, impacts are considered less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

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

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

Findings of Fact:

a-d) The proposed project is seeking to alter the existing land use designation and zoning of the southernmost parcel (APN: 274-040-003) in the project; from Rural Community: Very Low Density Residential (RC: VLDR) to Community Development: Commercial Retail (CD: CR), and from Residential Agricultural (R-A) zone to Scenic Highway Commercial (C-P-S).

The change in general plan designation and zoning will not substantially alter the makeup of the existing area as there are existing commercial-retail uses along Van Buren Boulevard and Washington Avenue and the proposed project is consistent with these uses. The project site has currently a market selling farm produce, an outdoor lamp and patio furniture business, and a single-family residence, all of which will be removed with this project. The surrounding properties consist of commercial-retail to the north and east, Woodcrest Elementary school to the west, and landscaping nursery and single-family residences to the south and southeast.

The proposed project is compatible with the surrounding zoning of Scenic Highway Commercial (C-P-S) to the north, east, and west, and Residential Agricultural (R-A) to the south, east and west.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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The proposed project is consistent with the design standards of the C-P-S zoning and other regulations outlined in Ordinance No. 348, as well as being consistent with the land use designations and policies of the Riverside County General Plan.

Therefore, impacts are considered less than significant.

e) The proposed project will not disrupt or divide the physical arrangement of an established community.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

**MINERAL RESOURCES** Would the project

**29. Mineral Resources**

a) Result in the loss of availability of a known mineral resource that would be of value to the region or the residents of the State?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Result in the loss of availability of a locally-important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Be an incompatible land use located adjacent to a State classified or designated area or existing surface mine?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Expose people or property to hazards from proposed, existing or abandoned quarries or mines?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

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

Findings of Fact:

a) The proposed project is located within an area designates as MRZ-3a: Areas where the available geologic information indicates that mineral deposits are likely to exist. However, the significance of the deposits is undetermined. The project area has not been used for mining. Therefore, the project would not result in the loss of availability of a known mineral resource in an area classified or designated by the State that would be of value to the region or the residents of the State. Therefore, the impact is considered less than significant.

b) The project site has not been used for mineral resources; therefore, the project will not result in the loss of availability of a locally important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan. Therefore, there is no impact.

c) Surrounding the project site are residential homes on large lots and vacant land. There are no existing surface mines surrounding the project site; therefore, the project will be compatible with the surrounding uses and will not be located adjacent to a State classified, designated area, or existing surface mine. Therefore, there is no impact.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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d) The project site is not located adjacent or near an abandoned quarry mine; therefore, the project will not expose people or property to hazards from quarry mines. Therefore, there is no impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

**NOISE** Would the project result in

**Definitions for Noise Acceptability Ratings**

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

NA - Not Applicable

A - Generally Acceptable

B - Conditionally Acceptable

C - Generally Unacceptable

D - Land Use Discouraged

**30. Airport Noise**

a) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport would the project expose people residing or working in the project area to excessive noise levels?

NA  A  B  C  D

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

NA  A  B  C  D

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

Findings of Fact:

a) The proposed project site is not located within an Airport Influence Area; therefore, the project will not expose people residing on the project site to excessive noise levels related to air traffic. Therefore, no impacts are expected.

b) The proposed project site is not located within the vicinity of a private air strip; therefore, the project will not expose people residing on the project site to excessive noise levels. No impacts are expected.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

**31. Railroad Noise**

NA  A  B  C  D

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

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

The project is not located in the vicinity of any railroads. Therefore, there is no impact.

**Mitigation:** No mitigation measures are required.

**Monitoring:** No monitoring measures are required.

**32. Highway Noise**

NA  A  B  C  D

**Source:** On-site Inspection, Project Application Materials

**Findings of Fact:**

The proposed project is not located in the vicinity of a major highway. Therefore, there is no impact.

**Mitigation:** No mitigation measures are required.

**Monitoring:** No monitoring measures are required.

**33. Other Noise**

NA  A  B  C  D

**Source:** Project Application Materials, GIS database

**Findings of Fact:**

No other noise sources have been identified near the project site that would contribute a significant amount of noise to the project.

**Mitigation:** No mitigation measures are required.

**Monitoring:** No monitoring measures are required.

**34. Noise Effects on or by the Project**

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

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

c) Exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
d) Exposure of persons to or generation of excessive ground-borne vibration or ground-borne noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Source: Riverside County General Plan, Table N-1 ("Land Use Compatibility for Community Noise Exposure"); Project Application Materials, Noise Impact Analysis prepared by Urban Crossroads dated December 15, 2010

Findings of Fact:

a) The proposed project will raise ambient noise levels in the area which currently exist without the project. The proposed project will construct three commercial retail buildings, consisting of one Rite Aid pharmacy and two commercial shell buildings, totaling 52,672 sq. ft. on 6.4 gross acres, which is similar to the existing commercial-retail uses along Van Buren Boulevard.

A noise impact study has been prepared by Urban Crossroads dated December 15, 2010, that examined off-site traffic noise impacts, operational noise impacts, and temporary construction noise impacts. The study has been reviewed by the County's Industrial Hygiene Department and has been found satisfactory. In addition to this finding, the Industrial Hygiene specialist has provided several conditions to go along with the noise study, that will help mitigate potential noise impacts.

The noise study indicates that there will be an increase in permanent ambient noise levels created by the project through vehicles trips and operational noises from the future commercial-retail businesses.

The study indicates that existing noise along Van Buren Boulevard and Washington Street already exceeds the County's 65 dBA CNEL exterior baseline standard at 100 feet. It is anticipated that the off-site project related noise impacts at the same intersection will be 73.8 dBA.

The study indicates that changes in off-site traffic noise impacts would increase by 0.7 dBA CNEL with the development of the proposed project. An increase of less than 3.0 dBA CNEL is not considered substantial in terms of community noise impacts. A significant impact is considered both a level above 65 dBA CNEL and an increase greater than 3.0dBA. Therefore the proposed project contributions to off-site roadway noise levels will not cause any significant impacts to existing or future sensitive noise receptors.

The noise study also reviewed operational noise impacts associated with the proposed project which includes truck loading/unloading, parking lot vehicle activities, and roof-top air conditioners. These noise impacts will be mitigated by sound barriers designed as part of the project and adopted as conditions of approval and restricting truck deliveries to daytime hours of 7 a.m. to 10 p.m. (Conditions of Approval 10.EHS.1). The first sound barrier is a 9-foot high noise wall located along the southeast corner property line of the project. The second sound barrier is a 3-foot high rooftop noise wall located on buildings B & C. The purposes and locations of these sound barriers are able to attenuate noise impacts from the truck loading/unloading activities and rooftop air conditioner units before it impacts nearby residents to the south and southeast. With the proposed noise barrier mitigations and truck delivery restrictions, the project only noise level at property lines are expected to reach 54.4 dBA Leq during daytime hours and 48.4 dBA during nighttime hours. Though overall noise levels are expected to exceed the 55/45 dBA day/nighttime residential exterior noise levels, the project impacts are less than 3.0 dBA Leq, and therefore will not have a significant impact on surrounding receptors with the mitigations incorporated.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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b) The proposed project may create a substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project during construction. Construction noise represents a short-term impact on the ambient noise levels. Noise generated by construction equipment may include trucks, graders, bulldozers, concrete mixers and portable generators. Grading activities typically represent one of the highest potential sources of noise impacts. Construction noise is of short-term duration and will not present any long-term impacts on the project site or surrounding are. The following measures identified in the noise study would reduce potentially significant short-term construction impacts to the surrounding community:

- All construction equipment, fixed or mobile, shall equip properly operating and maintained mufflers. All stationary construction equipment shall be directed away from noise sensitive receptors.
- All equipment shall be located in staging res that will create the greatest distance between construction-related noise sources and noise sensitive receptors during all project construction.
- All high noise impact construction-related activities shall be limited to constructions hours determined by County staff.
- All haul truck deliveries shall be limited to the same hours specified for construction equipment. To the extent feasible, haul routes shall not pass sensitive land uses or residential dwellings.

Short-term, construction-related noise impacts may occur during project grading and construction. However, construction activities will be required to comply with County noise standards. Since the construction site is within one-quarter mile of an occupied residence, no construction activities shall be undertaken between the hours of 6:00 p.m. and 6:00 a.m. during the months of June through September and between the hours of 6:00 p.m. and 7:00 a.m. during the months of October through May. This is a standard policy and is, therefore, not considered unique mitigation pursuant to CEQA. Therefore, the impact is considered less than significant.

c) The proposed project will not expose people to or generate noise levels in excess of standards established in the local general plan, noise ordinance (County Ordinance No. 847), or applicable standards of other agencies. Exterior noise levels will be limited to less than or equal to 45 dB(A) 10-minute LEQ between the hours of 10:00 p.m. to 7:00 a.m., and 65 dB(A) at all other times pursuant to County Ordinance No. 847. Therefore, impacts are expected to be less than significant.

d) Persons might be exposed to groundborne vibration or groundborne noise levels during construction and operation of the project; however, to minimize ambient noise levels during construction and operation of the proposed project, construction and operation shall be restricted substantially to daylight hours.

Mitigation: Condition 10.EHS.1 requires the project to comply with recommendations made by Industrial Hygiene

Monitoring: Mitigation Monitoring will be achieved through the building and safety plan check process.

**POPULATION AND HOUSING** Would the project

**35. Housing**

a) Displace substantial numbers of existing housing, necessitating the construction of replacement housing else-



	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
where?				
b) Create a demand for additional housing, particularly housing affordable to households earning 80% or less of the County's median income?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Affect a County Redevelopment Project Area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Cumulatively exceed official regional or local population projections?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Induce substantial population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

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

Findings of Fact:

a) The project will not necessitate the construction or replacement of housing elsewhere. The project currently has an existing single family residence on APN: 274-040-003 and plans to remove the home to construct Building C of the project. Even though the project will displace the residents living within this home, the removal of one single-family home is not considered a substantial number and replacement housing is prevalent. Therefore, impacts are considered less than significant.

b) This project will develop a commercial-retail center on commercial designated properties and will have no impact on creating a demand for additional housing, particularly housing affordable to households earning 80% or less of the County's median income.

c) The project will not displace a substantial number of people necessitating the construction or replacement of housing elsewhere. The project currently has an existing single family residence on APN: 274-040-003 and plans to remove the home to construct Building C of the project. Even though the project will displace the residents living within this home, the removal of one single-family home is not considered a substantial number and replacement housing is prevalent. Therefore, impacts are considered less than significant.

d) The project is not located within or near a County Redevelopment Project Area.

e) The project will not contribute to the amount of residential homes to the area. Therefore, this project will have no impact on cumulatively exceeding official regional or local population projections.

f) This project will not contribute to the amount of residential homes to the area. Therefore, this project will have no impact on inducing substantial population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure).

Mitigation: No mitigation measures are required.

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

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

**36. Fire Services**

Source: Riverside County General Plan Safety Element

Findings of Fact:

The proposed project will have a less than significant impact on the demand for Fire services. Prior to the issuance of a certificate of occupancy, the Applicant shall comply with the provisions of Ordinance 659.10 which requires payment of the appropriate fees related to the funding and construction of facilities necessary to address the direct cumulative environmental effect generated by new development projects (Condition of Approval 90.PLANNING.39). With compliance to Ordinance No 659.10, impacts to Fire services are viewed as less than significant.

Additionally, the project will not 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. As such, this project will not cause the construction that could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services. Therefore, the impact is considered less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

**37. Sheriff Services**

Source: Riverside County General Plan

Findings of Fact:

The Riverside County Sheriff's Department (RCSD) provides law enforcement and crime prevention services to the project site. Similar to fire protection services, the proposed project will incrementally increase the demand for sheriff services in the project area; however, due to its limited size, the proposed project will not create a significant impact on sheriff services. Riverside County's development impact fee Ordinance No. 659.10 also collects fees for sheriff services, which is intended to offset any incremental increases in need for sheriff services (Condition of Approval 90.PLANNING.39). The proposed project is required to pay these development impact fees prior to issuance of building permits. Therefore, with payment of the development impact fees pursuant to Ordinance No. 659.10, the proposed project will have a less than significant impact on sheriff services and no mitigation measures are required.

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

Monitoring: No monitoring measures are required.

**38. Schools**

Source: Riverside Unified School District correspondence, GIS database

Findings of Fact:

The Riverside Unified School District provides public education services for the project area. The applicant of this project is conditioned to pay the school impact fees for residential uses as set by State Law. Fees are required to be paid prior to issuance of building permits (Conditions of Approval 80.PLANNING.27). This is a standard condition of approval and is not considered unique mitigation pursuant to CEQA. Therefore, with payment of school fees the potential impact is less than significant level.

Currently, the applicant has an existing Rite Aid pharmacy store located on the opposite side of Van Buren Boulevard, which he intends to relocate to the proposed project site. The existing Rite Aid store has a valid license to sell alcohol from the California Department of Alcoholic Beverage Control (ABC) (License No. 84126) and will be using this existing license at the new location of the proposed project. The Type 21 Off Sale General license allows for the sale of beer, wine and distilled spirits for consumption off the premises where it's sold. There are only two other businesses with an active Type 21 license in the area, Stater Brothers grocery store which is located in the same commercial retail center as the existing Rite Aid, and Woodcrest Liquor, approximately 1,400 feet west of the project site. There will not be an increase or over-concentration of Type 21 alcohol licensed businesses in the area as the applicant is proposing to relocate the existing business across the street and use the same existing ABC license.

Woodcrest Elementary school is located on the opposite side of Washington Street, approximately 70-feet from the proposed project boundary. A portion of the proposed Rite Aid store will have a beverage section where beer, wine and distilled spirits will be sold for off-site consumption. It is not anticipated that the sale of alcohol as an ancillary use of the proposed pharmacy store will create a significant impact on the nearby elementary school. It is anticipated that Rite Aid customers will be shopping at the store for merchandise other than the sole purchase of alcohol i.e. pharmaceutical and hygiene products. Therefore, any potential impacts related to the purchase of alcohol from the project are considered less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

**39. Libraries**

Source: Riverside County General Plan

Findings of Fact:

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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The proposed development will have impacts on library resources because it will generate end users. However, Riverside County's development impact fee Ordinance No. 659.10 also collects fees for library services, which is intended to offset any incremental increases in need for libraries. The proposed project is required to pay these development impact fees prior to issuance of building permits (Condition of Approval 90.PLANNING.39). This is a standard condition of approval and is not considered unique mitigation pursuant to CEQA. Therefore, the impact is considered less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

**40. Health Services**

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

Findings of Fact:

The project will not create a significant additional need for additional health services. However, these types of services are normally user fee or tax-supported services. No shortage in the provision of health care service is expected as a result of the proposed project. The proposed project will not have a significant impact on health services and no mitigation measures are required.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

**RECREATION**

**41. Parks and Recreation**

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

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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b) Would the project include the use of existing neighborhood or regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?

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

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

Findings of Fact:

a-b) The proposed commercial project will not require the construction or expansion of recreational facilities. Therefore, no impact will occur.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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c) The project is within Community Service Area (CSA) 152. All projects are required to pay parks and recreation fees to the county service area or other appropriate parks district which would mitigate impacts on use of existing neighborhood or regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated (Condition of Approval 90.PLANNING.28). Since this is not a unique mitigation, impacts are determined to be less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

**42. Recreational Trails**

Source: Riv. Co. 800-Scale Equestrian Trail Maps, Open Space and Conservation Map for Western County trail alignments

Findings of Fact:

The proposed project has not incorporated any trails into its design; therefore, the project will have no impact on recreational trails.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

**TRANSPORTATION/TRAFFIC** Would the project

**43. Circulation**

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

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

c) Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks?

d) Alter waterborne, rail or air traffic?

e) Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or

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

Source: Riverside County General Plan, Traffic Impact Analysis prepared by Urban Crossroads dated February 7, 2011

Findings of Fact:

a) The Transportation Department has reviewed the traffic study submitted for the proposed project and has verified that it has been prepared in accordance with County-approved guidelines and the findings relative to traffic impacts. The General Plan circulation policies require a minimum of Level of Service 'C', except that Level of Service 'D' may be allowed in community development areas at intersections of any combination of secondary highways, major highways, arterials, urban arterials, expressways or state highways and ramp intersections. The traffic study utilized the Level of Service "D" as the target threshold for all County intersections.

The majority of the study area intersections are currently operating at an acceptable Level of Service during peak hours. For existing plus ambient growth plus project traffic conditions, the following intersections are projected to operate at unacceptable levels of service during peak hours with existing geometrics:

- Washington Street (NS) at: Golden Star Avenue (EW). Level of Service "E" AM and PM peak hours. Unacceptable delay / Level of Service already exist at this location in the AM peak hour. Although this intersection has unacceptable delays in the morning, the minor street/critical movement still provides excellent volume-to-capacity ratios (less than 0.40).
- Porter Avenue (NS) at: Van Buren Boulevard (EW). Level of Service "F" AM and PM peak hours. Unacceptable delay / Level of Service already exist at this location for both AM and PM peak hours. Acceptable traffic operations are anticipated at this intersection with the installation of planned traffic signal.

The following proposed mitigation measures will help improve project access intersections (Conditions of Approval 10.TRANS.3):

- Reconstruct the south leg of Washington Street at Van Buren Boulevard to provide the following:
  - Northbound approach –
    - 2 left turn lanes
    - 2 through lanes
    - 1 right turn lane
  - 2 Southbound through (receiving) lanes
- Provide a cross street stop sign for the westbound approach at the future intersection of Washington Street at Driveway 1.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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- Construct an exclusive southbound left turn lane for the intersection of Washington Street at Driveway 1 with a minimum of 100-feet of vehicle storage capacity. This will provide adequate storage for a delivery truck and at least one additional passenger car without blocking through traffic on Washington Street.
- Provide two (2) northbound and southbound through lanes on Washington Street along the project frontage.
- Provide a cross street stop sign for the north bound approach at the intersection of Driveway 1 at Van Buren Boulevard.
- On-site traffic signing and striping should be implemented in conjunction with detailed construction plans for the project site.
- Sight distance at the project driveways should be reviewed with respect to standard Caltrans and County of Riverside sight distance standards at the time of preparation of final grading, landscape and street improvement plans.

The traffic study concluded that the installation of a traffic signal would improve the Level of Service at Washington Street (NS) at: Golden Star Avenue (EW) and Porter Avenue (NS) at: Van Buren Boulevard (EW); however the addition of a traffic signal is not projected to be warranted by the Transportation Department at this time. The Transportation Department determined that the increase in amount of trips created by the project is not significant enough to trigger the need for an intersection at Washington Street and Golden Star Avenue which will be impacted by the project degrading the level of service from D to E during PM peak hours. This impact during PM peak hours is not considered significant by the Transportation Department as the existing intersection already operates in an unacceptable level of service during AM peak hours, and during non-peak times the intersection operates at acceptable levels.

The project is conditioned to pay their fair share towards TUMF and DIF fees which as part of the County's General Plan policy, will improve and widen street lanes and improve the operation of intersections, all of which will help improve traffic flow and intersection delays.

Although these identified intersections are operating at unacceptable levels of service, the proposed project will not further significantly increase the traffic delays at these locations, and will not degrade the level of service further, except for the intersection of Washington Street and Golden Star Avenue. Therefore, impacts are determined to be less than significant with mitigation measures incorporated.

b) See item a) above. The Transportation Department has determined that the project will not exceed, either individually or cumulatively, a level of service standard established by the county congestion management agency for designated road or highways. Therefore, impacts are determined to be less than significant with mitigation measures incorporated.

c-d) The proposed project is not located within an Airport Influence Area. The project will not change air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks. Therefore, there is no impact.

e) The proposed project will not substantially increase hazards to a design feature (e.g. sharp curves or dangerous intersections) or incompatible uses (e.g. farm equipment). Street improvements as conditioned by the project will in fact make the local streets less dangerous through lane improvements, striping programs etc. Therefore, there is no impact.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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f) The proposed project will create an increase in vehicle trips to this area, thus creating an increase in road maintenance. The project has been conditioned to provide street improvements (Conditions of Approval 80.TRANS.3, 90.TRANS.4, 90.TRANS.13) that will help improve and maintain the roads condition in a safe and working manner. With the incorporation of these improvements, any impacts on existing roads will be mitigated to a less than significant impact.

g) The proposed project will result in temporary impacts to circulation during construction activities. Temporary circulation impacts resulting from construction activities may occur. During construction activities, the traffic flow will be maintained to the highest level possible with the use of standard traffic control devices. Typical traffic control measures include warning signs, warning lights, and flaggers. Implementation of traffic control measures will provide guidance and navigational tools throughout the project area in order to maintain traffic flow and levels of safety during construction. The impacts are considered less than significant.

h) The proposed project will not result in inadequate emergency access or access to nearby uses. The project has one driveway each on Van Buren Boulevard and Washington Street, providing multiple entrances and exits for emergency vehicles to access and exit the project. The roads leading up to the project (Van Buren Boulevard and Washington Street) are both paved and with some street improvements, providing a secure and safe paved route for emergency vehicles to access the site. The impacts are considered less than significant.

i) The proposed project will not conflict with adopted policies supporting alternative transportation. The project is consistent with alternative transportation policies by providing bike racks which will help promote non-motorized transportation and reduce motorized vehicle trips and negative air quality emissions. Therefore, no impact will occur.

Mitigation: Condition 10.TRANS.1 requires the project to comply with recommendations made in the traffic impact analysis report

Monitoring: Mitigation Monitoring will be achieved through the building and safety plan check process.

**44. Bike Trails**

Source: Riverside County General Plan

Findings of Fact:

The proposed project has not incorporated any trails into its design. The GIS database shows no bike trails in the vicinity. The project will not have any impacts to any planned bike trails.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

**UTILITY AND SERVICE SYSTEMS** Would the project

**45. Water**

a) Require or result in the construction of new water treatment facilities or expansion of existing facilities, the



Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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construction of which would cause significant environmental effects?

b) Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed?

Source: Department of Environmental Health Review

Findings of Fact:

a-b) The project is conditioned to obtain potable water and sanitary sewer service from the Western Municipal Water District/City of Riverside (Conditions of Approval 10. EHS.3), and is responsible to meet all their requirements. This project will not require or result in the construction of new water treatment facilities or expansion of existing facilities, the construction of which would cause significant environmental effects. In the interim, a temporary holding tank will be used pending imminent sewer availability (Conditions of Approval 10.EHS.2) and shall comply with the provisions set forth in County Ordinance 650.5. In addition, due to the water availability, the businesses in the project shall only be allowed to sell pre-packaged food items while the holding tank is still active. This project will not require or result in the construction of new water treatment facilities or expansion of existing facilities, nor will it have an impact on the supply of water available to serve the project. Therefore, impacts are less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

**46. Sewer**

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

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: Department of Environmental Health Review

Findings of Fact:

a-b) The project is conditioned to obtain potable water and sanitary sewer service from the Western Municipal Water District/City of Riverside (Conditions of Approval 10. EHS.3), and is responsible to meet all their requirements. This project will not require or result in the construction of new wastewater treatment facilities or expansion of existing facilities, the construction of which would cause significant environmental effects. In the interim, a temporary holding tank will be used pending imminent sewer availability (Conditions of Approval 10.EHS.2) and shall comply with the provisions set forth in County Ordinance 650.5. In addition, due to the water availability, the businesses in the

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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project shall only be allowed to sell pre-packaged food items while the holding tank is still active. This project will not require or result in the construction of new water treatment facilities or expansion of existing facilities, nor will it have an impact on the supply of water available to serve the project. Therefore, impacts are less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

**47. Solid Waste**

a) Is the project served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Does the project comply with federal, state, and local statutes and regulations related to solid wastes including the CIWMP (County Integrated Waste Management Plan)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

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

Findings of Fact:

a) The project is relatively small and will not generate significant amounts of construction or demolition waste. The project will be served by Riverside County Waste Management Department. The development will comply with federal, state, and local statutes and regulations related to solid wastes. The proposed project will not require nor result in the construction of new landfill facilities, including the expansion of existing facilities.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

**48. Utilities**

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

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

Source:

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 will use existing electricity service provided by Southern California Edison. Extensions will have to be made to the proposed structure. Since service already exists for the project site, the provision of extending electricity service to the proposed project will be considered less than significant impact.
- b) The project will use existing natural gas service provided by Southern California Gas Company. Extensions will have to be made to the proposed structure. Since service already exists for the project site, extending natural gas service to the proposed project will be considered less than significant impact.
- c) The project will use existing communications services provided by AT&T and Time Warner. Extensions will have to be made to the proposed structure. Since service already exists for the project site, extending communication service to the proposed project will be considered less than significant impact.
- d) Storm water drainage will perpetuate the natural drainage patterns of the area, off the project site. Storm water drainage on-site will not require the expansion of existing Count Flood Control facilities, nor require new facilities and potential impacts related to the construction of storm water facilities are considered less than significant.
- e) The proposed project will require new street lighting along the project's frontage. However, the amount of new street lighting construction needed would be considered environmentally insignificant. Therefore, street lighting construction for the project is considered less than a significant impact.
- f) Based on data available at this time, no offsite utility improvements or the need for increased roads will be required to support this project. Therefore, impacts are considered to be less than significant.
- g) No governmental services are expected to be required for the project, there no impact will occur.

**Mitigation:** No mitigation required.

**Monitoring:** No monitoring required.

**49. Energy Conservation**

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

**Source:**

**Findings of Fact:**

The County has not adopted any energy conservation plans, nor do any State or Federal energy conservation plans apply to the project site. The proposed project will meet all requirements of Title 24 California Code of Regulations construction for energy savings. There is no impact.

**Mitigation:** No mitigation required.

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

**OTHER**

50. Other:

Source: Staff review

Findings of Fact:

Mitigation:

Monitoring:

**MANDATORY FINDINGS OF SIGNIFICANCE**

51. Does the project have the potential to substantially degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal, or eliminate important examples of the major periods of California history or prehistory?

Source: Staff review, Project Application Materials

Findings of Fact: Implementation of the proposed project would not substantially degrade the quality of the environment, substantially reduce the habitat of fish or wildlife species, cause a fish or wildlife populations to drop below self-sustaining levels, threaten to eliminate a plant or animal community, or reduce the number or restrict the range of a rare or endangered plant or animal, or eliminate important examples of the major periods of California history or prehistory.

52. Does the project have impacts which are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, other current projects and probable future projects)?

Source: Staff review, Project Application Materials

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

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

Source: Staff review, project application

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

## VI. EARLIER ANALYSES

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

Earlier Analyses Used, if any:

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

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

## VII. AUTHORITIES CITED

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

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CONDITIONAL USE PERMIT Case #: CUP03663

Parcel: 274-040-029

10. GENERAL CONDITIONS

EVERY DEPARTMENT

10. EVERY. 7                      USE - PROJECT DESCRIPTION                      RECOMMND

The use hereby permitted is to construct three commercial retail buildings, consisting of one Rite Aid pharmacy and two commercial shell buildings, totaling 52,672 sq.ft. on 6.4 gross acres.

10. EVERY. 8                      USE - HOLD HARMLESS                      RECOMMND

The applicant/permittee or any successor-in-interest shall defend, indemnify, and hold harmless the County of Riverside or its agents, officers, and employees (COUNTY) from the following:

(a) any claim, action, or proceeding against the COUNTY to attack, set aside, void, or annul an approval of the COUNTY, its advisory agencies, appeal boards, or legislative body concerning the CONDITIONAL USE PERMIT; and,

(b) any claim, action or proceeding against the COUNTY to attack, set aside, void or annul any other decision made by the COUNTY concerning the CONDITIONAL USE PERMIT, including, but not limited to, decisions made in response to California Public Records Act requests.

The COUNTY shall promptly notify the applicant/permittee of any such claim, action, or proceeding and shall cooperate fully in the defense. If the COUNTY fails to promptly notify the applicant/permittee of any such claim, action, or proceeding or fails to cooperate fully in the defense, the applicant/permittee shall not, thereafter, be responsible to defend, indemnify or hold harmless the COUNTY.

The obligations imposed by this condition include, but are not limited to, the following: the applicant/permittee shall pay all legal services expenses the COUNTY incurs in connection with any such claim, action or proceeding, whether it incurs such expenses directly, whether it is ordered by a court to pay such expenses, or whether it incurs such expenses by providing legal services through its Office of County Counsel.

CONDITIONAL USE PERMIT Case #: CUP03663

Parcel: 274-040-029

10. GENERAL CONDITIONS

10. EVERY. 9 USE - DEFINITIONS RECOMMND

The words identified in the following list that appear in all capitals in the attached conditions of Conditional Use Permit No. 3663 shall be henceforth defined as follows:

APPROVED EXHIBIT A = Conditional Use Permit No. 3663,  
Exhibit A, Amended No. 1, dated 11/28/12.  
Exhibit B, Amended No. 1, dated 11/28/12.  
Exhibit C, Amended No. 1, dated 11/28/12.  
Exhibit D, dated 4/30/13.  
Exhibit G, Amended No. 1, dated 11/28/12.  
Exhibit G-P, Amended No. 1, dated 11/28/12.  
Exhibit L, Amended No. 1, dated 11/28/12.  
Exhibit L-P, Amended No. 1, dated 11/28/12.  
Exhibit P, Amended No. 1, dated 11/28/12.  
Exhibit S, Amended No. 1, dated 11/28/12.  
Exhibit W, Amended No. 1, dated 11/28/12.

10. EVERY. 10 USE - 90 DAYS TO PROTEST RECOMMND

The project developer has 90 days from the date of approval of these conditions to protest, in accordance with the procedures set forth in Government Code Section 66020, the imposition of any and all fees, dedications, reservations and/or other exactions imposed on this project as a result of this approval or conditional approval of this project.

BS GRADE DEPARTMENT

10.BS GRADE. 1 USE - GENERAL INTRODUCTION RECOMMND

Improvements such as grading, filling, over excavation and recompaction, and base or paving which require a grading permit are subject to the included Building and Safety Department Grading Division conditions of approval.

10.BS GRADE. 3 USE - OBEY ALL GDG REGS RECOMMND

All grading shall conform to the California Building Code, Ordinance 457, and all other relevant laws, rules, and regulations governing grading in Riverside County and prior to commencing any grading which includes 50 or more cubic yards, the applicant shall obtain a grading permit from the Building and Safety Department.

CONDITIONAL USE PERMIT Case #: CUP03663

Parcel: 274-040-029

10. GENERAL CONDITIONS

10.BS GRADE. 4                   USE - DISTURBS NEED G/PMT                   RECOMMND

Ordinance 457 requires a grading permit prior to clearing, grubbing, or any top soil disturbances related to construction grading.

10.BS GRADE. 5                   USE - PRE-CONSTRUCTION MTG                   RECOMMND

Prior to conducting any clearing, stockpiling, grading or excavation, the applicant is required to schedule a pre-construction meeting with the Building and Safety Department Environmental Compliance Division.

10.BS GRADE. 6                   USE - NPDES INSPECTIONS                   RECOMMND

Construction activities including clearing, stockpiling, grading or excavation of land which disturbs less than 1 acre and requires a grading permit or construction Building permit shall provide for effective control of erosion, sediment and all other pollutants year-round. The permit holder shall be responsible for the installation and monitoring of effective erosion and sediment controls. Such controls will be evaluated by the Department of Building and Safety periodically and prior to permit Final to verify compliance with industry recognized erosion control measures.

Construction activities including but not limited to clearing, stockpiling, grading or excavation of land, which disturbs 1 acre or more or on-sites which are part of a larger common plan of development which disturbs less than 1 acre are required to obtain coverage under the construction general permit with the State Water Resources Control Board. You are required to provide proof of WDID# and keep a current copy of the storm water pollution prevention plan (SWPPP) on the construction site and shall be made available to the Department of Building and Safety upon request.

Year-round, Best Management Practices (BMP's) shall be maintained and be in place for all areas that have been graded or disturbed and for all material, equipment and/or operations that need protection. Stabilized Construction Entrances and project perimeter linear barriers are required year round. Removal BMP's (those BMP's which must be temporarily removed during construction activities) shall be in place at the end of each working day.



CONDITIONAL USE PERMIT Case #: CUP03663

Parcel: 274-040-029

10. GENERAL CONDITIONS

10.BS GRADE. 6                   USE - NPDES INSPECTIONS (cont.)                   RECOMMND

Monitoring for erosion and sediment control is required and shall be performed by the QSD or QSP as required by the Construction General Permit. Stormwater samples are required for all discharge locations and projects may not exceed limits set forth by the Construction General Permit Numeric Action Levels and/or Numeric Effluent Levels. A Rain Event Action Plan is required when there is a 50% or greater forecast of rain within the 48 hours, by the National Weather Service or whenever rain is imminent. The QSD or QSP must print and save records of the precipitation forecast for the project location area from (<http://www.srh.noaa.gov/forecast>) and must accompany monitoring reports and sampling test data. A Rain gauge is required on site. The Department of Building and Safety will conduct periodic NPDES inspections of the site throughout the recognized storm season to verify compliance with the Construction General Permit and Stormwater ordinances and regulations.

10.BS GRADE. 7                   USE - EROSION CNTRL PROTECT                   RECOMMND

Graded but undeveloped land shall provide, in addition to erosion control planting, any drainage facility deemed necessary to control or prevent erosion. Additional erosion protection may be required during the rainy season from October 1, to May 31.

10.BS GRADE. 8                   USE - DUST CONTROL                   RECOMMND

All necessary measures to control dust shall be implemented by the developer during grading. A PM10 plan may be required at the time a grading permit is issued.

10.BS GRADE. 9                   USE - 2:1 MAX SLOPE RATIO                   RECOMMND

Graded slopes shall be limited to a maximum steepness ratio of 2:1 (horizontal to vertical) unless otherwise approved.

10.BS GRADE. 11                  USE - MINIMUM DRNAGE GRADE                  RECOMMND

Minimum drainage grade shall be 1% except on portland cement concrete where .35% shall be the minimum.

CONDITIONAL USE PERMIT Case #: CUP03663

Parcel: 274-040-029

10. GENERAL CONDITIONS

10.BS GRADE. 12                   USE - DRAINAGE & TERRACING                   RECOMMND

Provide drainage facilities and terracing in conformance with the California Building Code's chapter on "EXCAVATION & GRADING".

10.BS GRADE. 13                   USE - SLOPE SETBACKS                   RECOMMND

Observe slope setbacks from buildings & property lines per the California Building Code as amended by Ordinance 457.

10.BS GRADE. 16                   USE - LOT TO LOT DRN ESMT                   RECOMMND

A recorded easement is required for lot to lot drainage.

10.BS GRADE. 18                   USE - OFFST. PAVED PKG                   RECOMMND

All offstreet parking areas which are conditioned to be paved shall conform to Ordinance 457 base and paving design and inspection requirements.

10.BS GRADE. 19                   USE - FAULT LOCATIONS                   RECOMMND

Prior to issuance of any building permit on any lot located within the "Fault Hazard Zone" and its included setback area, the applicant shall have a licensed professional, qualified to do so, clearly delineate in the field the portions of that lot which are located within the "Fault Hazard Zone." No structures or portions thereof shall be located in those areas.

10.BS GRADE. 20                   USE - RETAINING WALLS                   RECOMMND

Lots which propose retaining walls will require separate permits. They shall be obtained prior to the issuance of any other building permits - unless otherwise approved by the Building and Safety Director. The walls shall be designed by a Registered Civil Engineer - unless they conform to the County Standard Retaining Wall designs shown on the Building and Safety Department form 284-197.

10.BS GRADE. 23                   USE - MANUFACTURED SLOPES                   RECOMMND

Plant and irrigate all manufactured slopes equal to or greater than 3 feet in vertical height with drought tolerant grass or ground cover; slopes 15 feet or greater in vertical height shall also be planted with drought tolerant shrubs or trees in accordance with the

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Riverside County LMS  
CONDITIONS OF APPROVAL

Page: 6

CONDITIONAL USE PERMIT Case #: CUP03663

Parcel: 274-040-029

10. GENERAL CONDITIONS

10.BS GRADE. 23           USE - MANUFACTURED SLOPES (cont.)           RECOMMND  
                          requirements of Ordinance 457.

10.BS GRADE. 24           USE - FINISH GRADE           RECOMMND  
                          Finish grade shall be sloped to provide proper drainage  
                          away from all exterior foundation walls in accordance with  
                          the California Building Code and Ordinance 457.

E HEALTH DEPARTMENT

10.E HEALTH. 1           INDUSTRIAL HYGIENE-NOISE STUDY           RECOMMND

Noise Consultant: Urban Crossroads  
                          41 Corporate Park, Suite 300  
                          Irvine, CA 92606

Noise Study:            "Washington Street at Van Buren  
                          Boulevard, Commercial Project, Noise  
                          Impact Analysis, County of Riverside,  
                          California" dated December 15, 2010  
                          JN: 06993-02

Based on the County of Riverside, Industrial Hygiene  
Program's review of the aforementioned Noise Study,  
Planning Case No. CUP 3663 shall comply with the  
recommendations set forth under the Industrial Hygiene  
Program's response letter dated January 31,  
2013 c/o Steve Hinde, REHS, CIH (RivCo Industrial  
Hygienist).

For further information, please contact the Office of  
Industrial Hygiene at (951) 955-8980.

10.E HEALTH. 2           ENVH-TEMPORARY HOLDING TANK           RECOMMND

The use of a temporary holding tank in the interim pending  
imminent sewer availability (i.e. within a two year time  
frame) shall comply with the provisions set forth in County  
Ordinance 650.5. This facility shall only be allowed to  
sell pre-packaged food items while on a holding tank.

CONDITIONAL USE PERMIT Case #: CUP03663

Parcel: 274-040-029

10. GENERAL CONDITIONS

10.E HEALTH. 3                   CTY OF RIVERSIDE WATER & SEWER                   RECOMMND

Conditional Use Permit 3663 is proposing to receiving potable water service and sanitary sewer service from the City of Riverside. It is the responsibility of this facility to ensure that all requirements to obtain water and sewer service are met with the City of Riverside as well as all other applicable agencies.

FIRE DEPARTMENT

10.FIRE. 1                   USE-#01A - SHELL                   RECOMMND

THESE CONDITIONS ARE FOR A SHELL BUILDING ONLY. Shell building will receive a shell final only. No Certificate of Occupancy (human occupant and/or materials) will be issued until the building occupant has been identified with their occupancy classification and have been conditioned by Riverside County Fire Department. Occupant or tenant identification is imperative for oderly and prompt processing. Upon identification of the occupant or tenant a Fire Protection Analysis report maybe required prior to establishing the requirements for the occupancy permit. Failure to provide a comprehensive data analysis and/or technical information acceptable to the fire department may result in project delays. A complete commodity listing disclosing type, quantity, level of hazard and potential for "Reactivity" must be provided within 120 days. The foregoing is necessary to properly occupancy classify the building(s). Failure to provide comprehensive data and/or highly technical information, will result in project delay and requirement for a complete Fire Protection Study for review.

10.FIRE. 2                   USE-#04-HIGH PILE/RACK STORAGE                   RECOMMND

A separate permit may be required for high-pile storage and/or racks. Sprinkler plans and/or sprinkler review must be submitted by a licensed sprinkler contractor with storage and/or rack plans to Riverside County Fire Department. All commodities stored, rack dimensions, placement in building, sprinkler densities, etc. must be provided with suppression system for racks and/or high-pile storage review. A complete listing of commodities. NFPA 13, 2010 Edition guidelines by a licensed Fire Protection Engineer (or other consultant approved by this jurisdiction).

CONDITIONAL USE PERMIT Case #: CUP03663

Parcel: 274-040-029

10. GENERAL CONDITIONS

10.FIRE. 3 USE-#50-BLUE DOT REFLECTOR RECOMMND

Blue retroreflective pavement markers shall be mounted on private street, public streets and driveways to indicate location of fire hydrants. Prior to installation, placement of markers must be approved by the Riverside County Fire Department.

10.FIRE. 4 USE-#23-MIN REQ FIRE FLOW RECOMMND

Minimum required fire flow shall be 2125 GPM for a 2 hour duration at 20 PSI residual operating pressure, which must be available before any combustible material is placed on the job site. Fire flow is based on type VB\_ construction per the 2010 CBC and Building(s) having a fire sprinkler system.

10.FIRE. 5 USE-#31-ON/OFF NOT LOOPED HYD RECOMMND

A combination of on-site and off-site super fire hydrant(s) (6"x4"x 2-2-1/2"), will be located not less than 25 feet or more than 225 feet from any portion of the building as measured along approved vehicular travel ways. The required fire flow shall be available from any adjacent hydrants(s) in the system.

FLOOD RI DEPARTMENT

10.FLOOD RI. 1 USE FLOOD HAZARD REPORT RECOMMND

Conditional Use Permit 03663 is a proposal to develop approximately 5.2-acres for a commercial development which includes a Rite Aid Drug Store and two other buildings. The site is located in the Woodcrest area on the southeast corner of Van Buren Boulevard and Washington Street. The District has previously reviewed this site as Fast Track 2009 - 06.

The topography of the area is relatively flat with a slight gentle sloping terrain from the southeast to the northwest.

There is minimal drainage infrastructure in this area except a double 15-inch corrugated metal pipe (CMP) culvert located on Washington Street just south of Van Buren Boulevard that collects and conveys the tributary runoff westerly under Washington Street. The culvert flows into an undersized existing 24 inch CMP, westerly along Van Buren Blvd., that connects to a 54 inch pipe at the

CONDITIONAL USE PERMIT Case #: CUP03663

Parcel: 274-040-029

10. GENERAL CONDITIONS

10.FLOOD RI. 1 USE FLOOD HAZARD REPORT (cont.)

RECOMMND

Woodcrest Self Storage Facility.

The District and the Transportation Department have some concerns about the existing and future drainage conditions at the intersection of Washington Street and Van Buren Boulevard. Historically, ponded water at the inlet to these culverts has been a problem. The District has reviewed a preliminary Hydrology and Hydraulics Report that addresses the flooding conditions within this area. The project is required to not make the existing flooding conditions any worse within Van Buren Blvd and Washington Street. The site's 10 year runoff will free-flow through storm drains facilities without ponding water within the intersection. However, the 100 year storm event will still have some ponding, but will see some decrease due to the project's detention basin and infiltration trench. This is a temporary condition until the extension of the District's existing 51 inch pipe in Krameria Street can be extended to Washington Street.

If the extension of Krameria precedes this development, the applicant shall construct adequate catch basin and storm drain conveyance to convey the 10 and 100 year flows south on Washington Street to the 51 inch storm drain in lieu of other offsite improvements presented west of Washington Street. The drainage configuration of improvements west along Van Buren Blvd would no longer be required past the proposed onsite junction structure.

The report proposes to provide free flowing outlet of the 10 year flows. The project proposes to remove and replace the 24 inch CMP along Van Buren with a 36 inch RCP, connecting to an existing 54 inch RCP located within the Woodcrest Self Storage Facility, approximately 700 feet west of this development. This facility drains southerly where it connects to an undersized 36" CMP at Duckworth Ave. Thereafter, the CMP connects to the District's 51 inch RCP within Krameria Street. The proposed 36 inch RCP will allow a free-flow outlet from an underground retention basin being used to mitigate for Hydrologic Conditions of Concern (HCOC). The basin invert is located 4.5 feet below the proposed parking lot in the north-west side of the project. A requirement of this project is to provide a free-flow outlet with 6 inches of freeboard with the 10 year flow rate. The basin outlet location also junctions flows from the property to the east, flows from the

CONDITIONAL USE PERMIT Case #: CUP03663

Parcel: 274-040-029

10. GENERAL CONDITIONS

10.FLOOD RI. 1 USE FLOOD HAZARD REPORT (cont.) (cont.) RECOMMND

southern portion of the project and flows from roadway improvements along the eastern side of Washington Street. Due to the roadway widening of Washington Street, a sump and catch basin combination is being proposed. The 24 inch lateral connecting the catch basin is undersized due to the high backwater elevation and will need to be addressed during final design.

The projects geotechnical report indicates a low infiltration rate along the northern side and adequate infiltration along the south side of the project. An infiltration trench is located within the southern portion of the property, consistent with the infiltration rate used to size the infiltration trench. The southern end of the project will use BMP volume for the dual use of water quality and HCOC. The proposed 7.5 foot deep infiltration trench appears to provide enough volume within the voids to accommodate HCOC. The northern portion of the project is proposing the use of Bioretention Basins.

The site has been designed to prevent offsite runoff from entering the development. Approximately 11-acres are tributary along the easterly property line. A 3-foot wide V-ditch, located on the adjacent property, is proposed to collect the runoff from this drainage area and be conveyed through a 24 inch storm drain to the junction box, located at the north western corner of the project. A permission to grade letter has been provided by the current property owner, however, the offsite facility shall be located within a recorded drainage easement and an acceptable maintenance mechanism will be required for this facility. In addition, a right to enter and construct letter from the owner of Woodcrest Self Storage facility will be required, allowing for the reconstruction of the existing 24 inch CMP lateral with a 36 inch RCP. A recorded drainage easement and acceptable maintenance mechanism shall be processed prior to issuance of building permit.

This project is located within the Mockingbird Canyon watershed. The District is concerned about development occurring in this watershed. The cumulative effect of development will cause increased storm runoff and without adequate drainage facilities in the area, this will have a significant adverse impact on downstream properties. The project proposes an underground detention vault to mitigate the increased runoff resulting from this development.

CONDITIONAL USE PERMIT Case #: CUP03663

Parcel: 274-040-029

10. GENERAL CONDITIONS

10.FLOOD RI. 1 USE FLOOD HAZARD REPORT (cont.) (cont.) (cont)RECOMMND

Calculations were provided for the pre and post 2 and 10 year - 24 hour storm events which appear to provide adequate mitigation.

10.FLOOD RI. 3 USE 10 YR CURB - 100 YR ROW RECOMMND

The 10 year storm flow shall be contained within the curb and the 100 year storm flow shall be contained within the street right of way. When either of these criteria is exceeded, additional drainage facilities shall be installed. The property shall be graded to drain to the adjacent street or an adequate outlet.

10.FLOOD RI. 4 USE 100 YR SUMP OUTLET RECOMMND

Drainage facilities outletting sump conditions shall be designed to convey the tributary 100 year storm flows. Additional emergency escape shall also be provided.

10.FLOOD RI. 5 USE PERP DRAINAGE PATTERNS RECOMMND

The property's grading shall be designed in a manner that perpetuates the existing natural drainage patterns with respect to tributary drainage area, outlet points and outlet conditions; otherwise, a drainage easement shall be obtained from the affected property owners for the release of concentrated or diverted storm flows. A copy of the recorded drainage easement shall be submitted to the District for review.

10.FLOOD RI. 13 USE WQMP ESTABL MAINT ENTITY RECOMMND

This project proposes BMP facilities that will require maintenance by public agency or commercial property owner association. To ensure that the public is not unduly burdened with future costs, prior to final approval or recordation of this case, the District will require an acceptable financial mechanism be implemented to provide for maintenance of treatment control BMPs in perpetuity. This may consist of a mechanism to assess individual benefiting property owners, or other means approved by the District. The site's treatment control BMPs must be shown on the project's improvement plans - either the street plans, grading plans, or landscaping plans. The type of improvement plans that will show the BMPs will depend on the selected maintenance entity.



CONDITIONAL USE PERMIT Case #: CUP03663

Parcel: 274-040-029

## 10. GENERAL CONDITIONS

10.FLOOD RI. 14

USE SUBMIT FINAL WQMP>PRELIM

RECOMMND

In compliance with Santa Ana Region and San Diego Region Regional Water Quality Control Board Orders, and Beginning January 1, 2005, projects submitted within the western region of the unincorporated area of Riverside County for discretionary approval will be required to comply with the Water Quality Management Plan for Urban Runoff (WQMP). The WQMP addresses post-development water quality impacts from new development and redevelopment projects. The WQMP requirements will vary depending on the project's geographic location (Santa Ana, Santa Margarita or Whitewater River watersheds). The WQMP provides detailed guidelines and templates to assist the developer in completing the necessary studies. These documents are available on-line at:  
[www.floodcontrol.co.riverside.ca.us](http://www.floodcontrol.co.riverside.ca.us) under Programs and Services, Stormwater Quality.

To comply with the WQMP a developer must submit a "Project Specific" WQMP. This report is intended to a) identify potential post-project pollutants and hydrologic impacts associated with the development; b) identify proposed mitigation measures (BMPs) for identified impacts including site design, source control and treatment control post-development BMPs; and c) identify sustainable funding and maintenance mechanisms for the aforementioned BMPs. A template for this report is indicated as 'exhibit A' on the website above. A final Project Specific WQMP must be approved by the District prior to issuance of building or grading permits.

Projects that require a Project Specific WQMPs were required to submit a PRELIMINARY Project Specific WQMP along with the land-use application package in the tentative phase of development in order to obtain recommended conditions of approval. The developer has submitted a report that minimally meets the criteria for a preliminary project specific WQMP of addressing points a, b, and c above. It shall be noted that while the preliminary project specific WQMP was adequate at that stage, the preliminary WQMP report will need significant revisions at the improvement plan check phase of the development in order to meet the requirements of a final project specific WQMP - including detailed drawings for the BMPs along with all supporting calculations. It should also be noted that if 401 certification is necessary for the project, the Water Quality Control Board may require

CONDITIONAL USE PERMIT Case #: CUP03663

Parcel: 274-040-029

10. GENERAL CONDITIONS

10.FLOOD RI. 14 USE SUBMIT FINAL WQMP>PRELIM (cont.) RECOMMND

additional water quality measures.

10.FLOOD RI. 16 USE BMP MAINTENANCE & INSPECT RECOMMND

The BMP maintenance plan shall contain provisions for all treatment controlled BMPs to be inspected, and if required, cleaned no later than October 15 each year. Required documentation shall identify the entity that will inspect and maintain all structural BMPs within the project boundaries. A copy of all necessary documentation shall be submitted to the District for review and approval prior to the issuance of occupancy permits.

PLANNING DEPARTMENT

10.PLANNING. 1 GEN - IF HUMAN REMAINS FOUND RECOMMND

The developer/permit holder or any successor in interest shall comply with the following codes for the life of this project:

If human remains are encountered, State Health and Safety Code Section 7050.5 states that no further disturbance shall occur until the County Coroner has made the necessary findings as to origin. Further, 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. If the Riverside County Coroner determines the remains to be Native American, the Native American Heritage Commission shall be contacted within the period specified by law. Subsequently, the Native American Heritage Commission shall identify the "Most Likely Descendant." The Most Likely Descendant shall then make recommendations and engage in consultation with the County and the property owner concerning the treatment of the remains as provided in Public Resources Code Section 5097.98. Human remains from other ethnic/cultural groups with recognized historical associations to the project area shall also be subject to consultation between appropriate representatives from that group and the County Planning /Director.

10.PLANNING. 2 GEN - INADVERTANT ARCHAEO FIND RECOMMND

The developer/permit holder or any successor in interest

CONDITIONAL USE PERMIT Case #: CUP03663

Parcel: 274-040-029

10. GENERAL CONDITIONS

10.PLANNING. 2

GEN - INADVERTANT ARCHAEO FIND (cont.)

RECOMMND

shall comply with the following for the life of this project:

If during ground disturbance activities, cultural resources are discovered that were not assessed by the archaeological reports and/or environmental assessment conducted prior to project approval, the following procedures shall be followed. A cultural resources site is defined, for this condition, as being three or more artifacts in close association with each other, but may include fewer artifacts if the area of the find is determined to be of significance due to its sacred or cultural importance.

1.All ground disturbance activities within 100 feet of the discovered cultural resource shall be halted until a meeting is convened between the developer, the project archaeologist, the Native American tribal representative (or other appropriate ethnic/cultural group representative), and the Planning Director to discuss the significance of the find.

2.At the meeting, the significance of the discoveries shall be discussed and after consultation with the Native American tribal (or other appropriate ethnic/cultural group representative) and the archaeologist, a decision is made, with the concurrence of the Planning Director, as to the appropriate mitigation (documentation, recovery, avoidance, etc) for the cultural resource.

3.Further ground disturbance shall not resume within the area of the discovery until an agreement has been reached by all parties as to the appropriate preservation or mitigation measures.

10.PLANNING. 3

USE - LOW PALEO

RECOMMND

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:

CONDITIONAL USE PERMIT Case #: CUP03663

Parcel: 274-040-029

10. GENERAL CONDITIONS

10.PLANNING. 3

USE - LOW PALEO (cont.)

RECOMMND

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 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,

CONDITIONAL USE PERMIT Case #: CUP03663

Parcel: 274-040-029

10. GENERAL CONDITIONS

10.PLANNING. 3 USE - LOW PALEO (cont.) (cont.) RECOMMND

maintained, and, along with associated specimen and site data, made available for future study by qualified scientific investigators. \* The County of Riverside must be consulted on the repository/museum to receive the fossil material prior to being curated.

10.PLANNING. 10 USE - GEO02241 RECOMMND

County Geologic Report (GEO) No. 2241 submitted for this project (CUP03663) was prepared by GeoRox Engineering and is entitled "Geotechnical Exploration Report, Proposed Commercial Development, Rite Aid Store & Retail Shops and Restaurant, Van Buren Boulevard and Washington Street, Woodcrest, California", dated July 13, 2007. In addition, the following documents were submitted for this project:

Soil Exploration Company, Inc., "Acknowledgement for Geotechnical Consultant of Record, Response to Riverside County Review Sheet and Seismic Update, Proposed Commercial Development, Rite Aid Commercial Center, Retail Shops and Restaurant, Van Buren Boulevard and Washington Street, Woodcrest Area, Riverside County, California", dated July 8, 2011.

Soil Exploration Company, Inc., "Double Ring Infiltrometer Test Results, Proposed Commercial Development, Rite Aid Commercial Center, Retail Shops and Restaurant, Van Buren Boulevard and Washington Street, Woodcrest Area, Riverside County, California", dated July 13, 2011.

Soil Exploration Company, Inc., "Response to County Review Comments #2, Proposed Rite Aid Commercial Development, Woodcrest, California", dated October 18, 2011.

Soil Exploration Company, Inc., "Response to County Review Comments #3 Dated November 20, 2012, Proposed Rite Store/Retail Shops, SEC Van Buren Boulevard and Washington Street (parcel 274-040-029), Woodcrest Area, California", dated December 6, 2012.

GeoRox Engineering, "Geotechnical Exploration Report, Proposed Commercial Development, Rite Aid Store & Retail Shops and Restaurant, Van Buren Boulevard and Washington Street, Woodcrest, California", dated July 13, 2007.

These documents are herein incorporated as a part of

CONDITIONAL USE PERMIT Case #: CUP03663

Parcel: 274-040-029

10. GENERAL CONDITIONS

10.PLANNING. 10 USE - GEO02241 (cont.)

RECOMMND

GEO02241.

GEO02241 concluded:

1. Soil Exploration Company, Inc. is the geotechnical consultant of record for this project.
2. No active or potentially active faults are known to exist at the site.
3. The liquefaction potential at the site is considered low.
4. The potential for seismically induced settlement at the site is low.
5. The potential for landsliding , lateral spreading, and debris flow is low.
6. The inland elevation and inland location of this site and absence of upstream dams or other nearby large bodies of water precludes the hazards of tsunamis, seiches and flooding at this site.
7. The hydroconsolidation/collapse potential of the earth materials at the site is low.

GEO02241 recommended:

1. The soil disturbed by demolition activities should be over-excavated and recompacted as structural fill.
2. The building pads should have at least 2 feet of uniform structural fill.
3. The depth of overexcavation should be reviewed by the Geotechnical Consultant during the actual construction.

GEO No. 2241 satisfies the requirement for a liquefaction study for Planning/CEQA purposes. GEO No. 2241 is hereby accepted for Planning purposes. Engineering and other Uniform Building Code parameters were not included as a part of this review or approval. This approval is not intended and should not be misconstrued as approval for grading permit. Engineering and other building code parameters will be reviewed and additional comments and/or conditions may be imposed by the Building and Safety