

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



203 B

FROM: TLMA - Planning Department

SUBMITTAL DATE:
June 24, 2013

REVIEWED BY EXECUTIVE OFFICE

DATE 7/3/13 mg
Tina Grande

Departmental Concurrence

SUBJECT: CHANGE OF ZONE NO. 7793 and PLOT PLAN NO. 25248 (Family Dollar) –
Adopt Negative Declaration – Applicant: Boos Development West, LLC (Kristi Kandel) –
Fifth/Third Supervisory District – Location: northwest corner of Ritter Avenue and Highway 74 –
REQUEST: The Change of Zone is being proposed for the subject property from Rural
Residential (R-R) to Scenic Highway Commercial (C-P-S) to be consistent with existing General
Plan designation of Community Development: Commercial Retail (CD:CR) (0.2 to 0.35 Floor
Area Ratio). Additionally, the plot plan proposes an 8,239 square foot stand alone retail store
(Family Dollar) on approximately 1.5 acres with 42 parking spaces.

RECOMMENDED MOTION:

ADOPTION of a **NEGATIVE DECLARATION** for **ENVIRONMENTAL ASSESSMENT NO. 42556**, 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,

APPROVAL of **CHANGE OF ZONE NO 7793**, amended the zoning classification for the subject property from Rural Residential (R-R) to Scenic Highway Commercial (C-P-S), in accordance with Exhibit #3, and 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 **PLOT PLAN NO. 25248**, subject to the attached conditions of approval, and based upon the findings and conclusions incorporated in the staff report.

Carolyn Syms Luna

Carolyn Syms Luna
Planning Director

(continued on next page)

Initials: CSL/hk
D.M.

Policy

Consent

Dept's Recomm.:
Per Exec. Ofc.:

PLANNING DEPARTMENT
RECEIVED RIVERSIDE COUNTY
JUL 10 2013

Prev. Agn. Ref.

District: 5/3

Agenda Number:

16-1

ATTACHMENTS FILED

The Honorable Board of Supervisors

Re: CHANGE OF ZONE NO. 7793 and PLOT PLAN NO. 25248 (Family Dollar)

Page 2 of 2

BACKGROUND:

The project was approved at the Planning Commission's Hearing on June 19, 2013. A memorandum was written on June 17, 2013 to add additional findings. The Planning Commission also added a condition to enhance the west elevation to provide roof line relief similar to east elevation (60.Planning.3).



RIVERSIDE COUNTY
PLANNING DEPARTMENT

**PLANNING COMMISSION
MINUTE ORDER
DATE: JUNE 19, 2013**

I. AGENDA ITEM 3.4: CHANGE OF ZONE NO. 7793 AND PLOT PLAN NO. 25248

Intent to Adopt a Negative Declaration – Applicant: Boos Development West, LLC – Third/Fifth Supervisorial District - Location: Northwest corner of Ritter Avenue and Highway 74. (Legislative)

II. PROJECT DESCRIPTION:

The change of zone is also being proposed for the subject property from Rural Residential (R-R) to Scenic Highway Commercial (C-P-S) to be consistent with existing General Plan designation of Community Development: Commercial Retail (CD:CR) (0.2 to 0.35 Floor Area Ratio). The plot plan proposes an 8,239 square foot stand alone retail store (Family Dollar) on approximately 1.5 acres with 42 parking spaces.

III. MEETING SUMMARY:

The following staff presented the subject proposal:

Project Planner: H. P. Kang at (951) 955-1888 or email hpkang@rctlma.org.

Spoke in favor of the proposed project:

Scott Mommer, 4694 W. Jacquelyn, Fresno CA 93722 (559) 978-1000 smommer@larsanderson.com

Spoke in opposition to the proposed project:

Shivani B. Patel, 3431 W. Thornton Ave., Hemet CA 92545 (951) 893-7199 shivani5654@gmail.com

Bharat K. Patel, 31770 Hwy 74, Homeland CA 92548 (951) 926-5757 bkpatel@gmail.com

No one spoke in a neutral position.

IV. CONTROVERSIAL ISSUES:

None

V. PLANNING COMMISSION ACTION:

Motion by Commissioner Zuppardo, 2nd by Commissioner Sloman

A vote of 5-0

ADOPTED NEGATIVE DECLARATION for ENVIRONMENTAL ASSESSMENT NO. 42556; and,

TENTATIVELY APPROVED CHANGE OF ZONE NO 7793; and,

APPROVED PLOT PLAN NO. 25248 WITH MODIFICATIONS.

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

3-4

Agenda Item No.:
Area Plan: Harvest Valley/Winchester
Zoning Area: Homeland Area
Supervisory District: Third/Fifth
Project Planner: H. P. Kang
Planning Commission Hearing: June 19, 2013

CHANGE OF ZONE NO. 7793
PLOT PLAN NO. 25248
Environmental Assessment No. 42556
Applicant: Boos Development West, LLC
Engineer/Representative: Kristi Kandel

COUNTY OF RIVERSIDE PLANNING DEPARTMENT STAFF REPORT

PROJECT DESCRIPTION AND LOCATION:

The plot plan proposes an 8,239 square foot stand alone retail store (Family Dollar) on approximately 1.5 acres with 42 parking spaces. Additionally a change of zone is also being proposed for the subject property from Rural Residential (R-R) to Scenic Highway Commercial (C-P-S) to be consistent with existing General Plan designation of Community Development: Commercial Retail (CD:CR) (0.2 to 0.35 Floor Area Ratio).

The project is located at the northwest corner of Ritter Avenue and Highway 74 in the area of Homeland within the County of Riverside.

ADDITIONAL INFORMATION:

On May 9, 2013, Winchester/Homeland Municipal Advisory Council (MAC) reviewed the proposed project and found no objections for the proposal and recommended approval of the project as submitted.

SUMMARY OF FINDINGS:

- | | |
|---------------------------------------|---|
| 1. Existing General Plan Land Use: | Community Development: Commercial Retail (CD:CR) (0.2 to 0.35 Floor Area Ratio) |
| 2. Surrounding General Plan Land Use: | Community Development: Commercial Retail (CD:CR) (0.2 to 0.35 Floor Area Ratio) to the south, east, and west, Community Development: Medium Density Residential (CD:MDR) (2-5 Dwelling Unit Per Acre) to the north. |
| 3. Proposed Zoning: | Scenic Highway Commercial (C-P-S) |
| 4. Existing Zoning: | Rural Residential (R-R) |
| 5. Surrounding Zoning: | Rural Residential (R-R) to the north and west
Rural Residential (R-R) and Scenic Highway Commercial (C-P-S) to the east and south |
| 6. Existing Land Use: | Vacant |
| 7. Surrounding Land Use: | Commercial development to the south; and Vacant and Single Family Residences to the north; and Vacant lot to the west; and Vacant and a post office to the east. |
| 8. Project Data: | Total Acreage: 1.49 acres
Project Size: 8,239 Square Feet |

D.M.

9. Environmental Concerns:

See Attached Environmental Assessment

RECOMMENDATIONS:

ADOPTION of a **NEGATIVE DECLARATION** for **ENVIRONMENTAL ASSESSMENT NO. 42556**, 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,

TENTATIVE APPROVAL of **CHANGE OF ZONE NO 7793**, amended the zoning classification for the subject property from Rural Residential (R-R) to Scenic Highway Commercial (C-P-S), in accordance with Exhibit #3, and 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 **PLOT PLAN NO. 25248**, subject to the attached conditions of approval, and based upon the findings and conclusions incorporated in the staff report.

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

1. The project site is designated Community Development: Commercial Retail (CD:CR) (0.2 to 0.35 Floor Area Ratio) on the Harvest Valley/Winchester Area Plan which allows for commercial retail development.
2. The Commercial Retail land use designation allows for the development of commercial retail uses at a neighborhood, community and regional level, as well as for professional office and tourist-oriented commercial uses.
3. The proposed zoning for the project site is Scenic Highway Commercial (C-P-S).
4. The Scenic Highway Commercial zone permits a wide variety of commercial retail uses, as well as an array of professional office uses.
5. Although "Retail Store" is not specifically listed in the C-P-S zone, the proposed use is substantially the same in character and intensity as those listed uses in the C-P-S zone requiring a plot plan per Section 9.50.e (e.g., clothing store, candy store, drug store, Household goods sales, stationary store, convenience store). The operation of the Family Dollar is similar in hours of operation (8am to 10 pm), the number of trips generated (42 peak hour trips), and noise level of commercial nature.
6. Based upon the Planning Department's Land Use Designation-Zoning Consistency Matrix, the change of zone's proposed Scenic Highway Commercial classification is identified as being highly consistent with the Commercial Retail (CR) (0.20 – 0.35 FAR) Land Use designation.
7. The proposed Change of Zone will make the zoning consistent with the General Plan. Density allocations for the site are established by the General Plan, and the proposed zoning simply implements the General Plan.
8. The proposed commercial use is surrounded by Community Development: Commercial Retail (CD:CR) (0.2 to 0.35 Floor Area Ratio) to the south, east and west; and Community Development: Medium Density Residential (MDR) (2-5 Dwelling Units per Acre) to the north.

9. The proposed commercial retail (Family Dollar) is consistent with the development standards set forth in the Scenic Highway Commercial (C-P-S).
10. The proposed commercial retail use is consistent with the lot size, setbacks, building height, parking, and roof mounted equipment screening standards set forth in the Scenic Highway Commercial (C-P-S) zone.
11. The proposed commercial retail use (as identified in the Section 9.50) is permitted in the Scenic Highway Commercial (C-P-S) zone based on County Ordinance No. 348.
12. The surrounding zoning is Scenic Highway Commercial (C-P-S)/Rural Residential (R-R) to the east and south, and Rural Residential (R-R) to the north and west.
13. The project site is a vacant disturbed parcel adjacent to an existing commercial service and retail stores to the south and single family residential development to the north. There is a post office to the east along with a vacant property. Vacant property is also adjacent to the west side of the proposed project site.
14. The potential air quality impacts resulting from the proposed project would not exceed emissions projected by the Air Quality element as identified in the Greenhouse Gas Review study dated April 15, 2013. They are below the emissions because the number of trips generated during peak hour and the construction phase falls below the threshold.
15. Based on the size and proposed use, the project will not generate trips above the emissions (e.g., ROC, NO_x, CO, PM₁₀) threshold that was identified in the 2003 General Plan EIR. The proposed project will generate 42 peak hour trips as identified in the Transportation Review Study dated October 24, 2012. The Greenhouse Gas Review Study dated April 15, 2013 lists values far below the values identified in the 2003 EIR threshold.
16. All projects must comply with 2011 Riverside County Congestion Management Program dated December 14, 2011.
17. This project site is not located within a Criteria Area Cell Group. However, the Planning staff has conferred with the Environmental Programs Division staff and determined the project fulfills the requirements of the Western Riverside County Multiple Species Habitat Conservation Plan (WRCMSHCP).
18. Pursuant to Public Resources Code Division 13, Section 21083.3, Subsection 1, the General Plan has been designated to accommodate a specific density of development and an EIR (EIR No. 441) was approved for that planning action. The subject site does not contain any features that would create environmental impacts that would be peculiar to the subject parcels, beyond what was studied in the General Plan EIR.
19. Environmental Assessment No. 42556 concluded that there are no potentially significant impacts from the project proposal.

CONCLUSIONS:

1. The proposed change of zone is in conformance with the Community Development: Commercial Retail (CD:CR), and with all other elements of the Riverside County General Plan.
2. The proposed change of zone is consistent with all applicable provisions of Ordinance No. 348.
3. The proposed project is consistent with the Scenic Highway Commercial (C-P-S) zoning classification of Ordinance No. 348, and with all other applicable provisions of Ordinance No. 348.
4. The public's health, safety, and general welfare are protected through project design.
5. The proposed change of zone and project is clearly compatible with the present and future logical development of the area.
6. The proposed change of zone and project was evaluated in Environmental Assessment No. 42556 and found to have less than significant impact with mitigation measures incorporated and General Plan in EIR No. 441 evaluated the commercial density and use for this site.
7. The proposed project will not have a significant effect on the environment.
8. The proposed change of zone and project will not preclude reserve design for the Western Riverside County Multiple Species Habitat Conservation Plan (WRCMSHCP).

INFORMATIONAL ITEMS:

1. As of this writing, one request for hearing was received.
2. The project site is not located within:
 - a. A County Service Area;
 - b. A City Sphere of Influence;
 - c. A Specific Plan;
 - d. An Agricultural Preserve;
 - e. A Subsidence Area;
 - f. A Fault Zone; or,
 - g. An Airport Influence Area.
3. The project site is located within:
 - a. A Liquefaction area;
 - b. A Flood Zone;
 - c. A High Fire Area;
 - d. The Western TUMF (Transportation Uniform Mitigation Fee Ord. 824);
 - e. The DIF (Development Impact Fee Area Ord. 659) San Jacinto Valley;
 - f. The Stephens Kangaroo Rat Fee Area; and,
 - g. The Boundaries of the Romoland & Perris Union High School District.
4. The subject site is currently designated as Assessor's Parcel Numbers 457-171-020, 457-171-024, and 457-171-025.

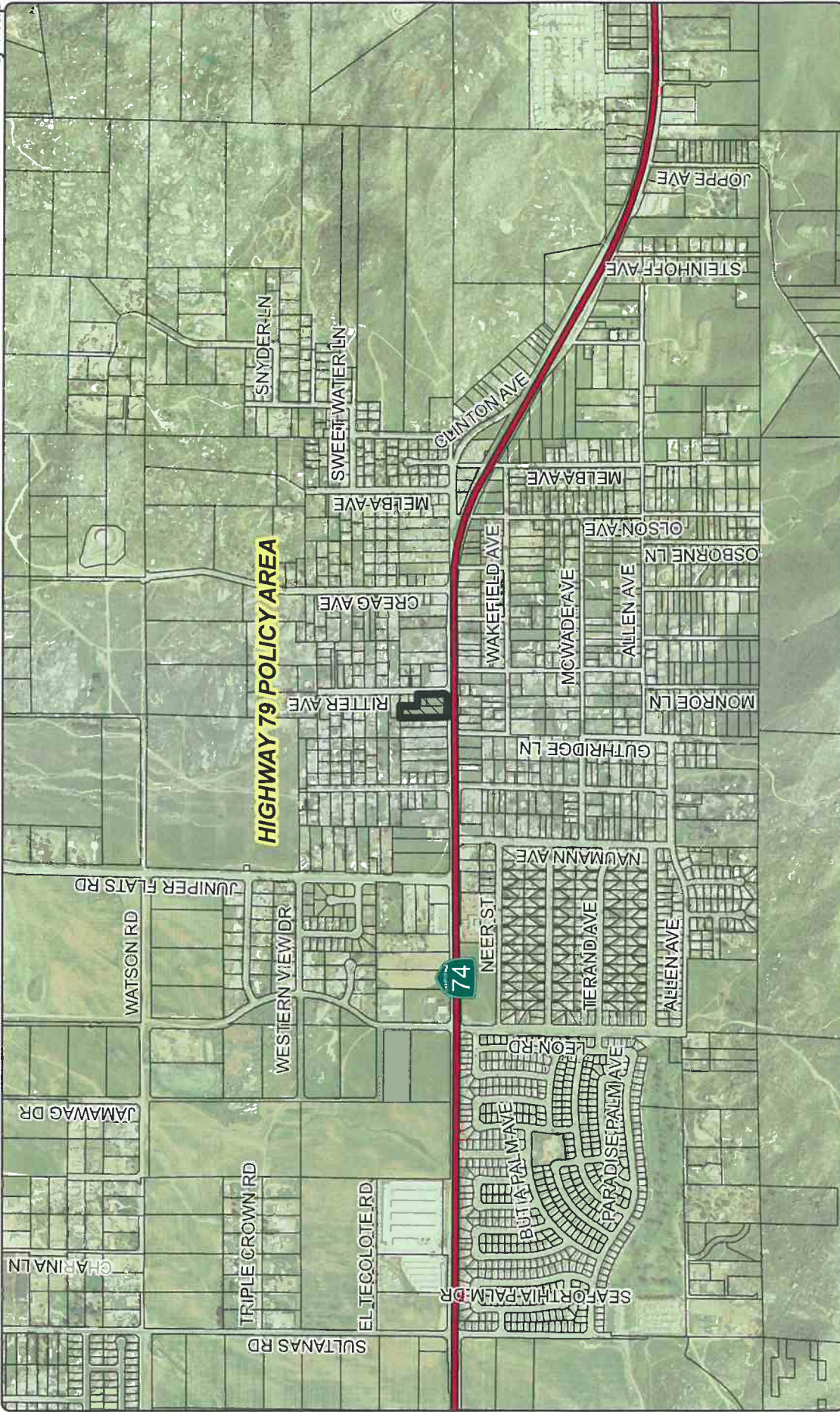
Date Prepared: 04/17/13
Date Revised: 04/17/13

DATE: 04/17/13 BY: [illegible] CHECKED: [illegible] DATE: [illegible] BY: [illegible]

RIVERSIDE COUNTY PLANNING DEPARTMENT
CZ07793 PP25248
VICINITY/POLICY AREAS

Supervisor Stone
 District 3

Date Drawn: 04/24/2013
 Vicinity Map



Assessors Bk. Pg. 457-171
 Thomas Bros. Pg. 839 C1
 Edition 2011

Zoning Area: Homeland
 Township/Range: T5SR2W
 Section: 8



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 land use designations have been incorporated into the County's zoning maps. For further information, please contact the Riverside County Planning Department office in Riverside at (951) 955-3200 (Western County) or in Indio at (760) 863-8277 (Eastern County) or website at <http://www.riverside.ca.us/index.html>.

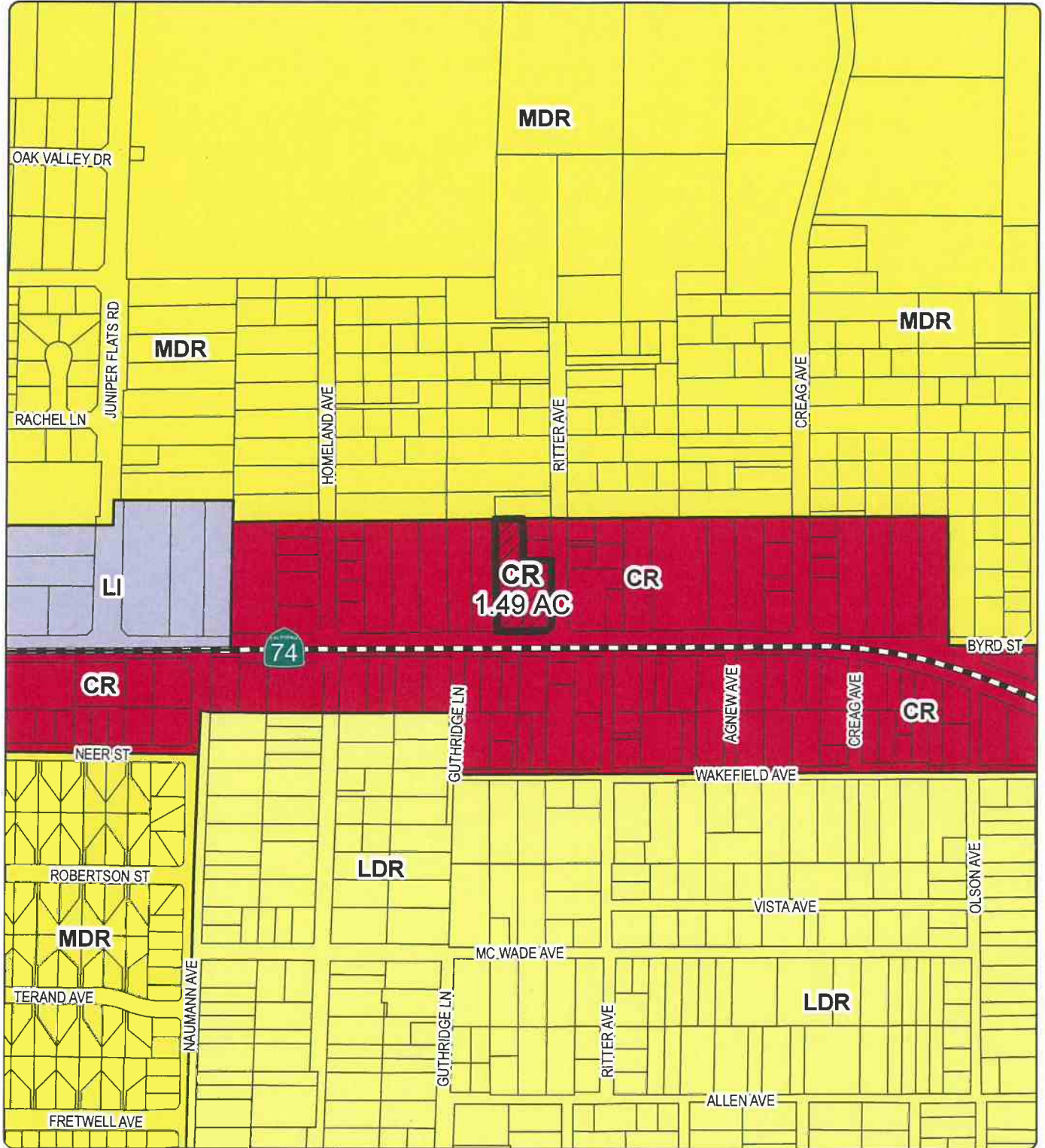
RIVERSIDE COUNTY PLANNING DEPARTMENT

CZ07793 PP25248

EXISTING GENERAL PLAN

Supervisor Stone
District: 3

Date Drawn: 04/24/2013
Exhibit 5



Zoning Area: Homeland
Township/Range: T5SR2W
Section: 8

Assessors Bk. Pg. 457-171
Thomas Bros. Pg. 839 C1
Edition 2011



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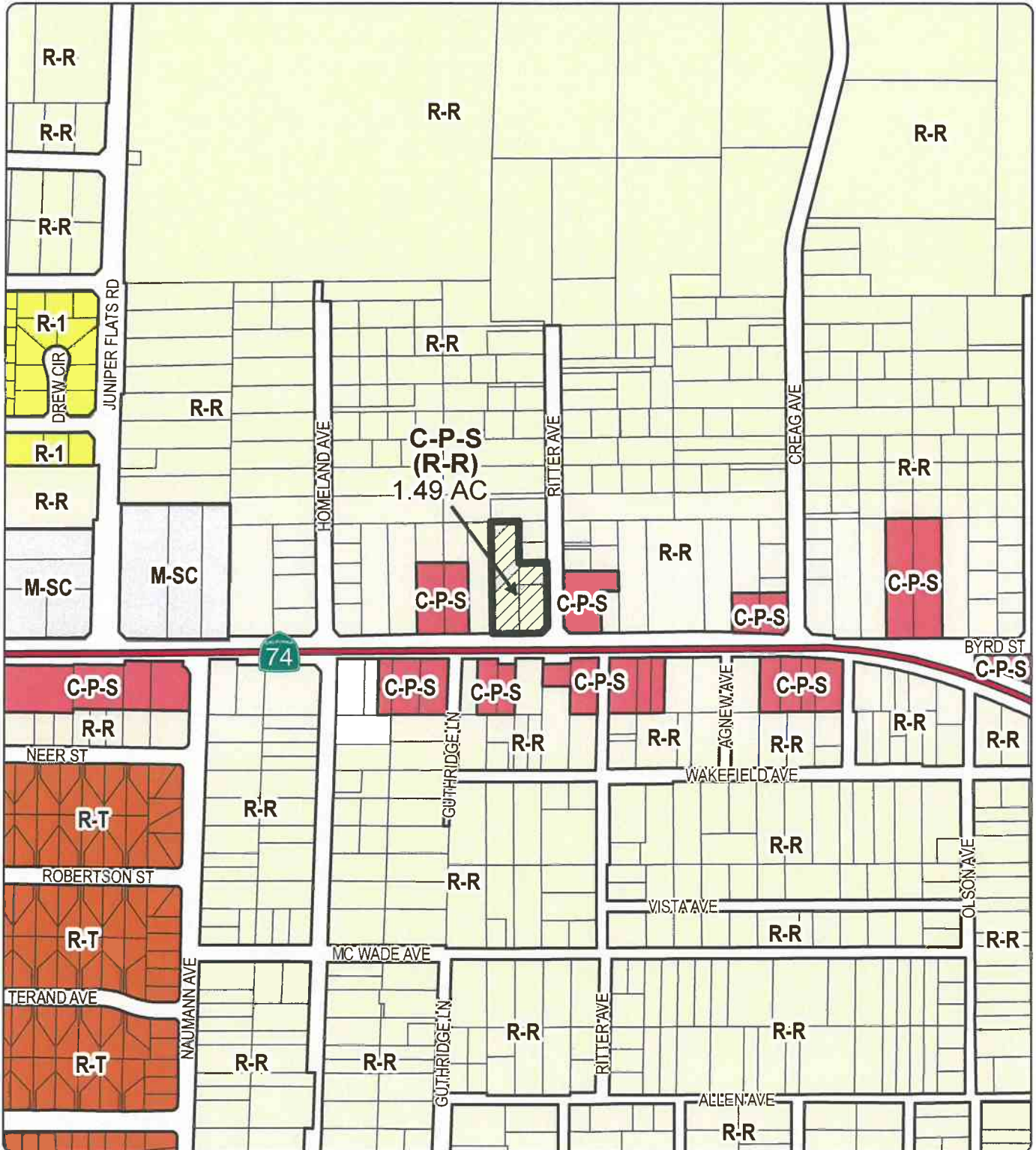
RIVERSIDE COUNTY PLANNING DEPARTMENT

CZ07793 PP25248

PROPOSED ZONING

Supervisor Stone
District 3

Date Drawn: 04/24/2013
Exhibit 3



Zoning Area: Homeland
Township/Range: T5SR2W
Section: 8

Assessors Bk. Pg. 457-171
Thomas Bros. Pg. 839 C1
Edition 2011

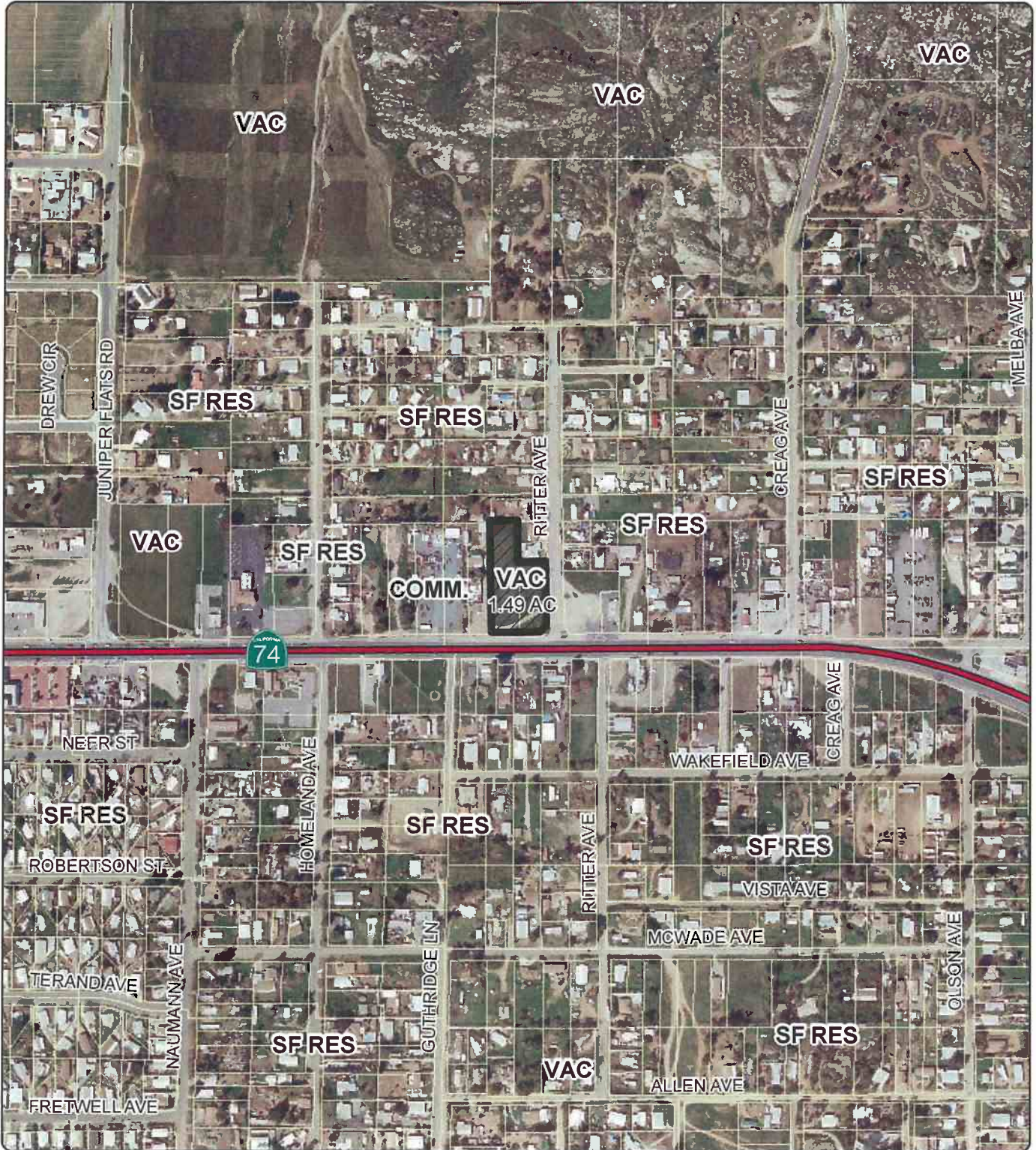
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RIVERSIDE COUNTY PLANNING DEPARTMENT
CZ07793 PP25248
LAND USE

Supervisor Stone
 District 3

Date Drawn: 04/24/2013
 Exhibit 1



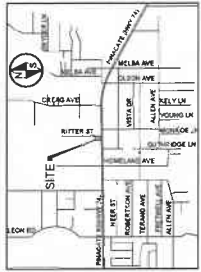
Zoning Area: Homeland
 Township/Range: T5SR2W
 Section: 8

Assessors Bk. Pg. 457-171
 Thomas Bros. Pg. 839 C1
 Edition 2011



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LARS ANDERSEN & ASSOCIATES, INC.
 10000 S. RIVERVIEW AVENUE, SUITE 110
 DENVER, COLORADO 80231
 TEL: 303.754.9500 FAX: 303.754.9505 WWW.LANDWEST.COM



PROJECT # PP25248

PROJECT DESCRIPTION
 APN# 457-171-026, 457-171-024, 457-171-025

SITE AREA

FAMILY DOLLAR SITE NET AREA: 1.49 ACRES
 BUILDING COVERAGE: 7.79% (0.38324 REPAQ)

PARKING COUNT SUMMARY

PROVIDED: 42 SPACES
 REQUIRED: 2 SPACES
 TOTAL PROVIDED: 44 SPACES
 RATIO PROVIDED: 5.33:1000 SPACES

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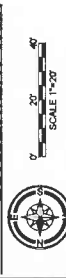
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 REQUIRED: 2 SPACES
 TOTAL PROVIDED: 44 SPACES
 RATIO PROVIDED: 5.33:1000 SPACES

FAMILY DOLLAR
 THE FAMILY DOLLAR STORE
 11000 S. RIVERVIEW AVENUE
 HOMELAND, CA.

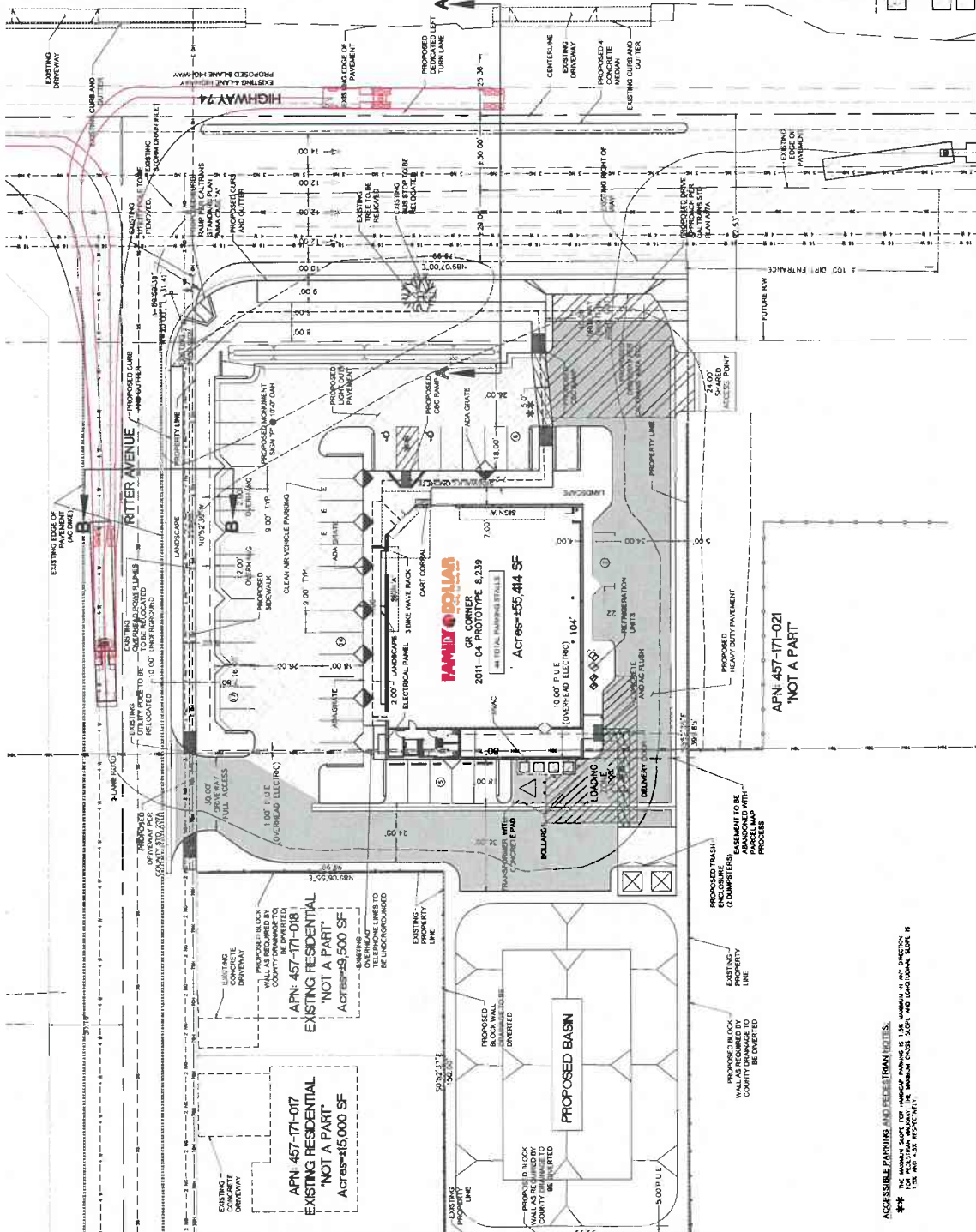
DATE: 4/22/2013
 LA PROJECT NO: 12068.00
 COUNTY OF RIVERSIDE PROJECT NO: PP25248



LAND USE SITE PLAN

SHEET 2 OF 6

- Project data:**
1. LARS ANDERSEN & ASSOCIATES, INC. 10000 S. RIVERVIEW AVENUE, SUITE 110, DENVER, CO 80231. TEL: 303.754.9500 FAX: 303.754.9505 WWW.LANDWEST.COM
 2. LARS ANDERSEN & ASSOCIATES, INC. 10000 S. RIVERVIEW AVENUE, SUITE 110, DENVER, CO 80231. TEL: 303.754.9500 FAX: 303.754.9505 WWW.LANDWEST.COM
 3. LARS ANDERSEN & ASSOCIATES, INC. 10000 S. RIVERVIEW AVENUE, SUITE 110, DENVER, CO 80231. TEL: 303.754.9500 FAX: 303.754.9505 WWW.LANDWEST.COM
 4. LARS ANDERSEN & ASSOCIATES, INC. 10000 S. RIVERVIEW AVENUE, SUITE 110, DENVER, CO 80231. TEL: 303.754.9500 FAX: 303.754.9505 WWW.LANDWEST.COM
 5. LARS ANDERSEN & ASSOCIATES, INC. 10000 S. RIVERVIEW AVENUE, SUITE 110, DENVER, CO 80231. TEL: 303.754.9500 FAX: 303.754.9505 WWW.LANDWEST.COM
 6. LARS ANDERSEN & ASSOCIATES, INC. 10000 S. RIVERVIEW AVENUE, SUITE 110, DENVER, CO 80231. TEL: 303.754.9500 FAX: 303.754.9505 WWW.LANDWEST.COM
 7. LARS ANDERSEN & ASSOCIATES, INC. 10000 S. RIVERVIEW AVENUE, SUITE 110, DENVER, CO 80231. TEL: 303.754.9500 FAX: 303.754.9505 WWW.LANDWEST.COM
 8. LARS ANDERSEN & ASSOCIATES, INC. 10000 S. RIVERVIEW AVENUE, SUITE 110, DENVER, CO 80231. TEL: 303.754.9500 FAX: 303.754.9505 WWW.LANDWEST.COM



LEGEND:

- ACCESSIBLE PARKING SPACES
- ADA PATH
- CONCRETE
- HEAVY DUTY PAVEMENT
- LIGHT DUTY PAVEMENT
- OFFSITE PAVEMENT RECONSTRUCTION OR NEW PAVEMENT REQUIRED
- NIGHT DELIVERY TRUCK

LARS ANDERSEN & ASSOCIATES, INC.
 CIVIL ENGINEERS - LAND SURVEYORS - PLANNERS
 10000 WILSON BOULEVARD, SUITE 200
 WESTLAKE, CALIFORNIA 91361
 TEL: 310.734.2700 FAX: 310.734.2888 WWW.LAAASOCIATES.COM

PROJECT # PP26246

PROJECT DESCRIPTION
 APN# 457-171-001, 457-171-002, 457-171-025

SITE AREA

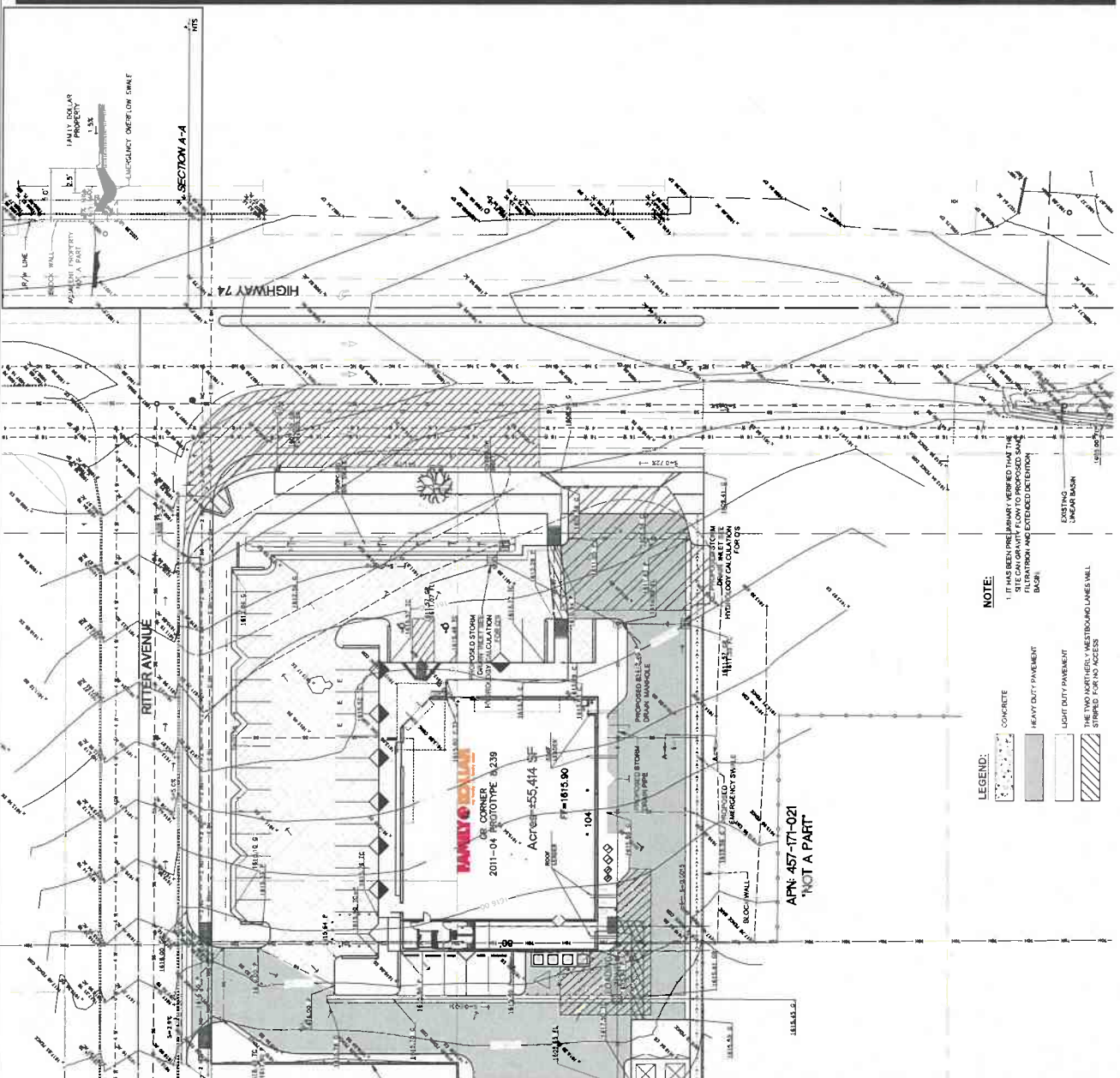
FAMILY DOLLAR SITE NET AREA: 1.49 ACRES
BUILDING COVERAGE: 7.79% (3,383.24 SF/AC)
BUILDING AREA
 PROPOSED
 FAMILY DOLLAR PHOTO
 8,239 SF

FAMILY DOLLAR
My Family and Community
 1100 HERWAY T AND RITTER AVENUE
 HOMELAND, CA

DATE: 4/27/2013
L.A. PROJECT NO.: 120884.00
COUNTY OF RIVERSIDE PROJECT NO.: PP26246

BOOS DEVELOPMENT WEST

CONCEPTUAL GRADING PLAN
 SHEET 3 OF 6

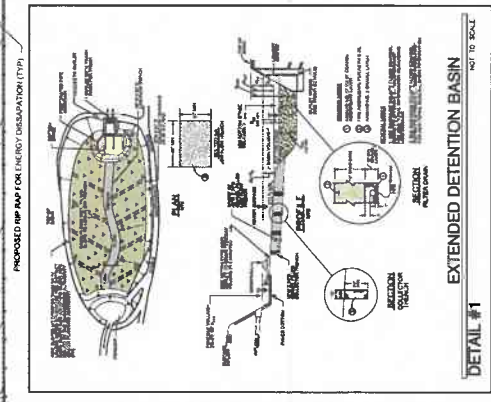


APN 457-171-017
 EXISTING RESIDENTIAL
 "NOT A PART"
 Acres=15,000 SF

APN 457-171-018
 EXISTING RESIDENTIAL
 "NOT A PART"
 Acres=9,500 SF

PROPOSED BASIN
 INFILTRATION BASIN (BOTTOM=1049.50)
 PROPOSED BASIN
 PROPOSED BASIN
 PROPOSED BASIN

APN: 457-171-021
 "NOT A PART"



LEGEND:

- CONCRETE
- HEAVY DUTY PAVEMENT
- LIGHT DUTY PAVEMENT
- EXISTING UNPAVED AREAS
- EXISTING UNPAVED AREAS
- EXISTING UNPAVED AREAS

NOTE:
 1. IT HAS BEEN PRELIMINARILY VERIFIED THAT THE SITE CAN GRABITY FLOW TO PROPOSED BASIN WITH HIGH AND EXTENDED DETENTION BASIN.



PROJECT # P125248

PROJECT DESCRIPTION
 APN# 457-171-028, 457-171-024, 457-171-025

SITE AREA

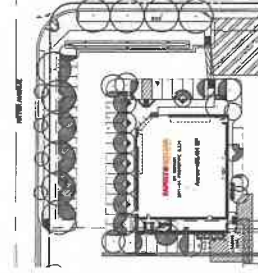
FAMILY DOLLAR SITE NET AREA: 1.48 ACRES
 BUILDING AREA: 7.79% (3,933.24 SF/AC)
 PROPOSED

FAMILY DOLLAR PHOTO: 8,238 SF

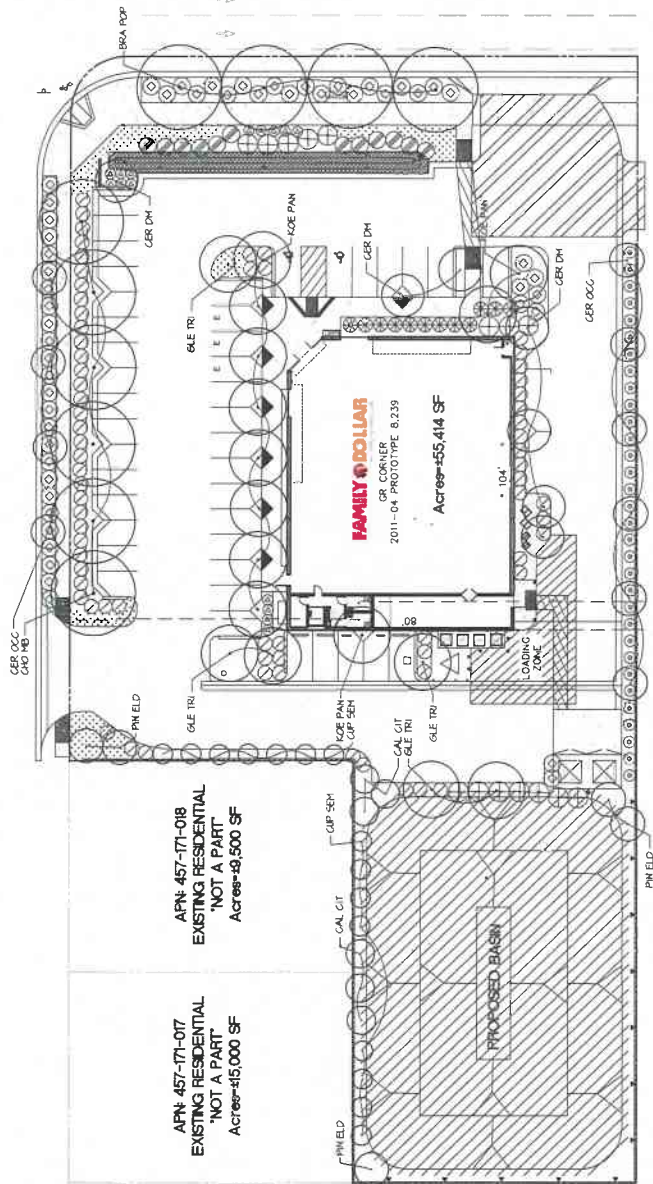
- GENERAL NOTES:**
1. ALL PLANTING AREAS TO BE PROVIDED WITH AN AUTOMATIC IRRIGATION SYSTEM PER APPLICABLE COUNTY OF RIVERSIDE STANDARDS.
 2. LANDSCAPE TO CONFORM ORDINANCE NO. 899.2 AND COUNTY OF RIVERSIDE GUIDE TO CA FOREYKID LANDSCAPING.
 3. LINEAR DEEP ROOT BARRIERS TO BE INSTALLED FOR ANY TREES WITHIN 6' FROM ANY HARDSCAPE REQUIREMENTS
 4. PLANT FACTOR SHALL BE "L" (60%) PER WUCOLS AFTER PLANTING
 5. ALL NON-TURN/IRON-BASIN AREAS TO BE MULCHED

SHADE CALCULATION

TOTAL PAVED AREA TO BE SHADED: 6,940 SF
 (AREA IN DASHED LINE)
 SHADE REQUIRED: 40%
 SHADE PROVIDED (MATCHED AREA): 3,543 SF
 SHADE PROVIDED: 51%



HIGHWAY 74



APN# 457-171-017
 EXISTING RESIDENTIAL
 'NOT A PART'
 Acres=45,000 SF

APN# 457-171-018
 EXISTING RESIDENTIAL
 'NOT A PART'
 Acres=49,500 SF

SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	WUCOLS	NOTES	QUANT**
BSA	BOUTELIERIA	BOUTELIERIA	15 6	L		4
BSA	BOUTELIERIA	BOUTELIERIA	15 6	L		7
BSA	BOUTELIERIA	BOUTELIERIA	15 6	L		40
BSA	BOUTELIERIA	BOUTELIERIA	15 6	L		5
BSA	BOUTELIERIA	BOUTELIERIA	15 6	L		6
BSA	BOUTELIERIA	BOUTELIERIA	15 6	L		11
BSA	BOUTELIERIA	BOUTELIERIA	15 6	L		5
BSA	BOUTELIERIA	BOUTELIERIA	15 6	L		12
BSA	BOUTELIERIA	BOUTELIERIA	15 6	L		32
BSA	BOUTELIERIA	BOUTELIERIA	15 6	L		12
BSA	BOUTELIERIA	BOUTELIERIA	15 6	L		12
BSA	BOUTELIERIA	BOUTELIERIA	15 6	L		65
BSA	BOUTELIERIA	BOUTELIERIA	15 6	L		51
BSA	BOUTELIERIA	BOUTELIERIA	15 6	L		10

** QUANTITIES FOR CONVENIENCE ONLY. CONTRACTOR RESPONSIBLE FOR ALL PLANTS SHORT ON PLAN

GROUND COVERS

BUSH/SHRUB PLANTING TO MEET CITY STANDARDS

LANTANA N. LAVENDER SHRUB: 3" OC FROM 1 GALLON CONTAINERS

NATIVE GRASS BLEND FOR BASIN

Sierra Designs, Inc.
 Landscape architecture • planning
 11100 Canyon Blvd, Suite 310
 Boulder, Colorado 80521
 Tel: 303.733.3000
 Fax: 303.440.1100
 www.sierradesigns.com

PROJECT INFORMATION:
 PROJECT NAME: FAMILY DOLLAR STORE
 PROJECT ADDRESS: 74 AND RIVER AVE, HOMELAND, CA
 PROJECT NO: 12008.00
 DATE: 4/12/2013

DESIGNER: BOOS DEVELOPMENT WEST

SCALE: 1" = 30'

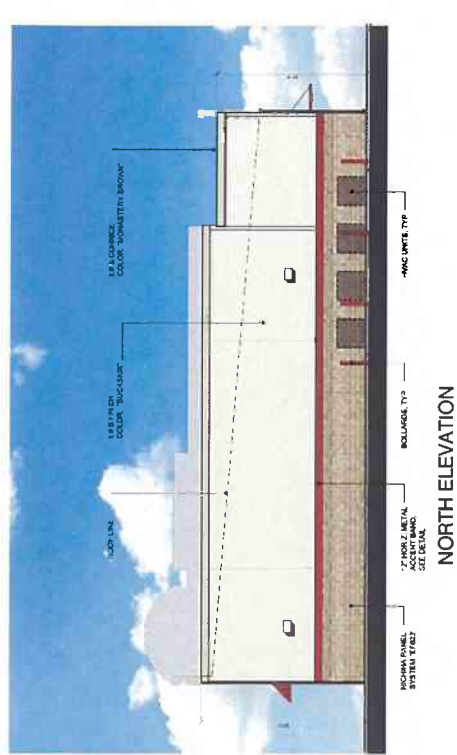
CONCEPTUAL LANDSCAPE PLAN
 SHEET 1 OF 1

REVISIONS:

NO.	DATE	DESCRIPTION
1	4/12/2013	ISSUED FOR PERMIT



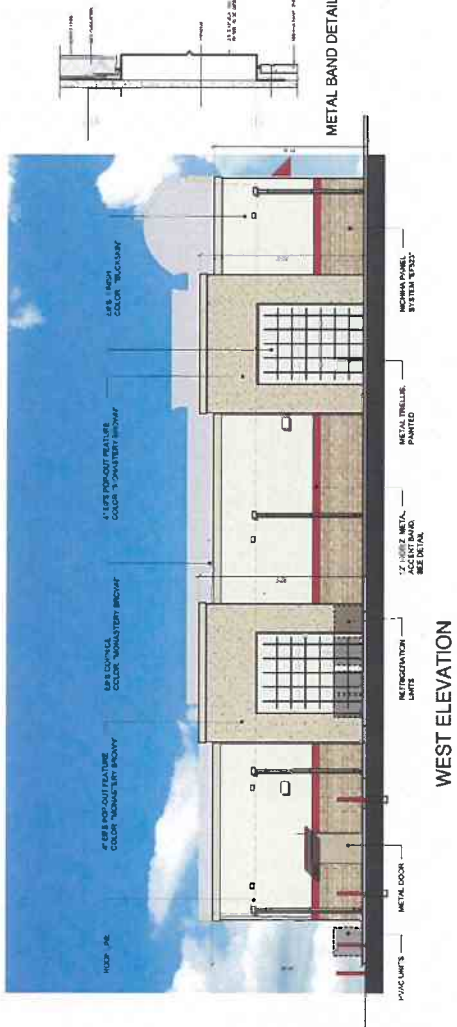
SOUTH ELEVATION



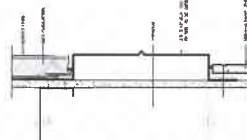
NORTH ELEVATION



EAST ELEVATION



WEST ELEVATION



METAL BAND DETAIL

DATE: June 19, 2013
 MOO JOB #: 12007.0

DATE	REVISIONS
06-19-2013	Client Input
08-22-2013	Final

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FAMILY DOLLAR STORE
HIGHWAY 74 & RITTER AVE
HOMELAND, CA

EXTERIOR ELEVATIONS



111 Pacific, Suite 280
 Irvine, CA 92618
 ☎ 949.551.1117 ☎ 949.674.7656
 mooarchitects.com





LARS ANDERSEN & ASSOCIATES, INC.
 CIVIL ENGINEERS-LAND SURVEYORS-PLANNERS
 10000 WILSON AVENUE, SUITE 200
 HOMELAND, CALIFORNIA 92548
 TEL: 949.474.7156 FAX: 949.474.7156 WWW.LARSANDERSEN.COM

Project data:

1. Applicant Name: Boos Development West, LLC
 Address: 201 N. Peckinewe Drive Suite 110
 Homeland, CA 92548
 Telephone: (714) 335-8478
2. Licensure: Engineers & Surveyors
 License No.: 11187
 Address: 10000 Wilson, CA 92548
3. Elected Preparer: Lars Andersen & Associates, Inc.
 License No.: 11187
 Address: 10000 Wilson, CA 92548
4. Authority's Permit Number:
 49117-000-021-11-025 and 49117-025
 5. Date of Issuance:
 6. Show bottom right
 7. 3/27/2013

FAMILY DOLLAR
My family my family store

MVC HIGHWAY 74 AND BITTER AVENUE
 HOMELAND, CA.

DATE: 3/27/2013

J.A. PROJECT NO.: 1208620

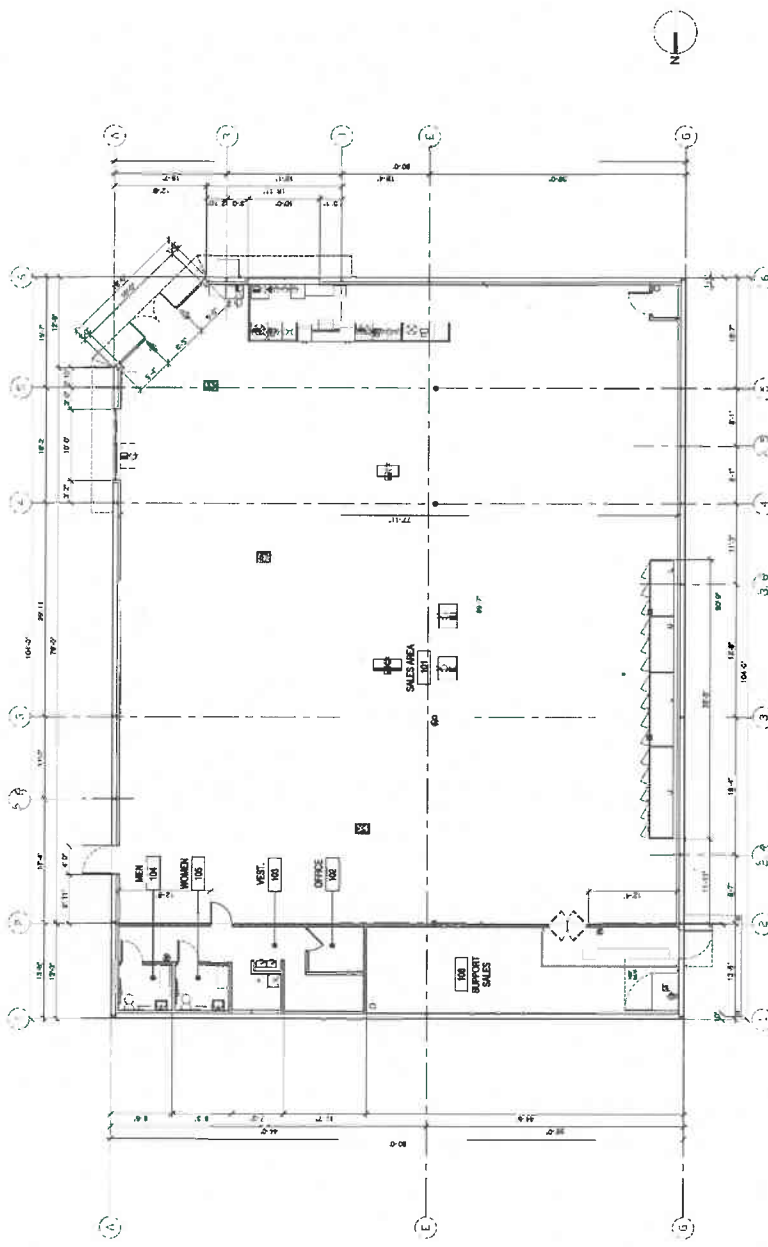
COUNTY OF RIVERSIDE PROJECT NO.: PP25248



PROJECT # PP25248

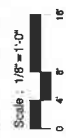
FLOOR PLAN

SHEET 6 OF 6



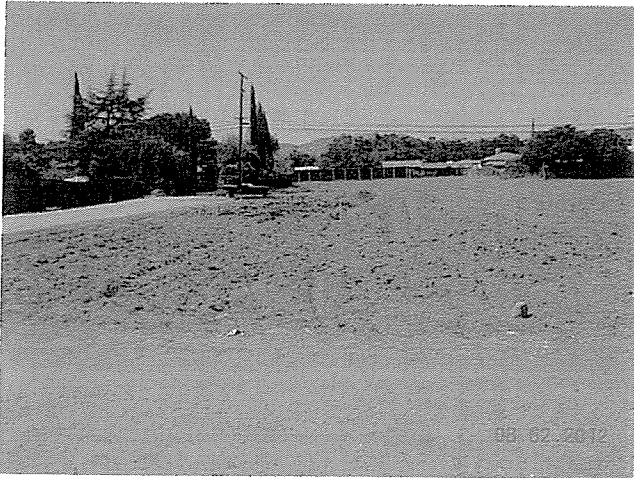
FAMILY DOLLAR STORE
 HOMELAND, CA

FLOOR PLAN

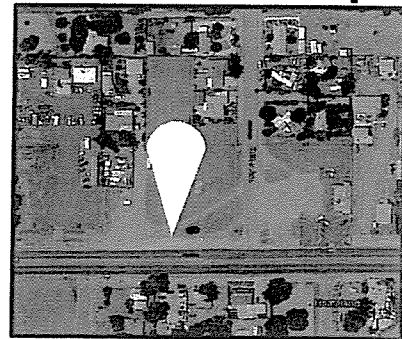


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 info@archiarc.com

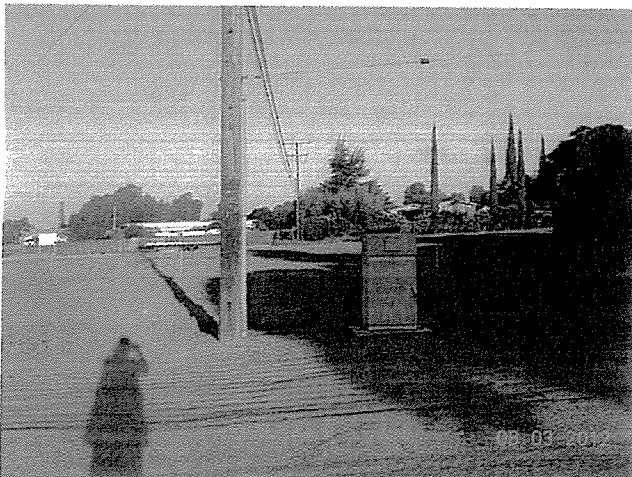
Panoramic Photographs



Location map



Location map



Location map



LARS ANDERSEN & ASSOCIATES, INC
 CIVIL ENGINEERS - LAND SURVEYORS - PLANNERS

WWW.LARSANDERSEN.COM 559-276-2790 FAX 559-276-0850

JOB NO: 12098.00
 DR. BY: DR
 CH. BY: DZ
 DATE: 08-06-12
 SCALE: _____

SHEET NO. 1

OF 1 SHEET

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

Environmental Assessment (E.A.) Number: 42556
Project Case Type (s) and Number(s): Change of Zone No. 7793 and Plot Plan No. 25248
Lead Agency Name: County of Riverside Planning Department
Address: P.O. Box 1409, Riverside, CA 92502-1409
Contact Person: H. P. Kang
Telephone Number: (951) 955-1888
Applicant's Name: Boos Development West, LLC.
Applicant's Address: 701 North Parkcenter Drive Suite No. 110, Santa Ana, CA 92705
Engineer's Name: Lars Andersen & Assoc., Inc., c/o Scott Mommer
Engineer's Address: 4694 W. Jacquelyn Avenue, Fresno, CA 93722

I. PROJECT INFORMATION

A. Project Description: The plot plan proposes an 8,239 square foot stand alone retail store (Family Dollar) on approximately 1.5 acres with 42 parking spaces. Additionally a change of zone is also being proposed for the subject property from Rural Residential (R-R) to Scenic Highway Commercial (C-P-S) to be consistent with existing General Plan designation of Community Development: Commercial Retail (CD:CR) (0.2 to 0.35 Floor Area Ratio).

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

C. Total Project Area: 1.49 acre parcel

Residential Acres:	Lots:	Units:	Projected No. of Residents:
Commercial Acres:	Lots:	Sq. Ft. of Bldg. Area:	Est. No. of Employees:
Industrial Acres:	Lots:	Sq. Ft. of Bldg. Area:	Est. No. of Employees:
Other: 900 square foot lease area			

D. Assessor's Parcel No(s): 457-171-020, 457-171-024, and 457-171-025

E. Street References: At the northwest corner of Ritter Avenue and Highway 74 in the community of Homeland within the County of Riverside.

F. Section, Township & Range Description or reference/attach a Legal Description:
Township 5 South, Range 2 West, Section 8

G. Brief description of the existing environmental setting of the project site and its surroundings: The project site is located in the community of Homeland, located along State Highway 74 and west of the City of Hemet. This area has historically included larger lot rural community and scattered agricultural uses. The site currently contains no structures and is unimproved vacant land. The site is surrounded by single family residential to the north, commercial development to the east, west and south.

II. APPLICABLE GENERAL PLAN AND ZONING REGULATIONS

A. General Plan Elements/Policies:

1. Land Use: The proposed project meets the requirements for the Community Development: Commercial Retail (CD: CR) (0.20-0.35 Floor Area Ratio) land use designation. The

proposed project meets the Highway 79 Policy Area requirements of the General Plan and all applicable land use policies.

2. **Circulation:** Adequate circulation facilities exist and are proposed to serve the proposed project. The proposed project meets with all other applicable circulation policies of the General Plan.
 3. **Multipurpose Open Space:** No natural open space land was required to be preserved within the boundaries of this project. The proposed project meets with all other applicable Multipurpose Open Space element policies.
 4. **Safety:** The proposed project is located within a high fire hazard area and a subsidence susceptible area. The proposed project is not located within any other special hazard zone (including FEMA flood zone, fault zone, dam inundation zone, area with high liquefaction potential, etc.). The proposed project has allowed for sufficient provision of emergency response services to the project through the project design and payment of development impact fees. The proposed project meets with all other applicable Safety element policies.
 5. **Noise:** Sufficient mitigation against any foreseeable noise sources in the area have been provided for in the design of the project. The project meets all other applicable Noise Element Policies.
 6. **Housing:** The proposed project meets with all applicable Housing element policies.
 7. **Air Quality:** The proposed project has been conditioned to control any fugitive dust during grading and construction activities. The proposed project meets all other applicable Air Quality element policies.
- B. General Plan Area Plan(s):** Harvest Valley/Winchester Area Plan
- C. Foundation Component(s):** Community Development (CD)
- D. Land Use Designation(s):** Commercial Retail (CD: CR) (0.20-0.35 Floor Area Ratio)
- E. Overlay(s), if any:** Not Applicable
- F. Policy Area(s), if any:** Highway 79 Policy Area
- G. Adjacent and Surrounding Area Plan(s), Foundation Component(s), Land Use Designation(s), and Overlay(s) and Policy Area(s), if any:** The project site is surrounded by properties which are designated Community Development: Commercial Retail (CD:CR) to the south, east, and west, Community Development: Medium Density Residential (CD:MDR) to the north.
- H. Adopted Specific Plan Information**
1. **Name and Number of Specific Plan, if any:** Not Applicable
 2. **Specific Plan Planning Area, and Policies, if any:** Not Applicable
- I. Existing Zoning:** Rural Residential (R-R)
- J. Proposed Zoning, if any:** Scenic Highway Commercial (C-P-S)

K. Adjacent and Surrounding Zoning: The project site is surrounded by mixture of Rural Residential (R-R) and Scenic Highway Commercial (C-P-S) along Highway 74 but not contiguous. The general vicinity of the project site is zoned Rural Residential (R-R) as it moves away from Highway 74.

III. ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED

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

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

IV. DETERMINATION

On the basis of this initial evaluation:

A PREVIOUS ENVIRONMENTAL IMPACT REPORT/NEGATIVE DECLARATION WAS NOT PREPARED
<input checked="" type="checkbox"/> I find that the proposed project COULD NOT have a significant effect on the environment, and a NEGATIVE DECLARATION will be prepared.
<input type="checkbox"/> 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.
<input type="checkbox"/> 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
<input type="checkbox"/> 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.
<input type="checkbox"/> 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

H. P. Kang

Printed Name

April 9, 2013

Date

For Carolyn Syms Luna, Director

V. ENVIRONMENTAL ISSUES ASSESSMENT

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

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
AESTHETICS Would the project				
1. Scenic Resources				
a) Have a substantial effect upon a scenic highway corridor within which it is located?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings and unique or landmark features; obstruct any prominent scenic vista or view open to the public; or result in the creation of an aesthetically offensive site open to public view?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

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

Findings of Fact:

a) The project site is located on the northerly side of SH-74 which is designated by the General Plan as a State Eligible Scenic Highway. Through this area of the corridor, the scenic resources would include the view of the hills to the north and south of the highway. The proposed Family Dollar building would be subject to the latest adopted building code and through design the visual impact is minimal in preserving and protecting the scenic highway corridor. The project is setback approximately 80 feet from the new right-of-way and provides ample landscaping that will minimize the impact to the scenic highway corridor. Additionally, the maximum height of the building is proposed at 31 vertical feet and minimum of 21 feet.

The change of zone is also being proposed from Rural Residential (R-R) to Scenic Highway Commercial (C-P-S) to be consistent with existing General Plan designation of Community Development: Commercial Retail (CD:CR). The change of zone will not substantially affect the scenic highway corridor.

b) The proposed project will not substantially damage scenic resources, including, but not limited to, trees, rock outcroppings and unique or landmark features, open to the public, as these features do not exist on the project site. Additionally, the project will not result in the creation of an aesthetically offensive site open to public view.

Mitigation: No mitigation measures are required.

Monitoring: No mitigation measures are required.

2. Mt. Palomar Observatory

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

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

Findings of Fact:

a) According to the GENERAL PLAN, the project site is located 30.28 miles away from the Mt. Palomar Observatory; which is within the designated 45-mile (ZONE B) Special Lighting Area that surrounds the Mt. Palomar Observatory. Ordinance No. 655 contains approved materials and methods of installation, definition, general requirements, requirements for lamp source and shielding, prohibition and exceptions. With incorporation of project lighting requirements of the Riverside County Ordinance No. 655 into the proposed project, this impact will be reduced to a less than significant impact. (COA 10.PLANNING.31) This is a standard condition of approval and therefore is not considered mitigation pursuant to CEQA.

Mitigation: No mitigation measures are required.

Monitoring: No mitigation 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-b) The project will not create a new source of substantial light or glare which would adversely affect day or nighttime views in the area, or expose residential property to unacceptable levels of light or glare. Adjacent residential properties will not be exposed to unacceptable light levels. Any lighting on site is required to be shielded and directed away from any residential properties. Light created from potential increased traffic to the site may increase as well as interior lighting associated with the proposed retail use. This lighting will be shielded from the neighboring residential properties per building code and Mt. Palomar Observatory Ordinance No. 655. The ordinance contains approved materials and methods of installation, definition, general requirements, requirements for lamp source and shielding, prohibition and exceptions. With incorporation of the standard conditions of approval for project lighting requirements of the Riverside County Ordinance No. 655 into the proposed project, this impact will be reduced to a less than significant impact. (COA 10.PLANNING.3 and 10.PLANNING.42) and is therefore not considered mitigation pursuant to CEQA.

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
AGRICULTURE & FOREST RESOURCES Would the project				
4. Agriculture				
a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland) as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Conflict with existing agricultural zoning, agricultural use or with land subject to a Williamson Act contract or land within a Riverside County Agricultural Preserve?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Cause development of non-agricultural uses within 300 feet of agriculturally zoned property (Ordinance No. 625 "Right-to-Farm")?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: GIS database, and Project Application Materials.

Findings of Fact:

a) According to GIS database, the project is located in an area designated as "Urban Built Up Land". Therefore, the project will not convert a Prime Farmland, Unique Farmland, or Farmland of Statewide Importance to non-agricultural use. Additionally, the change of zone from Rural Residential (R-R) to Scenic Highway Commercial (C-P-S) to be consistent with existing General Plan designation of Community Development: Commercial Retail (CD:CR) will not convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland). The project will have no significant impact.

b) According to GIS database, the project is not located within an Agriculture Preserve or under a Williamson Act contract; therefore, no impact will occur as a result of the proposed project.

c) The project site is not surrounded by agriculturally zoned land (A-1, A-2, A-P, A-D & C/V) and changing the zone from Rural Residential (R-R) to Scenic Highway Commercial (C-P-S) will not cause development of non-agricultural uses within 300 feet of agriculturally zoned property. Therefore, the project site, the project will not cause development of a non-agricultural use within 300 feet of agriculturally zoned property.

d) The project 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.

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
5. Forest	<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 which, due to their location or nature, could result in conversion of forest land to non-forest use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

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

Findings of Fact:

a) The project is not located within the boundaries of a 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)). Therefore, the proposed project will not impact land designated as forest land, timberland, or timberland zoned Timberland Production.

b) The project is not located within forest land and will not result in the loss of forest land or conversion of forest land to non-forest use; therefore, no impact will occur as a result of the proposed project.

c) The project will not involve other changes in the existing environment which, due to their location or nature, could result in conversion of forest land to non-forest use.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

AIR QUALITY Would the project

6. Air Quality Impacts	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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 type="checkbox"/>	<input checked="" type="checkbox"/>

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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 type="checkbox"/>	<input checked="" type="checkbox"/>

Source: SCAQMD CEQA Air Quality Handbook and Greenhouse Gas Review Study dated April 15, 2013

Findings of Fact: CEQA Guidelines indicate that a project will significantly impact air quality if the project violates any ambient air quality standard, contributes substantially to an existing air quality violation, or exposes sensitive receptors to substantial pollutant concentrations.

a) The project site is located in the South Coast Air Basin (SCAB). The South Coast Air Quality Management District (SCAQMD) adopted its most recent Air Quality Management Plan (AQMP) for the SCAB on August 1, 2003. The AQMP is a plan for the regional improvement of air quality. As part of adoption of the County's General Plan in 2003, the General Plan's EIR (No. 441, SCH No. 2002051143) analyzed the General Plan growth projections for consistency with the AQMP and concluded that the General Plan is consistent with the SCAQMD's AQMP. The project is consistent with the County General Plan and would therefore be consistent with the SCAQMD's AQMP.

b-c) The South Coast Air Basin (SCAB) is in a non-attainment status for federal ozone standards, federal carbon monoxide standards, and state and federal particulate matter standards. Any development in the SCAB, including the proposed Project, would cumulatively contribute to these pollutant violations.

The project is consistent with the General Plan and the Harvest Valley/Winchester Area Plan land use designations. The General Plan (2003) is a policy document that reflects the County's vision for the future of Riverside County. The General Plan is organized into eight separate elements, including an Air Quality Element. The purpose of the Air Quality Element is to protect County residents from the harmful effects of poor air quality. The Air Quality Element identifies goals, policies, and programs that are meant to balance actions regarding land use, circulation, and other issues with their potential effects on air quality. The Air Quality Element, in conjunction with local and regional air quality planning efforts, addresses ambient air quality standards set forth by the Federal Environmental Protection Agency (EPA) and the California Air Resources Board (CARB). Potential air quality impacts resulting from the proposed project would not exceed emissions projected by the Air Quality Element as identified in the Greenhouse Gas Review Study dated April 15, 2013. The County is charged with implementing the policies in the General Plan Air Quality Element, which are focused on reducing concentrations of criteria pollutants, reducing negative impacts to sensitive receptors, reducing mobile and stationary pollutant sources, increasing energy conservation and efficiency, improving the jobs to housing balance, and facilitating multi-jurisdictional coordination for the improvement of air quality.

Implementation of the project would not impact air quality beyond the levels documented in EIR No. 441 prepared for the General Plan. The project would impact air quality in the short-term during construction and in the long-term through operation. In accordance with standard county requirements, dust control measures and maintenance of construction equipment shall be utilized on the property to limit the amount of particulate matter generated. These are standard requirements and are not considered mitigation pursuant to CEQA.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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The proposed project would primarily impact air quality through increased automotive emissions. Projects of this type do not generate enough traffic and associated air pollutants to violate clean air standards or contribute enough air pollutants to be considered a cumulatively considerable significant impact. Therefore, the impacts to air quality are considered less than significant.

d) A sensitive receptor is a person in the population who is particularly susceptible to health effects due to exposure to an air contaminant than is the population at large. Sensitive receptors (and the facilities that house them) in proximity to localized CO sources, toxic air contaminants or odors are of particular concern. High levels of CO are associated with major traffic sources, such as freeways and major intersections, and toxic air contaminants are normally associated with manufacturing and commercial operations. Land uses considered to be sensitive receptors include long-term health care facilities, rehabilitation centers, convalescent centers, retirement homes, residences, schools, playgrounds, child care centers, and athletic facilities. Surrounding land uses include residential, which is considered a sensitive receptor, however, the project is not expected to generate substantial point source emissions. The project will not include manufacturing uses or generate significant odors.

e) Surrounding land uses do not include significant localized CO sources, toxic air contaminants, or odors. An 8,239 square foot retail building is not considered a substantial point source emitter or a sensitive receptor.

f) The project will not create objectionable odors affecting a substantial number of people.

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 type="checkbox"/>	<input checked="" type="checkbox"/>
e) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in	<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
local or regional plans, policies, regulations or by the California Department of Fish and Game or U. S. Fish and Wildlife Service?				
f) Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
g) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: GIS database, WRCMSHCP

Findings of Fact:

a) The project site does not conflict with the provisions of an adopted Habitat Conservation Plan, Natural Conservation Community Plan, or other approved local, regional, or state conservation plan. The project site is a vacant parcel in an urbanized area. The area shows signs of periodic disturbance of weed abatement through the process of disking. The proposal will disturb approximately 1.5 acres for the construction of the retail building and associated parking areas. Based on periodical disturbance, the site is not anticipated to have biological impacts. Therefore, project will have less than significant impact.

b-c) The proposal will disturb approximately 1.5 acres for the construction of the retail building and associated parking areas. Based on periodical disturbance, the site is not anticipated to have 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). The project will have a less than significant impact.

d) The project will not result in the adverse impacts on MSHCP-listed plant or animal species. Natural watercourses are not present on the site. U.S. Army Corps of Engineers and CDFG jurisdictional waters of the US wetlands and streambeds are not present. The project will not interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident migratory wildlife corridors, or impede the use of native wildlife nursery sites. Therefore, there is no significant impact.

e-f) The project site does not contain riverine/riparian areas or vernal pools. Therefore, there is no significant impact.

g) The proposed project will not conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance. Therefore, there is no significant impact.

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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CULTURAL RESOURCES Would the project

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

Source: On-site Inspection, Project Application Materials

Findings of Fact:

a-b) The proposed site has been previously disturbed for weed abatement by disking. The project does not propose to alter or destroy a historic site or cause a substantial adverse change in the significance of a historical resource as defined in California Code of Regulations, Section 15064.5. The project will have no significant impact.

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 checked="" type="checkbox"/>	<input type="checkbox"/>
b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to California Code of Regulations, Section 15064.5?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Disturb any human remains, including those interred outside of formal cemeteries?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Restrict existing religious or sacred uses within the potential impact area?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Source: Project Application Materials

Findings of Fact:

a-b) Site disturbance has already occurred from weed abatement by disking. The project is not anticipated to alter or destroy an archaeological site. If, however, during ground disturbing activities, unique cultural resources are discovered, all ground disturbances shall halt until a meeting is held between the developer, archaeologist, and Native American representative to discuss the significance of the find. Therefore, the project will not alter or destroy an archaeological site or cause a substantive adverse change in the significance of an archaeological resource.

c) There may be a possibility that ground disturbing activities will expose human remains. The project is subject to State Health and Safety Code Section 7050.5 if human remains are discovered during ground disturbing activities. This is a standard condition and not considered mitigation for CEQA purposes. Therefore, the impact is considered less than significant.

d) The project will not restrict existing religious or sacred uses within the potential impact area. Therefore, there is no impact.

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

10. Paleontological Resources

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

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

Findings of Fact:

a) According to GIS database, this site has been mapped as having a high potential for paleontological resources. There may be a possibility that ground disturbing activities will expose fossil specimens. Therefore, a Paleontological Monitoring Report shall be submitted to the County Geologist for site grading operation. This is a standard condition and not considered mitigation for CEQA purposes. Therefore, the impact is considered less than significant.

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 adverse effects, including the risk of loss, injury, or death?

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

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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Source: Riverside County General Plan Figure S-2 "Earthquake Fault Study Zones," GIS database

Findings of Fact:

a-b) No active faults are known to traverse the subject site. The project site does not lie within a State of California Earthquake Fault Hazard Zone (formerly called an Alquist-Priolo Special Studies Zone). Additionally, the project is subject to the California Building Code (CBC) requirements pertaining to commercial development and thereby mitigating any potential impact to less than significant. As CBC requirements are applicable to all commercial development they are not considered mitigation for CEQA implementation purposes. Therefore, the impact is considered less than significant.

Mitigation: No mitigation 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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12. Liquefaction Potential Zone

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

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

Findings of Fact:

a) The project is located within an area of low potential for liquefaction. Liquefaction on the site is unlikely due to the shallow bedrock, high to very high density of the soil, and lack of groundwater in the surrounding area. Adherence to the California Building Code (CBC) will mitigate any potential liquefaction that exists on the site to less than significant. As CBC requirements are applicable to all commercial development they are not considered mitigation for CEQA implementation purposes.

Mitigation: No mitigation measures required.

Monitoring: No monitoring measures are required.

13. Ground-shaking Zone

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:

There are no known active or potentially active faults that traverse the site and the site is not located within an Alquist-Priolo Earthquake Fault Zone. The principal seismic hazard that could affect the site is ground shaking resulting from an earthquake occurring along several major active or potentially active faults in southern California. The project is located within a very high ground shaking risk area. California Building Code (CBC) requirements pertaining to commercial development will mitigate the potential impact to less than significant. As CBC requirements are applicable to all commercial development they are not considered mitigation for CEQA implementation purposes.

Mitigation: No mitigation measures are required.

Monitoring: No mitigation 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: Riverside County General Plan Figure S-5 "Regions Underlain by Steep Slope"

Findings of Fact:

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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a) The project site is located on generally flat land with minimal possibilities of resulting in on- or off-site landslide, lateral spreading, collapse, or rock fall hazards. In addition, no further information is provided to suggest that the project would be located on unstable soil. The project will have less than significant impact.

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: GIS database, Riverside County General Plan Figure S-7 "Documented Subsidence Areas" and Geotechnical Investigation performed by Southern California Soil & testing, Inc. out of San Diego California (Dated: August 21, 2012).

Findings of Fact:

a) According to GIS database, the project site is located in an area with potential subsidence, and the Geotechnical Investigation performed by Southern California Soil & testing, Inc. out of San Diego California indicated that the area subject to potentially compressible alluvial material within four (4) feet of the existing grade. The report also suggests that the existing grade should be excavated and recommends that the material can be placed as compacted fill. This process will minimize the potential for subsidence. Additionally, the grading and foundation recommendations may need to be updated once final grading and foundation plans are developed. Adherence to the California Building Code (CBC) will mitigate any subsidence potential that exists on the site to less than significant. As CBC requirements are applicable to all commercial development they are not considered mitigation for CEQA implementation purposes.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

16. Other Geologic Hazards

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

Source: Project Application Materials

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

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

Source: Project Application Materials, Building and Safety – Grading Review

Findings of Fact:

a) The project site is generally flat land with no slope present on the site. The proposed commercial retail facility will not change topography or ground surface relief features. Therefore, the project will not have an impact.

b) The project will not cut or fill slopes greater than 2:1 or create a slope higher than 10 feet.

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.

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

Source: General Plan figure S-6 “Engineering Geologic Materials Map”, Project Application Materials, Building and Safety Grading review

a) The development of the site could result in the loss of topsoil from grading activities, but not in a manner that would result in significant amounts of soil erosion. Implementation of Best Management Practices (BMPs) would reduce the impact to below a level of significance. Impacts would be less than significant.

b) The project may be located on expansive soil; however, California Building Code (CBC) requirements pertaining to commercial development will mitigate the potential impact to less than

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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significant. As CBC requirements are applicable to all development, they are not considered mitigation for CEQA implementation purposes.

c) The project is for the installation of an unmanned wireless communication facility and will not require the use of sewers or septic tanks. The project will have no significant impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

19. Erosion

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

Source: Flood Control District review, Project Application Materials

Findings of Fact:

a) The proposed project is not located in the vicinity of a stream or lake, will not change deposition, siltation, or erosion that may modify the channel of a river, stream, or the bed of a lake. The project will have no significant impact.

b) The proposed project is not likely to increase in water erosion either on or off site; therefore, the project will have less than significant impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

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

a) Be impacted by or result in an increase in wind erosion and blowsand, either on or off site?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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Source: Riverside County General Plan Figure S-8 "Wind Erosion Susceptibility Map," Ord. 460, Sec. 14.2 & Ord. 484

Findings of Fact:

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

Mitigation: No mitigation measures are required.

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

GREENHOUSE GAS EMISSIONS Would the project

21. Greenhouse Gas Emissions

a) Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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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: Project application materials, Air Study Dated April 15, 2013.

Findings of Fact:

a) The project is a construction of 8,239 square foot commercial retail building with a change of zone from Rural Residential (R-R) to Scenic Highway Commercial (C-P-S) to be consistent with existing General Plan designation of Community Development: Commercial Retail (CD:CR). Based on the air Study submitted by the applicant dated April 15, 2013, the proposed project does not exceed the threshold set by South Coast Air Basin (SCAB) and Southeast Desert Air Basin (SEDAB). The construction activities will involve heavy duty equipment and labor. However, the construction of this size (under 10,000 square foot) will not have a significant impact on the air quality of the area. Therefore, greenhouse gas emissions generated during construction phase are minimal. In addition, the powering of the commercial retail store will not require an extensive amount of electricity. Therefore, project is not anticipated to generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment.

b) The project will not conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases. The project will have less than significant impact.

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 type="checkbox"/>	<input checked="" type="checkbox"/>
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b) Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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c) Impair implementation of or physically interfere with an adopted emergency response plan or an emergency evacuation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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d) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
e) Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: Project Application Materials

Findings of Fact:

- a) The project will not create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials.
- b) The project will not create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment.
- c) The project will not impair implementation of or physically interfere with an adopted emergency response plan or an emergency evacuation plan.
- d) The project site is not located within one-quarter mile of an existing school. The proposed change of zone and construction of retail commercial facility does not emit and/or handle hazardous or acutely hazardous materials, substances, or waste. Therefore, there is no impact.
- e) The project is not located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment.

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"/>
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

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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a) The project site is not located within the vicinity of any public or private airport; therefore, the project will not result in an inconsistency with an Airport Master Plan. The closest airport is Hemet-Ryan Airport which is located approximately 5 miles west of the project site.

b) The project site is not located within the vicinity of any public or private airport; therefore will not require review by the Airport Land Use Commission.

c) The project is not located within an airport land use plan and would not result in a safety hazard for people residing or working in the project area. The closest airport is Hemet-Ryan Airport which is located approximately 5 miles west of the project site.

d) The project is not within the vicinity of a private airstrip, or heliport and would not result in a safety hazard for people residing or working in the project area. The closest airport is Hemet-Ryan Airport which is located approximately 5 miles west of the project site.

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

Findings of Fact:

a) The project is located in a high fire hazard area. The project shall adhere to all Fire Department requirements for projects located within high fire hazard areas. This is a standard condition of approval and is not considered mitigation under CEQA.

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

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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c) Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that

<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
there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)?				
d) Create or contribute runoff water that would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff?	<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 checked="" type="checkbox"/>	<input type="checkbox"/>
f) Place within a 100-year flood hazard area structures which would impede or redirect flood flows?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
g) Otherwise substantially degrade water quality?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
h) Include new or retrofitted stormwater Treatment Control Best Management Practices (BMPs) (e.g. water quality treatment basins, constructed treatment wetlands), the operation of which could result in significant environmental effects (e.g. increased vectors or odors)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

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

Findings of Fact:

a)-b) The proposed project will develop approximately 1.5 acre of land area from vacant undeveloped to 8,239 square foot commercial retail building with 42 parking spaces. Through this process, the site will alter the drainage from its current natural flow to Highway 74. By altering the flow, the project will have to meet the latest Water Quality Management Plan (WQMP) standards and Best Management Practices (BMP) standards. With such regulations in place, it will not violate any water quality standards or waste discharge requirements.

The project will incorporate a detention/retention basin to capture and treat the water before it leave the site onto a public maintained system. Additionally, the site does not contain nor alter the course a stream or river in a manner that would result in substantial erosion or siltation on- or off-site. Therefore, there is less than significant impact anticipated.

c) The project will not 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). Therefore, the impact is considered less than significant.

d) Due to the amount of impervious surfaces within the project site, this proposal will not increase flow rates on downstream property owners. Therefore, no new flood control facilities or water quality mitigation will be required. Therefore, the impact is considered less than significant.

e) The project site is not located within a 100 year flood zone. And no housing is proposed with this project. Therefore, the project shall not place housing within a 100-year flood hazard area, as

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map.

f) The project site is not located within a 100 year flood zone. Therefore, the project will not place structures within a 100-year flood hazard area which would impede or redirect flood flows.

g-h) The project will not substantially degrade water quality or 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 and odors). Therefore, there is no impact.

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?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Changes in absorption rates or the rate and amount of surface runoff?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam (Dam Inundation Area)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input 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," GIS database, FEMA Issued Flood Map

Findings of Fact:

a) Because of the small size and limited development of the project site, the project will not 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. Additionally, the property is located in Zone X, and it is determined to be outside the 0.2% annual chance floodplain [FEMA Flood Insurance Rate Map (FIRM) with effective date of August 28, 2008, Map No. 06065C2080G, Panel 2080 of 3805]. Therefore, the project will have less than significant impact.

b) Because of the small size and limited development of the project site, the project will not result in changes in absorption rates or the rate and amount of surface runoff within a floodplain. Therefore, the project will have less than significant impact.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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c) The project will not 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. Therefore, the project will have less than significant impact.

d) Because of the small size and limited development of the project site, the project will not cause changes in the amount of surface water in any water body. Therefore, the project will have less than significant impact.

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?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Affect land use within a city sphere of influence and/or within adjacent city or county boundaries?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: General Plan, GIS database, Project Application Materials (City of Hemet General Plan Map)

Findings of Fact:

a) The proposed use is in compliance with the current land use of Community Development: Commercial Retail (CD:CR) (0.2 to 0.35 Floor Area Ratio) in the Harvest Valley/Winchester Area Plan. The project will have a less than significant impact as it likely will not result in the substantial alteration of the present or planned land use of an area.

b) The project is not adjacent to a city boundary and not in a sphere of influence. Therefore, the project will not have significant impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

28. Planning

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 Comprehensive 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	<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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community)?

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

Findings of Fact:

a-b) With the approval of the Change of Zone application request from Rural Residential (R-R) to Scenic Highway Commercial (C-P-S) to be consistent with existing General Plan designation of Community Development: Commercial Retail (CD:CR), the project will be consistent with the site's zoning for the proposed commercial retail development. The project site is surrounded by properties which are zoned Rural Residential (R-R) with sporadic Scenic Highway Commercial (C-P-S) zoning along Highway 74. The General Plan designation for all properties along Highway 74 is Community Development: Commercial Retail (CD:CR) (0.2 to 0.35 Floor Area Ratio). It is the future plan for this area along Highway 74 to be developed as commercial retail developments. Therefore, the project will have no significant impact.

c) The proposed commercial development will be consistent with existing commercial developments along Highway 74 including but not limited to tire shop, bar and grill, convenient market, barber, automobile repair, driving school, and post office. As a result, the project will be compatible with existing surrounding zoning and with existing and planned surrounding land uses. Impacts are less than significant.

d-e) The project is consistent with the land use designations and policies of the General Plan. In addition, the project will not disrupt or divide the physical arrangement of an established community. The project will have no significant impact.

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"

a) The project site is within MRZ-3, which is defined as areas where the available geologic information indicates that mineral deposits are likely to exist; however, the significance of the deposit is undetermined. The General Plan identifies policies that encourage protection for existing mining

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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operations and for appropriate management of mineral extraction. A significant impact that would constitute a loss of availability of a known mineral resource would include unmanaged extraction or encroach on existing extraction. No existing or abandoned quarries or mines exist in the area surrounding the project site. The project does not propose any mineral extraction on the project site. Any mineral resources on the project site will be unavailable for the life of the project; however, the project will not result in the permanent loss of significant mineral resources.

b) The project will not result in the loss of availability of a known mineral resource in an area classified or designated by the State that would be of value to the region or the residents of the State. The project will not result in the loss of availability of a locally important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan.

c) The project will not be an incompatible land use located adjacent to a State classified or designated area or existing surface mine.

d) The project will not expose people or property to hazards from proposed, existing or abandoned quarries or mines.

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 project site is not located within an airport land use plan or within two miles of a public airport or public use airport that would expose people residing on the project site to excessive noise levels. The closest airport (Hemet Ryan Airport) is located approximately 5 miles east from the project site. Therefore, there is no impact anticipated.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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b) The project is not located within the vicinity of a private airstrip and would not expose people residing on the project site to excessive noise levels. The closest airport (Hemet Ryan Airport) is located approximately 5 miles east from the project site. Therefore, there is no impact anticipated.

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

Findings of Fact: The project site is not located adjacent to a rail line. The project has no significant 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 project site is located adjacent to a highway. The closest highway is Highway 74 which fronts the project site. The next closest freeway is 215 Freeways is approximately 4.5 miles west from the project site.

The project prepared a noise study of the site. The existing noise on the project site and surrounding areas is primarily created by the amount of traffic on adjacent SH-74 as well as truck circulation, unloading, and rooftop mechanical equipment operations. The analysis concluded that the noise level would be within the County of Riverside Noise Element standards. In addition, the noise generated by Highway 74 is predicted to be within acceptable limits for commercial uses within the proposed commercial retail use. The acoustic study recommended mitigation that can be incorporated on the site to further limit the amount of noise created by the project on the surrounding neighborhood.

Therefore, the unmanned wireless communication facility will not be affected by the highway noise from the identified highways and does not create a noise sensitive use with occasional site visits for maintenance. There will be no significant impact.

Mitigation: Rooftop mechanical equipment shall be shielded from view of the nearest noise sensitive receivers by intervening rooftop parapets. Also, the heavy truck deliveries to the project shall be limited to daytime (7 AM – 10 PM) hours.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Monitoring: The conditions of approval will be monitored by the Planning Department, Department of Building and Safety Permit Review Process, the Department of Public Health – Industrial Hygiene Division, and the Riverside County Sherriff.

33. Other Noise

NA A B C D

Source: Project Application Materials, GIS database

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

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?

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

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

Findings of Fact:

a) Although the project will increase the ambient noise level in the immediate vicinity during construction, and the general ambient noise level will increase after project completion, the impacts are not considered significant within the commercial zoning areas.

b) All noise generated during project construction and the operation of the site must comply with the County’s noise standards, which restricts construction (short-term) and operational (long-term) noise levels. These may include but are not limited to hours of construction, hours of operation, hours of delivery, use of noise reducing equipments (e.g.: mufflers and engine shrouds), orientation of the main entrance, wing-walls around equipments, setbacks, and berms. The operation of the store will occur all within the enclosed structure and will not have excess noise beyond the normal vehicular noise added by the Family Dollar patrons. Therefore, the project will have a less than significant impact with mitigation measures in place as identified in Chapter 7 Noise Element – Building Design

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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of the County of Riverside General Plan. These are standard conditions of approval and therefore is not considered mitigation pursuant to CEQA.

c-d) The project would not expose 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 or expose persons to or generation of excessive ground-borne vibration or ground-borne noise levels. The project will have a less than significant impact.

Mitigation: No mitigation measures are required.

Monitoring: No mitigation measures are required.

POPULATION AND HOUSING Would the project

35. Housing

a) Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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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"/>
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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"/>
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d) Affect a County Redevelopment Project Area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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e) Cumulatively exceed official regional or local population projections?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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f) Induce substantial population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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Source: Project Application Materials, GIS database, Riverside County General Plan Housing Element

Findings of Fact:

a) The project is a request to change the zone to be consistent with the General Plan designations and construction of a commercial retail stand alone store. The project will be constructed on a vacant lot and will not displace any existing homes to necessitate any replacement housing elsewhere. Therefore, the project will have no significant impact.

b) The project will not create a demand for additional housing, particularly housing affordable to households earning 80% or less of the County's median income. The project will have no significant impact.

c) The project will not displace any number of people, necessitating the construction of replacement housing elsewhere. The project will have no significant impact.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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d) The project is located within a Redevelopment Area. However, the State of California (Governor Brown) has dissolved the Redevelopment Agencies of all funding and responsibility. Therefore, the County of Riverside has no mechanism to provide any assistance for funding for the projects that are within the redevelopment areas. As a result, the project will not affect a County Redevelopment Project Area. The project will have no significant impact.

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

f) The project could potentially encourage additional residential development in the area since there will be commercial retail service, but the development would have to be consistent with the land uses designated by the General Plan. The project will have less than significant impact.

Mitigation: No mitigation measures are required.

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

The proposed project will have an incremental 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 No. 659, which require payment of the appropriate fees set forth in the Ordinance. Ordinance 659 sets forth policies, regulations, and fees related to the funding and construction of facilities necessary to address direct and cumulative environmental effects generated by new development. With compliance to Ordinance No. 659, impact to fire services will be 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. Any construction of new facilities required by the cumulative effects will have to meet all applicable environmental standards.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

37. Sheriff Services

Source: Riverside County General Plan

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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The proposed project will have an incremental impact on the demand for sheriff services. Prior to the issuance of a certificate of occupancy, the applicant shall comply with the provisions of Ordinance No. 659, which require payment of the appropriate fees set forth in the Ordinance. Ordinance 659 sets forth policies, regulations, and fees related to the funding and construction of facilities necessary to address direct and cumulative environmental effects generated by new development. With compliance to Ordinance No. 659 and the mitigation measures, impact to sheriff services will be 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. Any construction of new facilities required by the cumulative effects will have to meet all applicable environmental standards.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

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

Findings of Fact: The project will not physically alter existing facilities or result in the construction of new or physically altered facilities. The proposed project is located within the Romoland Union School District and the Perris Union High School District. Any construction of new facilities required by the cumulative effects of this project and surrounding projects would have to meet all applicable environmental standards. This project has been conditioned to comply with School Mitigation Impact fees in order to mitigate the potential effects to school services. This is a standard condition of approval and pursuant to CEQA is not considered mitigation.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

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

The proposed project will have an incremental impact on the demand for library services. Prior to the issuance of a certificate of occupancy, the applicant shall comply with the provisions of Ordinance No. 659, which require payment of the appropriate fees set forth in the Ordinance. Ordinance 659 sets forth policies, regulations, and fees related to the funding and construction of facilities necessary to address direct and cumulative environmental effects generated by new development. With compliance to Ordinance No. 659, impact to library services will be 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. Any construction of new facilities required by the cumulative effects will have to meet all applicable environmental standards.

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.

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

The use of the proposed lease area would not cause an impact on health services. The site is located within the service parameters of County health centers. The project will not physically alter existing facilities or result in the construction of new or physically altered facilities. The project will have no impact. Any construction of new facilities required by the cumulative effects of this project and surrounding projects would have to meet all applicable environmental standards.

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. 659 (Establishing Development Impact Fees), Parks & Open Space Department Review

a) The plot plan proposes an 8,239 square foot stand alone retail store (Family Dollar) on approximately 1.5 acre land with 42 parking spaces at the northwest corner of Ritter Avenue and Highway 74 in the area of Homeland within the County of Riverside. Additionally a change of zone is also being proposed from Rural Residential (R-R) to Scenic Highway Commercial (C-P-S) to be consistent with existing General Plan designation of Community Development: Commercial Retail (CD:CR) (0.2 to 0.35 Floor Area Ratio). The project would not include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment. The project will have no significant impact.

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

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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c) The project is located within a County Service Area No. 80 (Street Lighting District). The project will have no significant impact on recreation and park district with a Community Parks and Recreation Plan.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

42. Recreational Trails

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

Findings of Fact: The project (a request to change the zoning and construction of commercial retail store) does not create a need or impact a recreational trail in the vicinity of the project. The project will have no significant impact.

Mitigation: No mitigation measures are required.

Monitoring: No mitigation measures are required.

TRANSPORTATION/TRAFFIC Would the project

43. Circulation

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

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

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

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

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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e) Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g. farm equipment)?

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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f) Cause an effect upon, or a need for new or altered maintenance of roads?

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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g) Cause an effect upon circulation during the project's construction?

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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h) Result in inadequate emergency access or access to

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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nearby uses?

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"/>
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Source: Riverside County General Plan

Findings of Fact:

a) The project will generate minimal traffic to the area and regional transportation system. The project will not conflict with an applicable plan, ordinance or policy establishing a measure of effectiveness for the performance of the circulation system. The impact is less than significant.

b) The project will not conflict with an applicable congestion management program, including, but not limited to level of service standards and travel demand measures, or other standards established by the county congestion management agency for designated roads or highways. The project will have no impact.

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

e-f) The project will not substantially increase hazards due to a design feature or cause an effect upon a need for new or altered maintenance of roads. The project will have no impact.

g) The project site will cause an effect upon circulation during the project's construction; however, impacts are considered less than significant.

h) The project will not cause inadequate emergency access or access to nearby uses. The project will have no impact.

i) The project site will not 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. The project will have no impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

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

Findings of Fact: The project incorporates bike racks to encourage non-motorized vehicle access to the site. The number of bike racks incorporated is three (3) and will not impact a bike trail in the vicinity of the project. The project will have no significant impact.

Mitigation: No mitigation measures are required.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Monitoring: No monitoring 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 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 currently served by Eastern Municipal Water District (EMWD). The project will not physically alter existing facilities or result in the construction of new or physically altered facilities. Any construction of new facilities required by the cumulative effects of this project and surrounding projects would have to meet all applicable environmental standards.

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 proposed project is located within the Eastern Municipal Water District (EMWD) sewer services area. The project will not physically alter existing facilities or result in the construction of new or physically altered facilities. Any construction of new facilities required by the cumulative effects of this project and surrounding projects would have to meet all applicable environmental standards.

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.

47. Solid Waste

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

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

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

Findings of Fact:

a-b) According to the Riverside County Waste Management Department, the proposed project has the potential to impact landfill capacity from the generation of solid waste during construction. The project will not physically alter existing facilities or result in the construction of new or physically altered facilities. Any construction of new facilities required by the cumulative effects of this project and surrounding projects would have to meet all applicable environmental standards.

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?

b) Natural gas?

c) Communications systems?

d) Storm water drainage?

e) Street lighting?

f) Maintenance of public facilities, including roads?

g) Other governmental services?

Source: Riverside County General Plan

Findings of Fact:

a-g) Implementation of the project will result in an incremental system capacity demand for energy systems, communication systems, storm water drainage systems, street lighting systems, maintenance of public facilities, including roads and potentially other governmental services. Each of the utility systems, including collection of solid waste, is available at the project site and lines will have to be extended onto the site, which will already be disturbed by grading and other construction

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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activities. These impacts are considered less than significant based on the availability of existing public facilities that support local systems. The project will not conflict with adopted energy conservation plans.

Compliance with the requirements of Southern California Edison, Southern California Gas, Verizon, Riverside County Flood Control and Riverside County Transportation Department will ensure that potential impacts to utility systems are reduced to a less than significant level. Note street lighting must conform with the Palomar lighting standards (see discussion under Aesthetics). Based on data available at this time, no offsite utility improvements will be required to support this project, other than improvement of local roadways within their existing rights-of-way.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

49. Energy Conservation

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

Source: Riverside County General Plan, Project Application Materials

a-b) The proposed project will not conflict with any adopted energy conservation plans. The project will have no significant impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

MANDATORY FINDINGS OF SIGNIFICANCE

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

Source: Staff review, Project Application Materials

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

51. Does the project have impacts which are individually

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

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

Source: Staff review, project application

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

VI. EARLIER ANALYSES

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

Earlier Analyses Used, if any: Not applicable

Location Where Earlier Analyses, if used, are available for review: Not applicable

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.

File: EA.PP25248
 Revised: 5/15/2013 9:59 AM

PLOT PLAN:TRANSMITTED Case #: PP25248

Parcel: 457-171-025

10. GENERAL CONDITIONS

EVERY DEPARTMENT

10. EVERY. 1 USE - PROJECT DESCRIPTION RECOMMND

The use hereby permitted is for the plot plan of 8,239 square foot stand alone retail store (Family Dollar) on approximately 1.5 acre land with 42 parking spaces at the northwest corner of Ritter Avenue and Highway 74 in the area of Homeland within the County of Riverside. Additionally a change of zone is also being proposed from Rural Residential (R-R) to Scenic Highway Commercial (C-P-S) to be consistent with existing General Plan designation of Community Development: Commercial Retail (CD:CR) (0.2 to 0.35 Floor Area Ratio).

10. EVERY. 2 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 PLOT PLAN; 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 PLOT PLAN, 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

PLOT PLAN:TRANSMITTED Case #: PP25248

Parcel: 457-171-025

10. GENERAL CONDITIONS

10. EVERY. 2 USE - HOLD HARMLESS (cont.) RECOMMND

incurs such expenses by providing legal services through its Office of County Counsel.

10. EVERY. 3 USE - DEFINITIONS RECOMMND

The words identified in the following list that appear in all capitals in the attached conditions of Plot Plan No. 25248 shall be henceforth defined as follows:

APPROVED EXHIBIT A = Plot Plan No. 25248, Exhibit A, Amended No. 1, dated 04/17/13.

10. EVERY. 4 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.

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.

PLOT PLAN:TRANSMITTED Case #: PP25248

Parcel: 457-171-025

10. GENERAL CONDITIONS

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.

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

PLOT PLAN:TRANSMITTED Case #: PP25248

Parcel: 457-171-025

10. GENERAL CONDITIONS

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

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.

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. 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.

PLOT PLAN:TRANSMITTED Case #: PP25248

Parcel: 457-171-025

10. GENERAL CONDITIONS

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 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.

BS PLNCK DEPARTMENT

10.BS PLNCK. 1 USE - BUILD & SAFETY PLNCK RECOMMND

Per section 105.1 (2010 California Building Code, CBC): Where any owner or authorized agent intends to construct, enlarge, alter, repair, move, demolish or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert, or replace any electrical, gas, mechanical, or plumbing system, the regulation of which is governed by this code, or to cause any such work to be done, shall first make application to the building official and obtain the required permit. The applicant shall obtain the required building permit(s) from the building department prior to any construction or placement of any building, structure or equipment on the property. The applicant shall obtain an approved final building inspection and certificate of occupancy from the building department prior to any use or occupancy of the building, or structure.

PLOT PLAN:TRANSMITTED Case #: PP25248

Parcel: 457-171-025

10. GENERAL CONDITIONS

10.BS PLNCK. 1 USE - BUILD & SAFETY PLNCK (cont.)

RECOMMND

At no time shall the approval of the planning case exhibit allow for the construction or use of any building or structure.

In non-residential applications, separate building permits may include a permit for the structure (Shell building), tenant improvements, accessory structures and/or equipment, which may include trash enclosures, light standards, block walls/fencing etcâ

The applicant shall obtain the required building permit(s) from the building department prior to any construction on the property. All building plans and supporting documentation shall comply with current adopted California Building Codes, Riverside County Ordinances, and California Title 25 regulations in effect at the time of building plan submittal and fee payment to the Building Department. All Building Department plan submittal and fee requirements shall apply.

Included within the building plan submittal to the building department, the applicant shall provide a site plan to reflect all required accessible path of travel details. The revised site plan shall include the following information for the required continuous paved accessible path of travel:

1. Connection to the public R.O.W.
2. Connection to areas of public accommodation
3. Connection to accessible designed trash enclosures.
4. Connection to accessible parking loading/unloading areas.

The details shall include:

- 1.Accessible path construction type (Concrete or asphalt)
- 2.Path width.
- 3.Path slope%, cross slope%.
- 4.Ramp and curb cut-out locations.
- 5.Level landing areas at all entrance and egress points.

E HEALTH DEPARTMENT

10.E HEALTH. 1 EMWD WATER AND SEWER SERVICE

RECOMMND

Plot Plan#25248 is proposing to obtain potable water and sanitary sewer service from Eastern Municipal Water District (EMWD). It is the responsibility of this facility

PLOT PLAN:TRANSMITTED Case #: PP25248

Parcel: 457-171-025

10. GENERAL CONDITIONS

10.E HEALTH. 1 EMWD WATER AND SEWER SERVICE (cont.) RECOMMND

to ensure that all requirements to obtain water and sewer service are met with EMWD as well as all other applicable agencies. Please note that if a grease interceptor is required, the size and specifications of the grease interceptor shall be determined by EMWD.

10.E HEALTH. 2 INDUSTRIAL HYGIENE-NOISE STUDY RECOMMND

Noise Consultant: Bollard Acoustical Consultants
3551 Bankhead Road
Loomis, CA 95650

Noise Study: "Environmental Noise Assessment, Family Dollar Store, Homeland, California (Riverside County)" dated September 26, 2012 BAC Job#2012-054

Based on the County of Riverside, Industrial Hygiene Program's review of the aforementioned Noise Study, Plot Plan 25248 shall comply with the recommendations set forth under the Industrial Hygiene Program's response letter dated April 3, 2013 c/o Steve Hinde, REHS CIH (RivCo Industrial Hygienist).

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

10.E HEALTH. 3 ENV CLEANUP PROGRAM - COMMENTS RECOMMND

Based on the information provided and with the provision that the information was accurate and representative of site conditions, Riverside County Department of Environmental Health, Environmental Cleanup Program (RCDEH-ECP) concludes no further environmental assessment is required for this project. As with any real property, if previously unidentified contamination is discovered at the site, assessment, investigation, and/or cleanup may be required.

FIRE DEPARTMENT

10.FIRE. 1 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

PLOT PLAN:TRANSMITTED Case #: PP25248

Parcel: 457-171-025

10. GENERAL CONDITIONS

10.FIRE. 1 USE-#50-BLUE DOT REFLECTOR (cont.) RECOMMND

of markers must be approved by the Riverside County Fire Department.

10.FIRE. 2 USE-#23-MIN REQ FIRE FLOW RECOMMND

Minimum required fire flow shall be 1500 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.

10.FIRE. 3 USE-#20-SUPER FIRE HYDRANT RECOMMND

Super fire hydrants) (6"x4"x 2-2 1/2") shall be located at less than 25 feet or more than 250 feet from any portion of the building as measured along approved vehicular travel ways.

FLOOD RI DEPARTMENT

10.FLOOD RI. 1 USE FLOOD HAZARD REPORT RECOMMND

Plot Plan 25248 is a proposed for 8,239 square feet Family Dollar Retail Store with 50 parking spaces. The 1.49 acre property is located in the Homeland Community, within a rural residential area north of Highway 74, east of Homeland Avenue and west of Ritter Avenue.

The site is located within an X-unshaded zone floodplain limits as delineated on Map No. 06065C2080G of the Flood Insurance Rate Maps issued in conjunction with the National Flood Insurance Program administered by the Federal Emergency Management Agency (FEMA). The site is subject to sheet flow flooding. The building shall be floodproofed by elevating the finished floor a minimum of 18-inches about the highest adjacent ground. Development of the site shall not block or divert offsite flows.

This development will have an impact on water quality therefore a preliminary Water Quality Management Plan (WQMP) will be required. In addition to mitigating for water quality impacts, this development shall be required to mitigate for increased runoff. A preliminary WQMP was submitted to the District on February 11, 2013. The developer is proposing an extended detention basin and a bio swale to mitigate for water quality. It appears that half the site drains to the basin which ultimately

PLOT PLAN:TRANSMITTED Case #: PP25248

Parcel: 457-171-025

10. GENERAL CONDITIONS

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

overflows onto shrubs and mulch along the western boundary. This proposed basin will mitigate for increased run off as well as water quality. The bio swale is proposed along the southern boundary that mitigates the remaining site for water quality. Conceptually this is acceptable to the District but in final plan check the developer will need more information and a detailed design for the bio swale as an infiltration trench in order to fulfill the increased runoff obligation of the remaining site.

The site is located within the Line A sub-watershed of the Homeland/Romoland Area Drainage Plans (ADP) for which drainage fees have been established by the Board of Supervisors. Applicable ADP fee will be due (in accordance with the Rules and Regulations for Administration of Area Drainage Plans) prior to permits for this project. Although the current fees for this ADP is \$12,636 per acre, the fees due will be based on the fees in effect at the time of payment. The fees are payable to the Flood Control District by cashier's check or money order only. The District will not accept personal or company checks.

10.FLOOD RI. 3 USE ELEVATE FINISH FLOOR RECOMMND

The finished floor of new structures shall be elevated 18 inches above the highest adjacent ground. Any mobile home/premanufactured building shall be placed on a permanent foundation.

10.FLOOD RI. 5 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.rcflood.org/NPDES under Programs and Services, Stormwater Quality.

PLOT PLAN:TRANSMITTED Case #: PP25248

Parcel: 457-171-025

10. GENERAL CONDITIONS

10.FLOOD RI. 5

USE SUBMIT FINAL WQMP >PRELIM (cont.)

RECOMMND

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 included as 'exhibit A' in the WQMP. A final Project Specific WQMP must be approved by the District prior to issuance of building or grading permits.

Projects requiring Project Specific WQMPs are required to submit a PRELIMINARY Project Specific WQMP along with the land-use application package. The format of the PRELIMINARY report shall mimic the format/template of the final report but can be less detailed. For example, points a, b & c above must be covered, rough calculations supporting sizing must be included, and footprint/locations for the BMPs must be identified on the tentative exhibit. Detailed drawings will not be required. This preliminary project specific WQMP must be approved by the District prior to issuance of recommended conditions of approval.

The developer has submitted a report that minimally meets the criteria for a preliminary project specific WQMP. The report will need significant revisions to meet the requirements of a final project specific WQMP. Also, it should be noted that if 401 certification is necessary for the project, the Water Quality Control Board may require additional water quality measures.

10.FLOOD RI. 6

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

PLOT PLAN:TRANSMITTED Case #: PP25248

Parcel: 457-171-025

10. GENERAL CONDITIONS

10.FLOOD RI. 6 USE WQMP ESTABL MAINT ENTITY (cont.) RECOMMND

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.

PLANNING DEPARTMENT

10.PLANNING. 1 USE - INADVERTANT ARCHAEO FIND RECOMMND

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

If during ground disturbance activities, cultural resources* are discovered that were not assessed by the archaeological report(s) and/or environmental assessment conducted prior to project approval, the following procedures shall be followed:

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 County Archaeologist 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 County Archaeologist, 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 mitigation measures.

* 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.

** If not already employed by the project developer, a

PLOT PLAN:TRANSMITTED Case #: PP25248

Parcel: 457-171-025

10. GENERAL CONDITIONS

10.PLANNING. 1 USE - INADVERTANT ARCHAEO FIND (cont.) RECOMMND

County approved archaeologist shall be employed by the project developer to assess the value/importance of the cultural resource.

10.PLANNING. 2 USE - 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:

Pursuant to State Health and Safety Code Section 7050.5, if human remains are encountered, 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 property owner and the County Archaeologist 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 Archaeologist.

10.PLANNING. 3 USE - GEO02317 RECOMMND

County Geologic Report (GEO) No. 2317, submitted for this project (PP25248) was prepared by Southern California Soil & Testing, Inc. and is entitled: "Geotechnical Investigation, Family dollar - Homeland, Highway 74 and Ritter Avenue, Homeland, California", dated September 7, 2012. In addition, Southern California Soil & Testing, Inc. prepared "Response to County Comments, Family Dollar - Homeland, Highway 74 and Ritter Avenue, Homeland, California", dated April 11, 2013. This document is herein incorporated as a part of GEO02317.

GEO02317 concluded:

PLOT PLAN:TRANSMITTED Case #: PP25248

Parcel: 457-171-025

10. GENERAL CONDITIONS

10.PLANNING. 3 USE - GEO02317 (cont.)

RECOMMND

1.No active or potential faults are present at the subject site.

2.The site is not susceptible to surface rupture.

3.The potential for liquefaction and associated adverse effects of within the site is low.

4.The potential for areal subsidence or ground fissure is deemed low.

5.The potential for gross, deep-seated slope failure to affect the site is negligible.

6.The potential for seiche to affect the site is negligible.

7.Soil below this site is not expected to be susceptible to hydro-consolidation.

GEO02317 recommended:

1.Site preparation should begin with the removal of existing improvements, debris, vegetation and deleterious matter.

2.The existing alluvium within 4 feet of the planned final grade elevation and 3 feet below the planned bottom of footing elevation should be excavated.

3.The exiting fill, if any, should be excavated in its entirety.

GEO No. 2317 satisfies the requirement for a fault study for Planning/CEQA purposes. GEO No. 2317 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 should be reviewed and additional comments and/or conditions may be imposed by Building & Safety upon application for grading and/or building permits.

PLOT PLAN:TRANSMITTED Case #: PP25248

Parcel: 457-171-025

10. GENERAL CONDITIONS

10.PLANNING. 4 USE - COMPLY WITH ORD./CODES RECOMMND

The development of these premises shall comply with the standards of Ordinance No. 348 and all other applicable Riverside County ordinances and State and Federal codes.

The development of the premises shall conform substantially with that as shown on APPROVED EXHIBIT A, unless otherwise amended by these conditions of approval.

10.PLANNING. 5 USE - FEES FOR REVIEW RECOMMND

Any subsequent submittals required by these conditions of approval, including but not limited to grading plan, building plan or mitigation monitoring review, shall be reviewed on an hourly basis (research fee), or other such review fee as may be in effect at the time of submittal, as required by Ordinance No. 671. Each submittal shall be accompanied with a letter clearly indicating which condition or conditions the submittal is intended to comply with.

10.PLANNING. 6 USE - LIGHTING HOODED/DIRECTED RECOMMND

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

10.PLANNING. 7 USE - COLORS & MATERIALS RECOMMND

Building colors and materials shall be in substantial conformance with those shown on APPROVED EXHIBIT A.

10.PLANNING. 9 USE - HOURS OF OPERATION RECOMMND

Use of the facilities approved under this plot plan shall be limited to the hours of 8:00 a.m. to 10:00 p.m., Sunday through Saturday (7-days a week) in order to reduce conflict with adjacent residential zones and/or land uses.

10.PLANNING. 10 USE - BASIS FOR PARKING RECOMMND

Parking for this project was determined primarily on the basis of County Ordinance No. 348, Section 18.12. a.(2).b), and a total of 42 parking spaces are required. The applicant is providing 42 regular and 2 handicap spaces for a total of 44 parking spaces for the project.

PLOT PLAN:TRANSMITTED Case #: PP25248

Parcel: 457-171-025

10. GENERAL CONDITIONS

10.PLANNING. 11 USE - LIMIT ON SIGNAGE RECOMMND

Signage for this project shall be limited to the two (2) wall-mounted signs and one (1) logo as shown on APPROVED EXHIBIT A. Any additional signage shall be approved by the Planning Department pursuant to the requirements of Section 18.30 (Planning Department review only) of Ordinance No. 348.

10.PLANNING. 12 USE - NO OUTDOOR ADVERTISING RECOMMND

No outdoor advertising display, sign or billboard (not including on-site advertising or directional signs) shall be constructed or maintained within the property subject to this approval.

10.PLANNING. 18 USE - RECLAIMED WATER RECOMMND

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

10.PLANNING. 19 USE - NO SECOND FLOOR RECOMMND

No tenant improvement permit, or any other building permit, shall be granted for any second story, second floor, mezzanine, or interior balcony unless a plot plan, conditional use permit, public use permit, substantial conformance or a revised permit is approved by the Planning Department pursuant to Section 18.12 of Ordinance No. 348 in order to assure adequate parking remains within the property. Only a one story building was approved as part of this permit and reviewed for parking standards.

10.PLANNING. 22 USE - EXTERIOR NOISE LEVELS RECOMMND

Exterior noise levels produced by any use allowed under this permit, including, but not limited to, any outdoor public address system, shall not exceed 45 db(A), 10-minute LEQ, between the hours of 10:00 p.m. to 7:00 a.m., and 65 db(A), 10-minute LEQ, at all other times as measured at any residential, hospital, school, library, nursing home or other similar noise sensitive land use. In the event noise exceeds this standard, the permittee or the permittee's successor-in-interest shall take the necessary steps to remedy the situation, which may include discontinued operation of the facilities. The permit holder shall comply with the applicable standards of

PLOT PLAN:TRANSMITTED Case #: PP25248

Parcel: 457-171-025

10. GENERAL CONDITIONS

10.PLANNING. 22 USE - EXTERIOR NOISE LEVELS (cont.) RECOMMND

Ordinance No. 847.

10.PLANNING. 23 USE - NOISE MONITORING REPORTS RECOMMND

The permit holder may be required to submit periodic noise monitoring reports as determined by the Department of Building and Safety as part of a code enforcement action. Upon written notice from the Department of Building and Safety requiring such a report, the permittee or the permittee's successor-in-interest shall prepare and submit an approved report within thirty (30) calendar days to the Department of Building and Safety, unless more time is allowed through written agreement by the Department of Building and Safety. The noise monitoring report shall be approved by the Office of Industrial Hygiene of the Health Service Agency (the permittee or the permittee's successor-in-interest shall be required to place on deposit sufficient funds to cover the costs of this approval prior to commencing the required report).

10.PLANNING. 25 USE - CAUSES FOR REVOCATION RECOMMND

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

10.PLANNING. 26 USE - CEASED OPERATIONS RECOMMND

In the event the use hereby permitted ceases operation for a period of one (1) year or more, this approval shall become null and void.

10.PLANNING. 27 USE - IND OCCUPANT CHANGE RECOMMND

Prior to initial occupancy, upon tenant/occupant change, or upon change in industrial use, the permit holder shall provide a letter from the Planning Department to Building & Safety verifying no need for further environmental, hazardous materials or air quality review as a result of the change.

PLOT PLAN:TRANSMITTED Case #: PP25248

Parcel: 457-171-025

10. GENERAL CONDITIONS

10.PLANNING. 30 USE - MT PALOMAR LIGHTING AREA RECOMMND

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

10.PLANNING. 35 USE - BUSINESS LICENSING RECOMMND

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

10.PLANNING. 36 USE - LC LANDSCAPE REQUIREMENT RECOMMND

The developer/ permit holder shall:

1)Ensure all landscape and irrigation plans are in conformance with the APPROVED EXHIBITS;

2)Ensure all landscaping is provided with California Friendly landscaping and a weather based irrigation controller(s) as defined by County Ordinance No. 859;

3)Ensure that irrigation plans which may use reclaimed water conform with the requirements of the local water purveyor; and,

4)Be responsible for maintenance, viability and upkeep of all slopes, landscaped areas, and irrigation systems until the successful completion of the twelve (12) month inspection or those operations become the responsibility of the individual property owner(s), a property owner's association, or any other successor-in-interest, whichever occurs later.

To ensure ongoing maintenance, the developer/ permit holder or any successor in interest shall:

1)Connect to a reclaimed water supply for landscape irrigation purposes when reclaimed water is made available.

2)Ensure that landscaping, irrigation and maintenance

PLOT PLAN:TRANSMITTED Case #: PP25248

Parcel: 457-171-025

10. GENERAL CONDITIONS

10.PLANNING. 36 USE - LC LANDSCAPE REQUIREMENT (cont.) RECOMMND

systems comply with the Riverside County Guide to California Friendly Landscaping, and Ordinance No. 859.

3)Ensure that all landscaping is healthy, free of weeds, disease and pests.

TRANS DEPARTMENT

10.TRANS. 1 USE - STD INTRO (ORD 461) RECOMMND

With respect to the conditions of approval for the referenced tentative exhibit, the landowner shall provide all street improvements, street improvement plans and/or road dedications set forth herein in accordance with Riverside County Road Improvement Standards (Ordinance 461). It is understood that the exhibit correctly shows acceptable centerline elevations, all existing easements, traveled ways, and drainage courses with appropriate Q's, and that their omission or unacceptability may require the exhibit to be resubmitted for further consideration. This ordinance and all conditions of approval are essential parts and a requirement occurring in ONE is as binding as though occurring in all. All questions regarding the true meaning of the conditions shall be referred to the Transportation Department.

10.TRANS. 2 USE - COUNTY WEB SITE RECOMMND

Additional information, standards, ordinances, policies, and design guidelines can be obtained from the Transportation Department Web site: <http://rctlma.org/trans/>. If you have questions, please call the Plan Check Section at (951) 955-6527.

10.TRANS. 3 USE-CREDIT/REIMBURSEMENT 4 IMP RECOMMND

In order to receive any fee credit or reimbursement for improvements, the project proponent shall contact the Transportation Department and enter into an agreement for fee credit or reimbursement prior to advertising. All work shall be preapproved by and shall comply with the requirements of the Transportation Department and the public contracts code in order to be eligible for fee credit or reimbursement.

To enter into an agreement, please contact our Funding

PLOT PLAN:TRANSMITTED Case #: PP25248

Parcel: 457-171-025

10. GENERAL CONDITIONS

10.TRANS. 3 USE-CREDIT/REIMBURSEMENT 4 IMP (cont.) RECOMMND

Programs group at (951) 955-1667.

For more information regarding the public work bidding requirements please visit the following link:
http://www.rctlma.org/trans/rbbd_contractbidding.html.

10.TRANS. 4 USE - TUMF CREDIT AGREEMENT RECOMMND

If the applicant/developer is constructing a "TUMF" facility as a condition of approval for this project and will be seeking "TUMF" credits and/or reimbursements for the "TUMF" improvements built with this project, the applicant shall enter into a "TUMF Improvement and Credit Agreement" with the Transportation Department prior to the first building permit issuance as directed by the Director of Transportation Please contact (951) 955-6800 for additional information.

20. PRIOR TO A CERTAIN DATE

PLANNING DEPARTMENT

20.PLANNING. 1 USE - EXPIRATION DATE-PP RECOMMND

This approval shall be used within two (2) years of approval date; otherwise, it shall become null and void and of no effect whatsoever. By use is meant the beginning of substantial construction contemplated by this approval within a two (2) year period which is thereafter diligently pursued to completion or of the actual occupancy of existing buildings or land under the terms of the authorized use.

Prior to the expiration of the two year period, the permittee may request a one (1) year extension of time request in which to use this plot plan. A maximum of three one-year extension of time requests shall be permitted. Should the time period established by any of the extension of time requests lapse, or should all three one-year extensions be obtained and no substantial construction or use of this plot plan be initiated within five (5) years of the effective date of the issuance of this plot plan, this plot plan shall become null and void.

PLOT PLAN:TRANSMITTED Case #: PP25248

Parcel: 457-171-025

20. PRIOR TO A CERTAIN DATE

20.PLANNING. 3 USE - REVIEW OPERATION HOURS

RECOMMND

One year after issuance of occupancy permit the Planning Director and the Director of Building and Safety shall review this permit to consider the hours of operation. If significant complaints have been received regarding noise and nuisance, the hours of operation of the Family Dollar operation may be further restricted.

60. PRIOR TO GRADING PRMT ISSUANCE

BS GRADE DEPARTMENT

60.BS GRADE. 1 USE - NPDES/SWPPP

RECOMMND

Prior to issuance of any grading or construction permits - whichever comes first - the applicant shall provide the Building and Safety Department evidence of compliance with the following: "Effective March 10, 2003 owner operators of grading or construction projects are required to comply with the N.P.D.E.S. (National Pollutant Discharge Elimination System) requirement to obtain a construction permit from the State Water Resource Control Board (SWRCB). The permit requirement applies to grading and construction sites of "ONE" acre or larger. The owner operator can comply by submitting a "Notice of Intent" (NOI), develop and implement a STORM WATER POLLUTION PREVENTION PLAN (SWPPP) and a monitoring program and reporting plan for the construction site. For additional information and to obtain a copy of the NPDES State Construction Permit contact the SWRCB at www.swrcb.ca.gov.

Additionally, at the time the county adopts, as part of any ordinance, regulations specific to the N.P.D.E.S., this project (or subdivision) shall comply with them.

60.BS GRADE. 2 USE - GRADING SECURITY

RECOMMND

Grading in excess of 199 cubic yards will require a performance security to be posted with the Building and Safety Department.

60.BS GRADE. 3 USE - IMPORT / EXPORT

RECOMMND

In instances where a grading plan involves import or export, prior to obtaining a grading permit, the applicant shall have obtained approval for the import/export location from the Building and Safety Department.

PLOT PLAN:TRANSMITTED Case #: PP25248

Parcel: 457-171-025

60. PRIOR TO GRADING PRMT ISSUANCE

60.BS GRADE. 3 USE - IMPORT / EXPORT (cont.) RECOMMND

A separate stockpile permit is required for the import site. It shall be authorized in conjunction with an approved construction project and shall comply with the requirements of Ordinance 457.

If an Environmental Assessment, prior to issuing a grading permit, did not previously approve either location, a Grading Environmental Assessment shall be submitted to the Planning Director for review and comment and to the Building and Safety Department Director for approval.

Additionally, if the movement of import / export occurs using county roads, review and approval of the haul routes by the Transportation Department may be required.

60.BS GRADE. 4 USE - GEOTECH/SOILS RPTS RECOMMND

Geotechnical soils reports, required in order to obtain a grading permit, shall be submitted to the Building and Safety Department for review and approval prior to issuance of a grading permit. All grading shall be in conformance with the recommendations of the geotechnical/soils reports as approved by Riverside County.* *The geotechnical/soils, compaction and inspection reports will be reviewed in accordance with the RIVERSIDE COUNTY GEOTECHNICAL GUIDELINES FOR REVIEW OF GEOTECHNICAL AND GEOLOGIC REPORTS.

60.BS GRADE. 6 USE - DRAINAGE DESIGN Q100 RECOMMND

All drainage facilities shall be designed in accordance with the Riverside County Flood Control & Water District's or Coachella Valley Water District's conditions of approval regarding this application. If not specifically addressed in their conditions, drainage shall be designed to accommodate 100 year storm flows.

60.BS GRADE. 8 USE - NOTARIZED OFFSITE LTR RECOMMND

A notarized letter of permission from the affected property owners or easement holders shall be provided in instances where off site grading is proposed as part of the grading plan.

PLOT PLAN:TRANSMITTED Case #: PP25248

Parcel: 457-171-025

60. PRIOR TO GRADING PRMT ISSUANCE

60.BS GRADE. 11 USE - APPROVED WQMP RECOMMND

Prior to the issuance of a grading permit, the owner / applicant shall submit to the Building & Safety Department Engineering Division evidence that the project - specific Water Quality Management Plan (WQMP) has been approved by the Riverside County Flood Control District and that all approved water quality treatment control BMPs have been included on the grading plan.

60.BS GRADE. 12 USE - PRE-CONSTRUCTION MTG RECOMMND

Upon receiving grading plan approval and prior to the issuance of a grading permit, the applicant is required to schedule a pre-construction meeting with the Building and Safety Department Environmental Compliance Division.

60.BS GRADE. 13 USE- BMP CONST NPDES PERMIT RECOMMND

Prior to the issuance of a grading permit, the owner / applicant shall obtain a BMP (Best Management Practices) Permit for the monitoring of the erosion and sediment control BMPs for the site. The Department of Building and Safety will conduct NPDES (National Pollutant Discharge Elimination System) inspections of the site based on Risk Level to verify compliance with the Construction General Permit, Stormwater ordinances and regulations until completion of the construction activities, permanent stabilization of the site and permit final.

FLOOD RI DEPARTMENT

60.FLOOD RI. 2 USE SUBMIT PLANS MINOR REVIEW RECOMMND

The scope of the District review will be limited to verification that this proposal has met its obligation under the County's municipal stormwater permit. A copy of the BMP improvement plans along with any necessary documentation shall be submitted to the Districts Plan Check Section for review. A copy of the improvement and grading plans shall be included for reference. The plans must receive the District's approval prior to issuance of permits. All submittals shall be date stamped by the engineer and include a completed Flood Control Deposit Based Fee Worksheet and the appropriate plan check fee deposit.

PLOT PLAN:TRANSMITTED Case #: PP25248

Parcel: 457-171-025

60. PRIOR TO GRADING PRMT ISSUANCE

60.FLOOD RI. 3 USE SUBMIT FINAL WQMP RECOMMND

A copy of the project specific WQMP shall be submitted to the District for review and approval.

60.FLOOD RI. 4 USE HOMELAND/ROMOLAND ADP RECOMMND

The County Board of Supervisors has adopted the Homeland/Romoland Area Drainage Plan (ADP) for the purpose of collecting drainage fees. This project may require earlier construction of downstream ADP facilities. To mitigate this effect, the District recommends that this project be required to pay a flood mitigation fee. The mitigation fee should be based upon the fee structures set for land divisions having comparable anticipated impermeable surface areas.

PP 25248 is located within the limits of Line A sub-watershed of the Homeland/Romoland Area Drainage Plan for which drainage fees have been adopted to help mitigate the impacts of this development. The mitigation charge for this proposal shall equal the prevailing Area Drainage Plan fee rate multiplied by the area of the new development. This new development has a total of 1.13 acres subject to the fee. The charge is payable to the Flood Control District by cashier's check or money order only, and shall be paid after final approval of the staff report/conditions of approval by the Board of Supervisors and prior to issuance of permits.

PLANNING DEPARTMENT

60.PLANNING. 1 USE - PALEO PRIMP & MONITOR RECOMMND

This site is mapped in the County's General Plan as having a High potential for paleontological resources (fossils). Proposed project site grading/earthmoving activities could potentially impact this resource. HENCE:

PRIOR TO ISSUANCE OF GRADING PERMITS:

1.The applicant shall retain a qualified paleontologist approved by the County of Riverside to create and implement a project-specific plan for monitoring site grading/earthmoving activities (project paleontologist).

2.The project paleontologist retained shall review the approved development plan and grading plan and shall

PLOT PLAN:TRANSMITTED Case #: PP25248

Parcel: 457-171-025

60. PRIOR TO GRADING PRMT ISSUANCE

60.PLANNING. 1 USE - PALEO PRIMP & MONITOR (cont.)

RECOMMND

conduct any pre-construction work necessary to render appropriate monitoring and mitigation requirements as appropriate. These requirements shall be documented by the project paleontologist in a Paleontological Resource Impact Mitigation Program (PRIMP). This PRIMP shall be submitted to the County Geologist for review and approval prior to issuance of a Grading Permit.

Information to be contained in the PRIMP, at a minimum and in addition to other industry standards and Society of Vertebrate Paleontology standards, are as follows:

1.Description of the proposed site and planned grading operations.

2.Description of the level of monitoring required for all earth-moving activities in the project area.

3.Identification and qualifications of the qualified paleontological monitor to be employed for grading operations monitoring.

4.Identification of personnel with authority and responsibility to temporarily halt or divert grading equipment to allow for recovery of large specimens.

5.Direction for any fossil discoveries to be immediately reported to the property owner who in turn will immediately notify the County Geologist of the discovery.

6.Means and methods to be employed by the paleontological monitor to quickly salvage fossils as they are unearthed to avoid construction delays.

7.Sampling of sediments that are likely to contain the remains of small fossil invertebrates and vertebrates.

8.Procedures and protocol for collecting and processing of samples and specimens.

9.Fossil identification and curation procedures to be employed.

10.Identification of the permanent repository to receive any recovered fossil material. *Pursuant the County of Riverside "SABER Policy", paleontological fossils found in

PLOT PLAN:TRANSMITTED Case #: PP25248

Parcel: 457-171-025

60. PRIOR TO GRADING PRMT ISSUANCE

60.PLANNING. 1 USE - PALEO PRIMP & MONITOR (cont.) (cont.) RECOMMND

the County of Riverside should, by preference, be directed to the Western Science Center in the City of Hemet. A written agreement between the property owner/developer and the repository must be in place prior to site grading.

11.All pertinent exhibits, maps and references.

12.Procedures for reporting of findings.

13.Identification and acknowledgement of the developer for the content of the PRIMP as well as acceptance of financial responsibility for monitoring, reporting and curation fees. The property owner and/or applicant on whose land the paleontological fossils are discovered shall provide appropriate funding for monitoring, reporting, delivery and curating the fossils at the institution where the fossils will be placed, and will provide confirmation to the County that such funding has been paid to the institution.

All reports shall be signed by the project paleontologist and all other professionals responsible for the report's content (eg. Professional Geologist), as appropriate. Two wet-signed original copies of the report(s) shall be submitted to the office of the County Geologist along with a copy of this condition and the grading plan for appropriate case processing and tracking. These documents should not be submitted to the project Planner, the Plan Check staff, the Land Use Counter or any other County office. In addition, the applicant shall submit proof of hiring (i.e. copy of executed contract, retainer agreement, etc.) a project paleontologist for the in-grading implementation of the PRIMP.

60.PLANNING. 2 USE - PLNTLOGST RETAINED (1) RECOMMND

Prior to issuance of grading permits, a qualified paleontologist shall be retained by the developer for consultation and comment on the proposed grading with respect to potential paleontological impacts. Should the paleontologist find the potential is high for impact to significant resources, a pre-grade meeting between the paleontologist and the excavation and grading contractor shall be arranged. When necessary, the paleontologist or representative shall have the authority to temporarily divert, redirect, or halt grading activity to allow recovery of fossils. The developer shall submit the name,

PLOT PLAN:TRANSMITTED Case #: PP25248

Parcel: 457-171-025

60. PRIOR TO GRADING PRMT ISSUANCE

60.PLANNING. 2 USE - PLNTLOGST RETAINED (1) (cont.) RECOMMND

telephone number and address of the retained paleontologist to the Planning Department.

The paleontologist shall submit in writing to the Planning Department the results of the initial consultation and the details of the fossil recovery plan if recovery was deemed necessary. The written results shall be submitted prior to issuance of grading permit.

60.PLANNING. 3 USE - ARCH ENHANCEMENT RECOMMND

Prior to the issuance of any grading permits, the applicant shall submit a revised west elevation providing roof line relief similar to east elevation (Added by PC on 6/19/13).

60.PLANNING. 4 USE - PARCEL MERGR REQD (1) RECOMMND

Prior to the issuance of a grading permit, a Certificate of Parcel Merger shall be reviewed and aproved by the Planning Department. The Parcel Merger shall merge Assessor Parcel Nos. 457-171-020, 457-171-024 and 457-171-025. The proposed parcel shall comply with the development standards of the Scenic Highway Commercial (C-P-S) zone.

60.PLANNING. 8 USE - SKR FEE CONDITION RECOMMND

Prior to the issuance of a grading permit, the applicant shall comply with the provisions of Riverside County Ordinance No. 663, which generally requires the payment of the appropriate fee set forth in that ordinance. The amount of the fee required to be paid may vary depending upon a variety of factors, including the type of development application submitted and the applicability of any fee reduction or exemption provisions contained in Riverside County Ordinance No. 663. Said fee shall be calculated on the approved development project which is anticipated to be 1.49 acres (gross) in accordance with APPROVED EXHIBIT NO. A. If the development is subsequently revised, this acreage amount may be modified in order to reflect the revised development project acreage amount. In the event Riverside County Ordinance No. 663 is rescinded, this condition will no longer be applicable. However, should Riverside County Ordinance No. 663 be rescinded and superseded by a subsequent mitigation fee ordinance, payment of the appropriate fee set forth in that ordinance

PLOT PLAN:TRANSMITTED Case #: PP25248

Parcel: 457-171-025

60. PRIOR TO GRADING PRMT ISSUANCE

60.PLANNING. 8 USE - SKR FEE CONDITION (cont.) RECOMMND

shall be required.

60.PLANNING. 10 USE - REQD APPLICATIONS (1) RECOMMND

No grading permits shall be issued until Change of Zone No. 7793 have been approved and adopted by the Board of Supervisors and have been made effective. This permit shall conform with the development standards of the zone ultimately applied to the property.

60.PLANNING. 11 USE - FEE STATUS RECOMMND

Prior to the issuance of grading permits for Plot Plan No. 25248, the Planning Department shall determine the status of the deposit based fees. If the fees are in a negative status, the permit holder shall pay the outstanding balance.

TRANS DEPARTMENT

60.TRANS. 1 USE-CREDIT/REIMBURSEMENT 4 IMP RECOMMND

In order to receive any fee credit or reimbursement for improvements, the project proponent shall contact the Transportation Department and enter into an agreement for fee credit or reimbursement prior to advertising. All work shall be preapproved by and shall comply with the requirements of the Transportation Department and the public contracts code in order to be eligible for fee credit or reimbursement.

To enter into an agreement, please contact our Funding Programs group at (951) 955-1667.

For more information regarding the public work bidding requirements please visit the following link:
http://www.rctlma.org/trans/rbbd_contractbidding.html.

60.TRANS. 2 USE-SBMT/APPVD GRADG PLAN/TRAN RECOMMND

When you submit a grading plan to the Department of Building and Safety, a copy of the grading plan shall be submitted and approved by the Transportation Department prior to a grading permit issuance.

Submit required grading plan to the Transportation

06/24/13
15:16

Riverside County LMS
CONDITIONS OF APPROVAL

Page: 28

PLOT PLAN:TRANSMITTED Case #: PP25248

Parcel: 457-171-025

60. PRIOR TO GRADING PRMT ISSUANCE

60.TRANS. 2 USE-SBMT/APPVD GRADG PLAN/TRAN (cont.) RECOMMND

Department, Plan Check Section, 8th Floor, 4080 Lemon Street, Riverside, CA.

60.TRANS. 3 USE - FILE L&LMD APPLICATION RECOMMND

File an application from the Transportation Department, L&LMD Section, 8th Floor, 4080 Lemon Street, Riverside, CA, to submit application for required annexation per condition of approval 80.TRANS.4 and 90.TRANS.8.

If you have any questions or for the processing fee amount, please call the L&LMD Section at (951) 955-6748.

60.TRANS. 4 USE - PRIOR TO ROAD CONSTRUCT RECOMMND

Prior to road construction, survey monuments including centerline monuments, tie points, property corners and benchmarks shall be located and tied out and corner records filed with the County Surveyor pursuant to Section 8771 of the Business & Professions Code. Survey points destroyed during construction shall be reset, and a second corner record filed for those points prior to completion and acceptance of the improvements.

70. PRIOR TO GRADING FINAL INSPECT

PLANNING DEPARTMENT

70.PLANNING. 1 USE - PALEO MOTORING REPORT RECOMMND

"PRIOR TO GRADING FINAL:

The applicant shall submit to the County Geologist one wet-signed copy of the Paleontological Monitoring Report prepared for site grading operations at this site. The report shall be certified by the professionally-qualified Paleontologist responsible for the content of the report. This Paleontologist must be on the County's Paleontology Consultant List. The report shall contain a report of findings made during all site grading activities and an appended itemized list of fossil specimens recovered during grading (if any) and proof of accession of fossil materials into the pre-approved museum repository. In addition, all appropriate fossil location information shall be submitted to the Western Center, the San Bernardino County Museum and Los Angeles County Museum of Natural History, at a minimum,

PLOT PLAN:TRANSMITTED Case #: PP25248

Parcel: 457-171-025

70. PRIOR TO GRADING FINAL INSPECT

70.PLANNING. 1 USE - PALEO MOTORING REPORT (cont.) RECOMMND

for incorporation into their Regional Locality Inventories."

80. PRIOR TO BLDG PRMT ISSUANCE

B&S DEPARTMENT

80.B&S. 1 BP - BUILD & SAFETY PLNCK RECOMMND

The applicant shall obtain the required building permit(s) from the Building Department for any proposed building, structure, equipment or utility prior to construction or installation on the property.

This shall include but not be limited to building permits for the building, trash enclosure(s), light standards, and block walls.

All building plans and supporting documentation shall comply with current adopted California Building Codes, Riverside County Ordinances, and California Title 25 regulations in effect at the time of building plan submittal and fee payment to the Building Department. All Building Department plan submittal and fee requirements shall apply.

BS GRADE DEPARTMENT

80.BS GRADE. 1 USE - NO B/PMT W/O G/PMT RECOMMND

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

80.BS GRADE. 2 USE - ROUGH GRADE APPROVAL RECOMMND

Prior to the issuance of any building permit, the applicant shall obtain rough grade approval and/or approval to construct from the Building and Safety Department. The Building and Safety Department must approve the completed grading of your project before a building permit can be issued. Rough Grade approval can be accomplished by complying with the following:

1.Submitting a "Wet Signed" copy of the Soils Compaction Report containing substantiating data from the Soils Engineer (registered geologist or certified geologist,

PLOT PLAN:TRANSMITTED Case #: PP25248

Parcel: 457-171-025

80. PRIOR TO BLDG PRMT ISSUANCE

80.BS GRADE. 2 USE - ROUGH GRADE APPROVAL (cont.) RECOMMND

civil engineer or geotechnical engineer as appropriate) for his/her certification of the project.

2.Submitting a "Wet Signed" copy of the Rough Grade certification from a Registered Civil Engineer certifying that the grading was completed in conformance with the approved grading plan.

3.Requesting a Rough Grade Inspection and obtaining rough grade approval from a Riverside County inspector.

4.Rough Grade Only Permits: In addition to obtaining all required inspections and approval of all final reports, all sites permitted for rough grade only shall provide 100 percent vegetative coverage to stabilize the site prior to receiving a rough grade permit final.

Prior to release for building permit, the applicant shall have met all rough grade requirements to obtain Building and Safety Department clearance.

E HEALTH DEPARTMENT

80.E HEALTH. 1 USE - FOOD PLANS REQD RECOMMND

A total of 3 complete set of plans for each food establishment are needed including a fixture schedule, a finish schedule, and a plumbing schedule in order to ensure compliance with current State and Local regulations.

FIRE DEPARTMENT

80.FIRE. 1 USE-#17A-BLDG PLAN CHECK \$ RECOMMND

Building Plan check deposit base fee of \$1,056.00, shall be paid in a check or money order to the Riverside County Fire Department after plans have been approved by our office.

80.FIRE. 2 USE-#4-WATER PLANS RECOMMND

The applicant or developer shall separately submit two copies of the water system plans to the Fire Department for review and approval. Calculated velocities shall not exceed 10 feet per second. Plans shall conform to the fire hydrant types, location and spacing, and the system shall meet the fire flow requirements.

PLOT PLAN:TRANSMITTED Case #: PP25248

Parcel: 457-171-025

80. PRIOR TO BLDG PRMT ISSUANCE

80.FIRE. 2 USE-#4-WATER PLANS (cont.) RECOMMND

Plans shall be signed and approved by a registered civil engineer and the local water company with the following certification: "I certify that the design of the water system is in accordance with the requirements prescribed by the Riverside County Fire Department."

FLOOD RI DEPARTMENT

80.FLOOD RI. 2 USE SUBMIT PLANS MINOR REVIEW RECOMMND

The scope of the District review will be limited to verification that this proposal has met its obligation under the County's municipal stormwater permit. A copy of the BMP improvement plans along with any necessary documentation shall be submitted to the Districts Plan Check Section for review. A copy of the improvement and grading plans shall be included for reference. The plans must receive the District's approval prior to issuance of permits. All submittals shall be date stamped by the engineer and include a completed Flood Control Deposit Based Fee Worksheet and the appropriate plan check fee deposit.

80.FLOOD RI. 3 USE SUBMIT FINAL WQMP RECOMMND

A copy of the project specific WQMP shall be submitted to the District for review and approval.

80.FLOOD RI. 4 USE HOMELAND/ROMOLAND ADP RECOMMND

The County Board of Supervisors has adopted the Homeland/Romoland Area Drainage Plan (ADP) for the purpose of collecting drainage fees. This project may require earlier construction of downstream ADP facilities. To mitigate this effect, the District recommends that this project be required to pay a flood mitigation fee. The mitigation fee should be based upon the fee structures set for land divisions having comparable anticipated impermeable surface areas.

PP 25248 is located within the limits of Line A sub-watershed of the Homeland/Romoland Area Drainage Plan for which drainage fees have been adopted to help mitigate the impacts of this development. The mitigation charge for this proposal shall equal the prevailing Area Drainage Plan fee rate multiplied by the area of the new

PLOT PLAN:TRANSMITTED Case #: PP25248

Parcel: 457-171-025

80. PRIOR TO BLDG PRMT ISSUANCE

80.FLOOD RI. 4 USE HOMELAND/ROMOLAND ADP (cont.) RECOMMND

development. This new development has a total of 1.13 acres subject to the fee. The charge is payable to the Flood Control District by cashier's check or money order only, and shall be paid after final approval of the staff report/conditions of approval by the Board of Supervisors and prior to issuance of permits.

PLANNING DEPARTMENT

80.PLANNING. 3 USE - CONFORM TO ELEVATIONS RECOMMND

Elevations of all buildings and structures submitted for building plan check approval shall be in substantial conformance with the elevations shown on APPROVED EXHIBIT A.

80.PLANNING. 4 USE - CONFORM TO FLOOR PLANS RECOMMND

Floor plans shall be in substantial conformance with that shown on APPROVED EXHIBIT A.

80.PLANNING. 9 USE - FENCING PLAN REQUIRED RECOMMND

A fencing plan shall be submitted showing all fence locations and typical views of all types of fences or walls proposed. This plan shall require anti-graffiti coatings on fences and walls, where applicable.

80.PLANNING. 11 USE - PLANS SHOWING BIKE RACKS RECOMMND

Bike rack spaces or bike lockers shall be shown on the project's parking and landscaping plan submitted to the Planning Department for approval.

80.PLANNING. 16 USE - WASTE MGMT. CLEARANCE RECOMMND

A clearance letter from Riverside County Waste Management District shall be provided to the Riverside County Planning Department verifying compliance with the conditions contained in their letter, summarized as follows:

The developer shall provide adequate areas for collecting and loading recyclable materials such as paper products, glass and green waste in commercial, industrial, public facilities and residential development projects.

PLOT PLAN:TRANSMITTED Case #: PP25248

Parcel: 457-171-025

80. PRIOR TO BLDG PRMT ISSUANCE

80.PLANNING. 17 USE - SCHOOL MITIGATION RECOMMND

Impacts to the Romoland & Perris School District shall be mitigated in accordance with California State law.

80.PLANNING. 18 USE - LIGHTING PLANS RECOMMND

All parking lot lights and other outdoor lighting shall be shown on electrical plans submitted to the Department of Building and Safety for plan check approval and shall comply with the requirements of Riverside County Ordinance No. 655 nd the Riverside County Comprehensive General Plan.

80.PLANNING. 19 USE - LC LANDSCAPE PLOT PLAN RECOMMND

Prior to issuance of building permits, the developer/permit holder shall file a Landscaping Minor Plot Plan Application to the Riverside County Planning Department for review and approval along with the current fee. The landscaping plans shall be in conformance with the APPROVED EXHIBITS; in compliance with Ordinance No. 348, Section 18.12; Ordinance No. 859; and, be prepared consistent with the County of Riverside Guide to California Friendly Landscaping.

At minimum, plans shall include the following components:

- 1)Landscape and irrigation working drawings "stamped" by a California certified landscape architect;
- 2)Weather based controllers and necessary components to eliminate water waste;
- 3)A copy of the "stamped" approved grading plans; and,
- 4)Emphasis on native and drought tolerant species.

When applicable, plans shall include the following components:

- 1)Identification of all common/open space areas;
- 2)Natural open space areas and those regulated/conserved by the prevailing MSHCP;
- 3)Shading plans for projects that include parking lots/areas;
- 4)The use of canopy trees (24" box or greater) within the parking areas;

PLOT PLAN:TRANSMITTED Case #: PP25248

Parcel: 457-171-025

80. PRIOR TO BLDG PRMT ISSUANCE

80.PLANNING. 19

USE - LC LANDSCAPE PLOT PLAN (cont.)

RECOMMND

5)Landscaping plans for slopes exceeding 3 feet in height;

6)Landscaping and irrigation plans associated with entry monuments. All monument locations and dimensions shall be provided on the plan; and/or,

7)If this is a phased development, then a copy of the approved phasing plan shall be submitted for reference.

NOTE:

1)Landscaping plans for areas within the road right-of-way shall be submitted for review and approval by the Transportation Department only. The Planning Department shall not approve landscape plans within the Road Right-of-Way.

)When the Landscaping Plot Plan is located within a special district such as Valley-Wide Recreation and Park District, Jurupa Community Services District, Coachella Valley Water District, a County Service Area (CSA) or other maintenance district, the developer/permit holder shall submit plans for review to the appropriate special district for simultaneous review. The permit holder shall show evidence to the Planning Department that the subject District has approved said plans.

As part of the plan check review process and request for condition clearance, the developer/permit holder shall show proof of the approved landscaping plot plan by providing the Plot Plan number. The planning department shall verify the landscape route is approved and the Plot Plan is in TENTAPPR status. Upon verification of compliance with this condition and the APPROVED EXHIBITS, the Planning Department shall clear this condition.

80.PLANNING. 20

USE - LC LANDSCAPE SECURITIES

RECOMMND

Prior to the issuance of building permits, the developer/permit holder shall submit an estimate to replace plantings, irrigation systems, ornamental landscape elements, walls and/or fences, in amounts to be approved by the Riverside County Planning Department, Landscape Division. Once the Planning Department has approved the estimate, the developer/permit holder shall submit the estimate to the Riverside County Department of Building and Safety who will then provide the developer/permit holder

PLOT PLAN:TRANSMITTED Case #: PP25248

Parcel: 457-171-025

80. PRIOR TO BLDG PRMT ISSUANCE

80.PLANNING. 20 USE - LC LANDSCAPE SECURITIES (cont.) RECOMMND

with the requisite forms. The required forms shall be completed and submitted to Building and Safety for processing and review in conjunction with County Counsel. Upon determination of compliance, the Department of Building and Safety shall clear this condition.

NOTE:

A cash security shall be required when the estimated cost is \$2,500.00 or less. It is highly encouraged to allow adequate time to ensure that securities are in place. The performance security shall be released following a successful completion of the One Year Post-Establishment Inspection, and the inspection report confirms that the planting and irrigation components are thriving and in good working order consistent with the approved landscaping plans.

TRANS DEPARTMENT

80.TRANS. 1 USE - CALTRANS ENCRCHMNT PRMT RECOMMND

Prior to issuance of a building permit or any use allowed by this permit, and prior to doing any work within the State highway right-of-way, clearance and/or an encroachment permit must be obtained by the applicant from the District 08 Office of the State Department of Transportation in San Bernardino.

80.TRANS. 2 USE - R-O-W DEDICATION 1 RECOMMND

Sufficient public street right-of-way along SH-74 shall be conveyed for public use to provide for a 92 foot half-width right-of-way per County Standard No. 87, Ordinance 461.

80.TRANS. 3 USE - CORNER CUT-BACK I RECOMMND

All corner cutbacks shall be applied per Standard 805, Ordinance 461.

80.TRANS. 4 USE - ANNEX L&LMD/OTHER DIST RECOMMND

Prior to the issuance of a building permit, the project proponent shall comply with County requirements within public road rights-of-way, in accordance with Ordinance 461. Assurance of maintenance is required by filing an application for annexation to Landscaping and Lighting

PLOT PLAN:TRANSMITTED Case #: PP25248

Parcel: 457-171-025

80. PRIOR TO BLDG PRMT ISSUANCE

80.TRANS. 4 USE - ANNEX L&LMD/OTHER DIST (cont.) RECOMMND

Maintenance District No. 89-1-Consolidated by contacting the Transportation Department at (951)955-6767, and/or any other maintenance district approved by the Transportation Department or by processing and filing a 'Landscape Maintenance Agreement' through the Transportation Department Plan Check Division. Said annexation should include the following:

- (1) Landscaping along Ritter Avenue and SH-74.
- (2) Streetlights.
- (3) Street sweeping.

For street lighting, the project proponent shall contact the Transportation Department L&LMD 89-1-C Administrator and submit the following:

- (1) Completed Transportation Department application.
- (2) Appropriate fees for annexation.
- (3) Two (2) sets of street lighting plans approved by Transportation Department.
- (4) "Streetlight Authorization" form from SCE, IID or other electric provider.

80.TRANS. 5 USE - LIGHTING PLAN RECOMMND

A separate streetlight plan is required for this project. Street lighting shall be designed in accordance with County Ordinance 460 and Streetlight Specification Chart found in Specification Section 22 of Ordinance 461. For projects within SCE boundaries use County of Riverside Ordinance 461, Standard No. 1000 or No. 1001.

NOTE: For streetlight along SH-74, submit streetlight plan to the County.

80.TRANS. 6 USE - LANDSCAPING RECOMMND

Landscaping within public road right-of-way shall comply with Transportation Department standards, Ordinance 461, Comprehensive Landscaping Guidelines & Standards, and Ordinance 859 and shall require approval by the

PLOT PLAN:TRANSMITTED Case #: PP25248

Parcel: 457-171-025

80. PRIOR TO BLDG PRMT ISSUANCE

80.TRANS. 6 USE - LANDSCAPING (cont.)

RECOMMND

Transportation Department.

Landscaping plans shall be designed within Ritter Avenue and SH-74 and submitted to the Transportation Department. Landscaping plans shall be submitted on standard County plan sheet format (24" x 36"). Landscaping plans shall be submitted with the street improvement plans.

NOTE: For landscaping improvement along SH-74, submit the landscaping plan to the County.

80.TRANS. 7 USE - TUMF CREDIT AGREEMENT

RECOMMND

If the applicant/developer is constructing a "TUMF" facility as a condition of approval for this project and will be seeking "TUMF" credits and/or reimbursements for the "TUMF" improvements built with this project, the applicant shall enter into a "TUMF Improvement and Credit Agreement" with the Transportation Department prior to the first building permit issuance as directed by the Director of Transportation. Please contact (951) 955-6800 for additional information.

80.TRANS. 8 USE - UTILITY PLAN

RECOMMND

Electrical power, telephone, communication, street lighting, and cable television lines shall be designed to be placed underground in accordance with Ordinance 460 and 461, or as approved by the Transportation Department. The applicant is responsible for coordinating the work with the serving utility company. This also applies to existing overhead lines which are 33.6 kilovolts or below along the project frontage and between the nearest poles offsite in each direction of the project site. A disposition note describing the above shall be reflected on design improvement plans whenever those plans are required. A written proof for initiating the design and/or application of the relocation issued by the utility company shall be submitted to the Transportation Department for verification purposes.

80.TRANS. 9 MAP - RIV. TRANSIT AUTHORITY

RECOMMND

The land divider shall comply with the Riverside Transit Authority recommendations as outlined in their letter dated May 30, 2013.

PLOT PLAN:TRANSMITTED Case #: PP25248

Parcel: 457-171-025

80. PRIOR TO BLDG PRMT ISSUANCE

80.TRANS. 9 MAP - RIV. TRANSIT AUTHORITY (cont.) RECOMMND

The project proponent shall provide an ADA-compliant bus stop along its frontage of SR-74.

90. PRIOR TO BLDG FINAL INSPECTION

BS GRADE DEPARTMENT

90.BS GRADE. 1 USE - WQMP BMP INSPECTION RECOMMND

Prior to final building inspection, the applicant shall obtain inspection of all treatment control BMPs and/or clearance from the Building and Safety Department. All structural BMPs described in the project - specific WQMP and indicated on the approved grading plan shall be constructed and installed in conformance with the approved plans and specifications. The Building and Safety Department must inspect and approve the completed WQMP treatment control BMPs for your project before a building final can be obtained.

90.BS GRADE. 2 USE - WQMP BMP CERT REQ'D RECOMMND

Prior to final building inspection, the applicant/owner shall submit a "Wet Signed" copy of the Water Quality Management Plan (WQMP) Certification from a Registered Civil Engineer certifying that the project - specific WQMP treatment control BMPs have been installed in accordance with the approved WQMP.

90.BS GRADE. 3 USE - BMP GPS COORDINATES RECOMMND

Prior to final building inspection, the applicant/owner shall provide the Department of Building Safety with GPS coordinates for the location of the project - specific WQMP treatment control BMPs.

90.BS GRADE. 4 USE - BMP REGISTRATION RECOMMND

Prior to final building inspection, the applicant/owner shall register the project - specific WQMP treatment control BMPs with the Department of Building Safety Business Registration Division. Any person or entity that owns or operates a commercial and/or industrial facility shall register such facility for annual inspections.

PLOT PLAN:TRANSMITTED Case #: PP25248

Parcel: 457-171-025

90. PRIOR TO BLDG FINAL INSPECTION

90.BS GRADE. 5 USE - REQ'D GRADING INSP'S

RECOMMND

The developer / applicant shall be responsible for obtaining the following inspections required by Ordinance 457.

- 1.Sub-grade inspection prior to base placement.
- 2.Base inspection prior to paving.
- 3.Precise grade inspection of entire permit area.
 - a.Inspection of Final Paving
 - b.Precise Grade Inspection
 - c.Inspection of completed onsite storm drain facilities
 - d.Inspection of the WQMP treatment control BMPs

90.BS GRADE. 6 USE - PRECISE GRDG APPROVAL

RECOMMND

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

- 1.Requesting and obtaining approval of all required grading inspections.
- 2.Submitting a "Wet Signed" copy of the Soils Compaction Report from the Soils Engineer (registered geologist or certified geologist, civil engineer or geotechnical engineer as appropriate) for the sub-grade and base of all paved areas.
- 3.Submitting a "Wet Signed" copy of the Sub-grade (rough) Certification from a Registered Civil Engineer certifying that the sub-grade was completed in conformance with the approved grading plan.
- 4.Submitting a "Wet Signed" copy of the Precise (Final) Grade Certification for the entire site from a Registered Civil Engineer certifying that the precise grading was completed in conformance with the approved grading plan.
- 5.Submitting a "Wet Signed" copy of the Certification certifying the installation of any onsite storm drain

PLOT PLAN:TRANSMITTED Case #: PP25248

Parcel: 457-171-025

90. PRIOR TO BLDG FINAL INSPECTION

90.BS GRADE. 6 USE - PRECISE GRDG APPROVAL (cont.) RECOMMND

systems not inspected by Riverside County Flood Control District or the Riverside County Transportation Department.

6.Submitting a "Wet Signed" copy of the Water Quality Management Plan (WQMP) Certification from a Registered Civil Engineer certifying that the Water Quality Management Plan treatment control BMPs have been installed in accordance with the approved WQMP.

Prior to release for building final, the applicant shall have met all precise grade requirements to obtain Building and Safety Department clearance.

FIRE DEPARTMENT

90.FIRE. 1 USE-#45-FIRE LANES RECOMMND

The applicant shall prepare and submit to the Fire Department for approval, a site plan designating required fire lanes with appropriate lane painting and/or signs.

90.FIRE. 2 USE-#12A-SPRINKLER SYSTEM RECOMMND

Install a complete fire sprinkler system per NFPA 13 2010 edition in all buildings requiring a fire flow of 1500 GPM or greater. Sprinkler system(s) with pipe sizes in excess of 4" in diameter will require the project structural engineer to certify (wet signature) the stability of the building system for seismic and gravity loads to support the sprinkler system. All fire sprinkler risers shall be protected from any physical damage. The post indicator valve and fire department connection shall be located to the front, within 50 feet of a hydrant, and a minimum of 25 feet from the building(s). A statement that the building(s) will be automatically fire sprinkled must be included on the title page of the building plans.

Applicant or developer shall be responsible to install a U.L. Central Station Monitored Fire Alarm System. Monitoring system shall monitor the fire sprinkler system(s) water flow, P.I.V.'s and all control valves. Plans must be submitted to the Fire Department for approval prior to installation. Contact fire department for guideline handout

PLOT PLAN:TRANSMITTED Case #: PP25248

Parcel: 457-171-025

90. PRIOR TO BLDG FINAL INSPECTION

90.FIRE. 3 USE-#27-EXTINGUISHERS

RECOMMND

Install portable fire extinguishers with a minimum rating of 2A-10BC and signage. Fire Extinguishers located in public areas shall be in recessed cabinets mounted 48" (inches) to center above floor level with maximum 4" projection from the wall. Contact Fire Department for proper placement of equipment prior to installation.

FLOOD RI DEPARTMENT

90.FLOOD RI. 2 USE BMP - EDUCATION

RECOMMND

The developer shall distribute environmental awareness education materials on general good housekeeping practices that contribute to protection of stormwater quality to all initial users. The developer may obtain NPDES Public Educational Program materials from the District's NPDES Section by either the District's website www.floodcontrol.co.riverside.ca.us, e-mail fcnpdes@co.riverside.ca.us, or the toll free number 1-800-506-2555. Please provide Project number, number of units and location of development. Note that there is a five-day minimum processing period requested for all orders.

The developer must provide to the District's PLAN CHECK Department a notarized affidavit stating that the distribution of educational materials to the tenants is assured prior to the issuance of occupancy permits.

If conditioned for a Water Quality Management Report (WQMP), a copy of the notarized affidavit must be placed in the report. The District MUST also receive the original notarized affidavit with the plan check submittal, by mail or in person in order to clear the appropriate condition. Placing a copy of the affidavit in the WQMP without submitting the original will not guarantee clearance of the condition.

90.FLOOD RI. 3 USE IMPLEMENT WQMP

RECOMMND

All structural BMPs described in the project-specific WQMP shall be constructed and installed in conformance with approved plans and specifications. It shall be demonstrated that the applicant is prepared to implement all non-structural BMPs described in the approved project specific WQMP and that copies of the approved

PLOT PLAN:TRANSMITTED Case #: PP25248

Parcel: 457-171-025

90. PRIOR TO BLDG FINAL INSPECTION

90.FLOOD RI. 3 USE IMPLEMENT WQMP (cont.) RECOMMND

project-specific WQMP are available for the future owners/occupants. The District will not release occupancy permits for any portion of the project exceeding 80% of the project area prior to the completion of these tasks.

90.FLOOD RI. 4 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

90.PLANNING. 2 USE - COMPLY W/ ACOUSTIC STUDY RECOMMND

The permit holder shall construct and design the project in compliance with the recommendations of an approved acoustical study, as reviewed and, as the case may be, modified by the department of Environmental Health, Office of Industrial Hygiene and approved by the Planning Department.

The permit holder may be required to submit to the Planning Department a written certification from a state licensed professional that the project was constructed in compliance with the recommendations of the approved acoustical study.

The Planning Department may require further inspection by county staff to assure project compliance with this condition of approval.

90.PLANNING. 3 USE - PARKING PAVING MATERIAL RECOMMND

A minimum of 44 parking spaces shall be provided as shown on the APPROVED EXHIBIT A, unless otherwise approved by the Planning Department. The parking area shall be surfaced with asphaltic concrete or concrete to current standards as approved by the Department of Building and Safety.

PLOT PLAN:TRANSMITTED Case #: PP25248

Parcel: 457-171-025

90. PRIOR TO BLDG FINAL INSPECTION

90.PLANNING. 4 USE - ACCESSIBLE PARKING

RECOMMND

A minimum of two (2) accessible parking spaces for persons with disabilities shall be provided as shown on APPROVED EXHIBIT A. Each parking space reserved for persons with disabilities shall be identified by a permanently affixed reflectorized sign constructed of porcelain on steel, beaded text or equal, displaying the International Symbol of Accessibility. The sign shall not be smaller than 70 square inches in area and shall be centered at the interior end of the parking space at a minimum height of 80 inches from the bottom of the sign to the parking space finished grade, or centered at a minimum height of 36 inches from the parking space finished grade, ground, or sidewalk. A sign shall also be posted in a conspicuous place, at each entrance to the off-street parking facility, not less than 17 inches by 22 inches, clearly and conspicuously stating the following:

"Unauthorized vehicles not displaying distinguishing placards or license plates issued for physically handicapped persons may be towed away at owner's expense. Towed vehicles may be reclaimed at ___ or by telephoning ___."

In addition to the above requirements, the surface of each parking space shall have a surface identification sign duplicating the symbol of accessibility in blue paint of at least 3 square feet in size.

90.PLANNING. 6 USE - LOADING SPACES

RECOMMND

A minimum of one (1) loading space shall be provided in accordance with Section 18.12.a.(2)f(3).b. of Ordinance 348, and as shown on APPROVED EXHIBIT A. The loading spaces shall be surfaced with six (6) inches of concrete over a suitable base and shall not be less than 10 feet wide by 35 feet long, with 14 feet vertical clearance.

90.PLANNING. 11 USE - UTILITIES UNDERGROUND

RECOMMND

In accordance with General Plan Policy LU 13.5 all new or relocated electric and communication distribution lines shall be installed underground. If the permittee provides to the Department of Building and Safety and the Planning Department a definitive statement from the utility provider refusing to allow underground installation of the utilities they provide, this condition shall be null and

PLOT PLAN:TRANSMITTED Case #: PP25248

Parcel: 457-171-025

90. PRIOR TO BLDG FINAL INSPECTION

90.PLANNING. 11 USE - UTILITIES UNDERGROUND (cont.) RECOMMND

void with respect to that utility.

90.PLANNING. 15 USE - TRASH ENCLOSURES RECOMMND

One (1) trash enclosure which is adequate to enclose a minimum of two (2) bins shall be located as shown on the APPROVED EXHIBIT A, and shall be constructed prior to the issuance of occupancy permits. The enclosure shall be a minimum of six (6) feet in height and shall be made with masonry block and a solid gate which screens the bins from external view. Additional enclosed area for collection of recyclable materials shall be located within, near or adjacent to each trash and rubbish disposal area. The recycling collection area shall be a minimum of fifty percent (50%) of the area provided for the trash/rubbish enclosure(s) or as approved by the Riverside County Waste Management Department. All recycling bins shall be labeled with the universal recycling symbol and with signage indicating to the users the type of material to be deposited in each bin.

90.PLANNING. 19 USE - WALL & FENCE LOCATIONS RECOMMND

Wall and/or fence locations shall be in conformance with the approved fencing plan.

90.PLANNING. 23 USE - SKR FEE CONDITION RECOMMND

Prior to the issuance of a certificate of occupancy, or upon building permit final inspection, whichever comes first, the applicant shall comply with the provisions of Riverside County Ordinance No. 663, which generally requires the payment of the appropriate fee set forth in that ordinance.

The amount of the fee required to be paid may vary, depending upon a variety of factors, including the type of development application submitted and the applicability of any fee reduction or exemption provisions contained in Riverside County Ordinance No. 663. Said fee shall be calculated on the approved development project which is anticipated to be 1.49 acres (gross) in accordance with APPROVED EXHIBIT A. If the development is subsequently revised, this acreage amount may be modified in order to reflect the revised development project acreage amount. In the event Riverside County Ordinance No. 663 is rescinded,

PLOT PLAN:TRANSMITTED Case #: PP25248

Parcel: 457-171-025

90. PRIOR TO BLDG FINAL INSPECTION

90.PLANNING. 23 USE - SKR FEE CONDITION (cont.) RECOMMND

this condition will no longer be applicable. However, should Riverside County Ordinance No. 663 be rescinded and superseded by a subsequent mitigation fee ordinance, payment of the appropriate fee set forth in that ordinance shall be required.

90.PLANNING. 27 USE - ORD 810 O S FEE RECOMMND

Prior to the issuance of a certificate of occupancy, or upon building permit final inspection prior to use or occupancy for cases without final inspection or certificate of occupancy (such as an SMP), whichever comes first, the applicant shall comply with the provisions of Riverside County Ordinance No. 810, which requires the payment of the appropriate fee set forth in the Ordinance. The amount of the fee will be based on the "Project Area" as defined in the Ordinance and the aforementioned Condition of Approval. The Project Area for Plot Plan No. 25248 is calculated to be 1.49 net acres. In the event Riverside County Ordinance No. 810 is rescinded, this condition will no longer be applicable. However, should Riverside County Ordinance No. 810 be rescinded and superseded by a subsequent mitigation fee ordinance, payment of the appropriate fee set forth in that ordinance shall be required.

90.PLANNING. 28 USE - ORD NO. 659 (DIF) RECOMMND

Prior to the issuance of either a certificate of occupancy or prior to building permit final inspection, the applicant shall comply with the provisions of Riverside County Ordinance No. 659, which requires the payment of the appropriate fee set forth in the Ordinance. Riverside County Ordinance No. 659 has been established to set forth policies, regulations and fees related to the funding and installation of facilities and the acquisition of open space and habitat necessary to address the direct and cumulative environmental effects generated by new development project described and defined in this Ordinance, and it establishes the authorized uses of the fees collected.

The amount of the fee for commercial or industrial development shall be calculated on the basis of the "Project Area," as defined in the Ordinance, which shall mean the net area, measured in acres, from the adjacent road right-of-way to the limits of the project

PLOT PLAN:TRANSMITTED Case #: PP25248

Parcel: 457-171-025

90. PRIOR TO BLDG FINAL INSPECTION

90.PLANNING. 28 USE - ORD NO. 659 (DIF) (cont.) RECOMMND

development. The Project Area for Plot Plan No. 25248 has been calculated to be 1.49 net acres.

In the event Riverside County Ordinance No. 659 is rescinded, this condition will no longer be applicable. However, should Riverside County Ordinance No. 659 be rescinded and superseded by a subsequent mitigation fee ordinance, payment of the appropriate fee set forth in that ordinance shall be required.

90.PLANNING. 29 USE - LC LNDSCP INSPECT DEPOST RECOMMND

Prior to building permit final inspection, the developer/permit holder shall file an Inspection Request Form and deposit sufficient funds to cover the costs of Installation, Six Month Establishment, and One Year Post-Establishment inspections. In the event that an open landscape case is not available, then the applicant shall open a FEE ONLY case to conduct inspections. The deposit required for landscape inspections shall be determined by the Riverside County Landscape Division. The Planning Department shall clear this condition upon determination of compliance.

90.PLANNING. 30 USE - LC COMPLY W/ LNDSCP/ IRR RECOMMND

The developer/permit holder shall coordinate with their designated landscape representative and the Riverside County Planning Department's landscape inspector to ensure all landscape planting and irrigation systems have been installed in accordance with APPROVED EXHIBITS, landscaping, irrigation, and shading plans. The Planning Department will ensure that all landscaping is healthy, free of weeds, disease and pests; and, irrigation systems are properly constructed and determined to be in good working order. The developer/permit holder's designated landscape representative and the Riverside County Planning Department's landscape inspector shall determine compliance with this condition and execute a Landscape Certificate of Completion. Upon determination of compliance, the Planning Department shall clear this condition.

PLOT PLAN:TRANSMITTED Case #: PP25248

Parcel: 457-171-025

90. PRIOR TO BLDG FINAL INSPECTION

TRANS DEPARTMENT

90.TRANS. 1 USE - SIGNING & STRIPING RECOMMND

A signing and striping plan is required for this project. The project proponent shall be responsible for any additional paving and/or striping removal caused by the striping plan or as approved by the Director of Transportation.

NOTE: Signing and striping plan along SH-74 right-of-way shall be submitted to Caltrans.

90.TRANS. 2 USE - WRCOG TUMF RECOMMND

Prior to the issuance of an occupancy permit, the project proponent shall pay the Transportation Uniform Mitigation Fee (TUMF) in accordance with the fee schedule in effect at the time of issuance, pursuant to Ordinance No. 824.

90.TRANS. 3 USE STREETLIGHT AUTHORIZATION RECOMMND

Prior to OCCUPANCY, the project proponent shall submit to Transportation Department Permits the following:

1. "Streetlight Authorization" form approved by L&LMD No. 89-1-C Administrator.
2. Letter establishing interim energy account from SCE, IID or other electric provider.

90.TRANS. 4 USE - STREETLIGHTS INSTALL RECOMMND

Install streetlights along the streets associated with development in accordance with the approved street lighting plan and standards of County Ordinances 460 and 461.

Streetlight annexation into L&LMD or similar mechanism as approved by the Transportation Department shall be completed.

It shall be the responsibility of the developer to ensure that streetlights are energized along the streets associated with this development where the developer is seeking Building Final Inspection (Occupancy).

PLOT PLAN:TRANSMITTED Case #: PP25248

Parcel: 457-171-025

90. PRIOR TO BLDG FINAL INSPECTION

90.TRANS. 5 USE - EXISTING MAINTAINED

RECOMMND

SH-74 along project boundary is a paved Caltrans maintained road designated as an EXPRESSWAY and shall be improved with 8" concrete curb and gutter located 67 feet from centerline to curb line, 8" curbed landscape median and match up asphalt concrete paving; reconstruction; or resurfacing of existing paving as determined by Caltrans with the 92 foot half-width dedicated right-of-way in accordance with County Standard No. 87.

- NOTE:
1. An 8' sidewalk shall be constructed 9' from curb line to the right-of-way line within the 25' parkway.
 2. Submit improvement plan to Caltrans.
 3. Per this project's design, the driveway will be located entirely on the project proponent's property. However, if the adjacent property to the west develops, the driveway shall be relocated and centered on the property line between the two properties. Both properties shall share this future driveway. This note serves as a notice to the project proponent that the proposed driveway on SR-74 is considered interim to the future shared driveway described above.

90.TRANS. 6 USE - PART-WIDTH

RECOMMND

Ritter Avenue along project boundary is a paved County maintained road designated as a LOCAL ROAD and shall be improved with 32' part-width AC pavement (20' on project side and 12' on opposite side of centerline), 6" concrete curb and gutter; and match up asphalt concrete paving; reconstruction; or resurfacing of existing paving as determined by the Transportation Department within the 60 foot full-width dedicated right-of-way in accordance with County Standard No. 105, Section "C".

- NOTE:
1. A 5' sidewalk shall be constructed adjacent to the right-of-way line within the 10' parkway.
 2. A driveway shall be constructed per County Standard No. 207A, Ordinance 461.

PLOT PLAN:TRANSMITTED Case #: PP25248

Parcel: 457-171-025

90. PRIOR TO BLDG FINAL INSPECTION

90.TRANS. 7 USE - UTILITY INSTALL

RECOMMND

Electrical power, telephone, communication, street lighting, and cable television lines shall be placed underground in accordance with Ordinance 460 and 461, or as approved by the Transportation Department. This also applies to existing overhead lines which are 33.6 kilovolts or below along the project frontage and between the nearest poles offsite in each direction of the project site.

A certificate should be obtained from the pertinent utility company and submitted to the Department of Transportation as proof of completion.

90.TRANS. 8 USE - ANNEX L&LMD/OTHER DIST

RECOMMND

Prior to issuance of an occupancy permit, the project proponent shall complete annexation to Landscaping and Lighting Maintenance District No. 89-1-Consolidated, and/or any other maintenance district approved by the Transportation Department or by processing and filing a 'Landscape Maintenance Agreement' through the Transportation Department Plan Check Division for continuous maintenance within public road rights-of-way, in accordance with Ordinance 461, Comprehensive Landscaping Guidelines & Standards, and Ordinance 859. Said annexation should include the following:

- (1) Landscaping along Ritter Avenue and SH-74.
- (2) Streetlights.
- (3) Street sweeping.

90.TRANS. 9 USE - IMP PLANS

RECOMMND

Improvement plans for the required improvements must be prepared and shall be based upon a design profile extending a minimum of 300 feet beyond the limit of construction at a grade and alignment as approved by the Riverside County Transportation Department.

NOTE: 1) Before you prepare the street improvement plan(s), please review the Street Improvement Plan Policies and Guidelines from the Transportation Department Web site: www.rctlma.org/trans/land_dev_plan_check_guidelines.html.

PLOT PLAN:TRANSMITTED Case #: PP25248

Parcel: 457-171-025

90. PRIOR TO BLDG FINAL INSPECTION

90.TRANS. 9 USE - IMP PLANS (cont.) RECOMMND

2) For SH-74 improvements, please submit to Caltrans.

90.TRANS. 10 USE - LANDSCAPING COMM/IND RECOMMND

Landscaping within public road right-of-way shall comply with Transportation Department standards and Ordinance 461 and shall require approval by the Transportation Department. Landscaping shall be improved within Ritter Avenue and SH-74.

Assurance of continuous maintenance is required by processing and filing a 'Landscape Maintenance Agreement' through the Transportation Department Plan Check Division; or if desired the developer may file an application for annexation into Landscaping and Lighting Maintenance District No. 89-1-Consolidated by contacting the Transportation Department at (951) 955-6767.

90.TRANS. 11 USE - CONSTRUCT RAMP RECOMMND

Ramps shall be constructed at 4-way intersections and "T" intersections per Standard No. 403, sheets 1 through 7 of Ordinance 461.

90.TRANS. 12 USE - R-O-W DEDICATION 1 RECOMMND

Sufficient public street right-of-way along SH-74 shall be conveyed for public use to provide for a 92 foot half-width right-of-way per County Standard No. 87, Ordinance 461.

90.TRANS. 13 USE - LANDSCAPING RECOMMND

The project proponent shall comply in accordance with landscaping requirements within public road rights-of-way, (or within easements adjacent to the public rights-of-way), in accordance with Ordinance 461, Comprehensive Landscaping Guidelines & Standards, and Ordinance 859.

Landscaping will be improved within Ritter Avenue and SH-74.



Carolyn Syms Luna
Director

RIVERSIDE COUNTY PLANNING DEPARTMENT

Memorandum

DATE: June 17, 2013
TO: Planning Commission
FROM: H. P. Kang, Project Planner
RE: Item No. 3.4 – Change of Zone No. 7793 and Plot Plan No 25248 (Family Dollar)

This memorandum is prepared to add information to or revise information contained in the previously prepared Staff Report:

1. Additional Findings:
 - a. Although “Retail Store” is not specifically listed in the C-P-S zone, the proposed use is substantially the same in character and intensity as those listed uses in the C-P-S zone requiring a plot plan per Section 9.50.e (e.g., clothing store, candy store, drug store, Household goods sales, stationary store, convenience store). The operation of the Family Dollar is similar in hours of operation (8am to 10 pm), the number of trips generated (42 peak hour trips), and noise level of commercial nature.
 - b. The potential air quality impacts resulting from the proposed project would not exceed emissions projected by the Air Quality element as identified in the Greenhouse Gas Review study dated April 15, 2013. They are below the emissions because the number of trips generated during peak hour and the construction phase falls below the threshold.
 - c. Based on the size and proposed use, the project will not generate trips above the emissions (e.g., ROC, NO_x, CO, PM₁₀) threshold that was identified in the 2003 General Plan EIR. The proposed project will generate 42 peak hour trips as identified in the Transportation Review Study dated October 24, 2012. The Greenhouse Gas Review Study dated April 15, 2013 lists values far below the values identified in the 2003 EIR threshold.
 - d. All projects must comply with 2011 Riverside County Congestion Management Program dated December 14, 2011.
2. Attachment: Two (2) correspondences were received in opposition to the project and they are as follows:

Ms. Virginia Shay – 25891 Ritter Avenue (traffic, economic impact, and safety)

Hari Om Shiv, Inc. (Mr. Bharat Natel) – 31770 Highway 74 “A. P. Market” (economic impact, and safety)

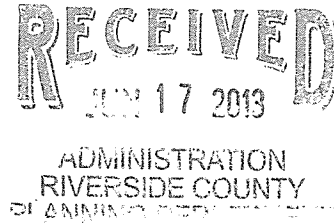
Surjit Buttar – 31190 Hwy 74 (traffic, economic issues)

Riverside County Planning Department

Attention: H P. Kang

P.O. Box 1409

Riverside, CA 92502



We are hereby stating our objection to this proposal in its entirety. We are a residence that is adjoining this property at 25891 Ritter Avenue, lived here since 1965, do not want another commercial residence bordering my property. The commercial site next to me has in the past created more problems than any other residence in recent years.

Requested actions:

Delay in decision until all of Homeland is mailed this information as well as all the planning documents and studies involved, or a town meeting where all concerns can be voiced, not in Riverside where many cannot travel.

Require a traffic impact statement

Require a Highway Patrol and Sheriff's Office impact statement since that is our source of protection

Require they consider other sites not bordered on three sides by residential, other sites that are available do not impinge on individual residential space as this plan. They have a store five miles away, require justification of one the close.

Require an impact statement of how the current business, many in the same business will be affected, this is a very small community it cannot support another store of this genre, if this comes, others will go out of business, so how does this business assist the community?

Require justification of 42 parking sites, only one spot in all of Homeland has that much parking, and it is an entertainment venue, only open periodically. A site this large is relying on drive through traffic in order to survive. Flow through traffic is traveling at 50 mph, this site is right after the Post Office, which is the most used site in Homeland, and one with the most fatalities anywhere around, a report must address these issues.

Requirement of a signal light if this project is approved, require more proper signage for Ritter, which is one of the most difficult streets to find and enter already.

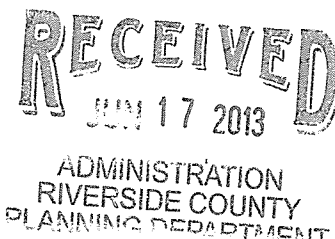
Require a 24-hour security guard, with walled fences and cameras where it abuts all residential property in Homeland if it is approved. All crime will radiate from too much empty parking and no one to monitor the situation after the store is closed. Require all store lights to have no impact where it borders residential space.

Virginia Shay

Contact Pat O' Shay daughter at 925-285-1922
or mspat3@gmail.com

Hari Om Shiv, Inc
DBA A.P.Market
31770 Highway 74
Homeland, CA 92548
June 17, 2013

To,
Planning Commission
Riverside County
4080 Lemon Street
1st Floor Board Chambers
Riverside, CA 92501



Subject: Change of zone No.7793 and plot No. 25248. Third/Fifth Supervisorial District
Location: Northwest corner of Ritter Avenue and Highway 74. Applicant:- Boos
Development West. LLC

Respected Sir,

With reference to above subject, we propose our objection and our concerns hereunder as well as others which may be raised by us in future.

We have a retail family business nearby the subject plot area within 700 feet vicinity. There are other 4 or more retail facilities within half mile or 2 mile area. These businesses are breadwinner for the small family business owners.

Here in present case, subject land owner accepted the zoning code of the area without raising any objection against the R.R. zoning of the said land. And there after, they obtain permission for constructing family residences by dividing the said land into different plots. According to this permission, they constructed family housing and sold some plots for residential use and thereby take advantage of the said zoning. Developers

failed to complete or satisfy the terms and conditions of the original permit granted for construction of a family house and few plots were left open and thus fail to comply with the permission granted for constructing the R.R. residence. Now after many years passed, the developer firm asked for the change of zone in respect of few i.e. 4 or 5 plots of the said R. R Plots land and applied for the zone change permission to construct subject project. Therefore, the applicant's application is barred by law of limitation, law of waiver, law of acquiescence, delay and latches.

The change of zoning should not be allowed for satisfying the needs and personal desires of the subject land owner. Originally, the owner of the plot had purchased the said plot area after proper verification of the zoning situation. Applicants failed to show the urgent needs or circumstances for changing the zoning. There is no inordinate economic burden or hardship caused to applicants due to present zoning regulations if they are not allowed to open their facility. They have enough facilities within 5-10 mile radius. Moreover, they might have enough financial capacity to buy the land in the commercial zoning area. There are enough retail business facilities providing similar service here and after to the community since more than 20 years in the subject area that may be enough for satisfying the needs of the society. Thus, if the permission is not granted to the applicants, there will be no irreparable loss to them. However, if subject application is granted, it will cause irreparable loss to the local businesses and the residents of the area. It will affect the economic growth of the area and will impair the desirability of investment or occupation in the vicinity due to the fact that there are many existing small retail businesses and residential uses.

It will create significant effect on noise, environment, traffic, and nuisance in the area. The ratio of traffic accidents will increase due to the commercial activity in the residential zone. Criminal activity had occurred in this area before, and this change of zoning will increase the rate of such activities. The proposed project will adversely affect matters regarding security, police protection, and crime prevention. This will also create significant effect on traffic congestion and noise nuisance because the residential use will likely create more traffic and noise than commercial use. Thus, change of zoning poses the threat to the health and safety of the neighborhood.

Also, if the subject application is granted, major disturbance will be caused to the calculation of zoning which will decrease the availability of the residential plots. This will disturb the ratio of housing calculation in the zone of which zoning was enacted.

Before processing the subject application, planning department should obtain the consent of the people who are to be most affected by the modification sought by the applicant. Specific affected residents and owner of the small businesses around the vicinity had not been notified about the agenda of the meeting. Local council had not approached the local community (within 1 mile of the proposed project) who are affected with this change and proper opportunity was not given to those who are affected.

Under the foresaid circumstance, the subject application is not tenable in law and unsafe for local community in terms of safety (criminal activities), traffic, and noise nuisance. The planning department has not acted as per the rules, regulation, and law of the county, state and federal. It is also against the principle of natural justice, equity, and good conscience. The department should act fairly, impartially, and in bonafied manner.

It is not a special case. It is not rarest and rare case. General code and zone code was created as a vision of the Riverside County and should be treated as the constitution of the Riverside County. Without any special circumstances, needs, or emergencies, zoning should not be changed. Thus, special privilege should not be given to the applicants for their reasons that do not justify a changing in zoning.

Under the circumstance, no project should be allowed to construct and no zoning change should be granted in the interest of justice and in the interest of the affected people by the alleged act.

T. Saw
BHARAT NATEL
V.P.
Harion shiv
31730 High way 74 / (CREG)
Homeland CA 92548
Ave

Winchester/Homeland Municipal Advisory Council

31851 Winchester Road, Winchester, California 92596

May 16, 2013

RECEIVED
MAY 21 2013

Attn: H. P. Kang, Planner
Riverside County Planning Department
P.O. Box 1409
Riverside, CA 92502-1409

ADMINISTRATION
RIVERSIDE COUNTY
PLANNING DEPARTMENT

RE:

Case: CZ07793 & PP25248

Proposed Change of Zone for a "Family Dollar" store
at the northwest corner of Highway 74 & Ritter Avenue, Homeland, California.

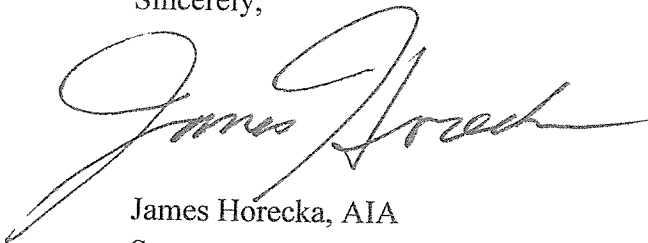
Dear Mr. Kang,

Thank you for engaging our local MAC.

At the May 9th public meeting of the Winchester/Homeland Municipal Advisory Council, we discussed the Plot Plan & Change of Zone for the above-referenced project.

Conclusion: "No exceptions taken."

Sincerely,



James Horecka, AIA

Secretary

Winchester/Homeland Municipal Advisory Council

Surjit Buttar
HWY 74 Market and Liquor
31190 HWY 74
Homeland, Ca, 92548

Riverside County Administrative Center
Board Chambers, 1st Floor
4080 Lemon Street
Riverside, Ca 92501



Dear Sir or Madam,

I own a Liquor store in homeland and I am concerned about the new Dollar Store project. There are 7 stores within 3 miles which include 3 gas stations and 4 convenience stores. Hence, there is no need for another retail store at this location. If this project does go through it will increase the traffic in this area which has already been a problem with 10 people dying in the last 9 years by accidents. Furthermore, this retail store will be bad of all businesses in this area. It can actually cause some store to be completely out of business to the point where they might close down. These businesses have been serving the homeland community for many years and it would be unfair to them.

Thanks for your time.

Sincerely,
Surjit Buttar
Surjit Buttar

DEPARTMENT OF TRANSPORTATION

DISTRICT 8

PLANNING

464 WEST 4th STREET, 6th Floor MS 725

SAN BERNARDINO, CA 92401-1400

PHONE (909) 383-4557

FAX (909) 383-5936

TTY (909) 383-6300

*Flex your power!
Be energy efficient!*

January 8, 2013

H. P. Kang
Project Planner
Land Development Committee
Development Review Team
P.O. Box 1409
Riverside, CA 92502-1409



Family Dollar SR-74 and Ritter Avenue Intersection

Mr. Kang,

We have completed our review for the above project located on 1.49 acres inside an 8,320 square foot building on the northwest corner of Highway-74 and Ritter Avenue in the Community of Homeland.

As the owner and operator of the State Highway System (SHS), it is our responsibility to coordinate and consult with local jurisdictions when proposed development may impact our facilities. As the responsible agency under the California Environmental Quality Act (CEQA), it is also our responsibility to make recommendations to offset associated impacts with the proposed project. Although the project is under the jurisdiction of the County of Riverside due to the Project's potential impact to State facilities it is also subject to the policies and regulations that govern the SHS.

We recommend the following to be provided:

Traffic Study

- Why does the project provide for four lanes in the westbound direction? If it is the County requirement, please provide the striping detail.
- The raised curb at the left turn pocket to Ritter Avenue will be constructed by Caltrans project (Raised median project). This project needs to provide setback for right of way for raised median in the future.

ADA

- A 5ft left shoulder shall be provided per Caltrans HDM, topic 302.1.
- Please specify what type of 4" concrete median curb is proposed.
- Per HDM 105.5, dual curb ramps should be provided.

Mr. Kang
January 8, 2013
Page 2

We appreciate the opportunity to offer comments concerning this project. If you have any questions regarding this letter, please contact Talvin Dennis at (909) 383-6908 or myself at (909) 383-4557 for assistance.

Sincerely,

A handwritten signature in cursive script, appearing to read "Daniel Kopulsky".

DANIEL KOPULSKY
Office Chief
Community Planning/IGR-CEQA



Riverside County
Waste Management Department

Hans W. Kernkamp, General Manager-Chief Engineer

December 17, 2012

H.P. Kang, Project Planner
Riverside County Planning Department
P. O. Box No. 1409
Riverside, CA 92502-1409

RE: **Plot Plan (PP) No. 25248**
Proposal: The PP proposes to develop a 8,239 square foot retail store
APNs: 457-171-020;-024;-025

Dear Mr. Kang:

The Riverside County Waste Management Department (Department) has reviewed the proposed project located north of Highway 74, south of Ritter Street, and east of Homeland Avenue, in the Harvest Valley/Winchester Area Plan. In order to mitigate the project's potential solid waste impacts and to help the County's efforts to comply with State law in diverting solid waste from landfill disposal, the Department is recommending that the following conditions be made a part of any Conditions of Approval for the project:

1. **Prior to issuance of a building permit**, the applicant shall submit three (3) copies of a Recyclables Collection and Loading Area plot plan to the Riverside County Waste Management Department for review and approval. The plot plan shall conform to **Design Guidelines for Recyclables Collection and Loading Areas**, provided by the Waste Management Department, and shall show the location of and access to the collection area for recyclable materials, along with its dimensions and construction detail, including elevation/façade, construction materials and signage. The plot plan shall clearly indicate how the trash and recycling enclosures shall be accessed by the hauler.
2. **Prior to final building inspection**, the applicant shall construct the recyclables collection and loading area in compliance with the Recyclables Collection and Loading Area plot plan, as approved and stamped by the Riverside County Waste Management Department.
3. **Prior to issuance of a building permit**, A Waste Recycling Plan (WRP) shall be submitted to the Riverside County Waste Management Department for approval. At a minimum, the WRP must identify the materials (i.e., concrete, asphalt, wood, etc.) that will be generated by demolition, construction and development, the projected amounts, the measures/methods that will be taken to recycle, reuse, and/or reduce the amount of materials, the facilities and/or haulers that will be utilized, and the targeted recycling or reduction rate. During project construction, the project site shall have, at a minimum, two (2) bins: one for waste disposal and the other for the recycling of Construction and Demolition (C&D) materials. Additional bins are encouraged to be used for further source separation of C&D recyclable materials. Accurate record keeping (receipts) for recycling of C&D recyclable materials and solid waste disposal must be kept. Arrangements can be made through the franchise hauler.

4. **Prior to issuance of an occupancy permit**, evidence (i.e., receipts or other type of verification) to demonstrate project compliance with the approved WRP shall be presented by the project proponent to the Planning Division of the Riverside County Waste Management Department in order to clear the project for occupancy permits. Receipts must clearly identify the amount of waste disposed and Construction and Demolition (C&D) materials recycled.
5. Hazardous materials are not accepted at Riverside County landfills. In compliance with federal, state, and local regulations and ordinances, any hazardous waste generated in association with the project shall be disposed of at a permitted Hazardous Waste disposal facility. Hazardous waste materials include, but are not limited to, paint, batteries, oil, asbestos, and solvents. For further information regarding the determination, transport, and disposal of hazardous waste, please contact the Riverside County Department of Environmental Health, Environmental Protection and Oversight Division, at 1.888.722.4234.
6. Use mulch and/or compost in the development and maintenance of landscaped areas within the project boundaries. Recycle green waste through either onsite composting of grass, i.e., leaving the grass clippings on the lawn, or sending separated green waste to a composting facility.
7. Consider xeriscaping and using drought tolerant/low maintenance vegetation in all landscaped areas of the project.

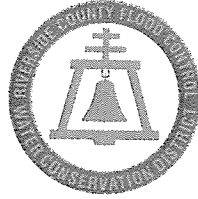
Thank you for the opportunity to review this proposal. If you have any questions, please call me at (951) 486-3200.

Sincerely,



Ryan Ross
Principal Planner

WARREN D. WILLIAMS
General Manager-Chief Engineer



1995 MARKET STREET
RIVERSIDE, CA 92501
951.955.1200
FAX 951.788.9965
www.rcflood.org
150520

RIVERSIDE COUNTY FLOOD CONTROL
AND WATER CONSERVATION DISTRICT

December 10, 2012

Riverside County
Planning Department
County Administrative Center
Riverside, California

DEC 12 2012

Attention: H. P. Kang

Ladies and Gentlemen:

Re: Change of Zone 7793
Area: Homeland/Romoland

We have reviewed this case and have the following comments:

The proposed zoning is consistent with existing flood hazards. Some flood control facilities or floodproofing may be required to fully develop to the implied density.

Questions concerning this matter may be referred to Shaheen Mooman of this office at 951.955.1318.

Very truly yours,


HENRY OLIVO
Engineering Project Manager

SM:blj



**Boos
Development
West, LLC**

April 23rd 2013

Operational Statement
Family Dollar
Ritter & HWY 74, Homeland, CA

Boos Development West, LLC. is working with Family Dollar to build an 8320 square foot retail store in Riverside County. Family Dollar provides their customers with a mix of quality name brand products from consumable products such as household paper products and expanded food assortment, to treasures for every home and even quality apparel for men, woman and children. They also offer a mix of seasonal products, greeting cards, & gift-wrap, with an emphasis on convenience to the customer.

The Family Dollar facilities are designed to provide a safe environment for patrons and employees. To that end, the following design elements are incorporated into the security plan: Adequate lighting levels both on the interior and exterior of the store, employee supervision of the facility, closed circuit video monitoring system, with camera located strategically throughout the property, and careful window sign and landscaping placement to avoid obstruction of visibility into and out of the facility.

Family Dollar is expanding to the California market & this location will be one of the first ground up stores constructed in Riverside County. Family Dollar will receive regular weekly deliveries, typically loading and unloading from a WB-67 type delivery truck. There will be one weekly delivery to the store during normal operating hours. The standard hours of operation are Monday through Sunday 8am – 10pm. Each Family Dollar store employs one manager, 1-2 assistant managers, & 5-7 additional employees depending on location.

No hazardous material or waste will be produced during the construction of this project or during the normal operation of the Family Dollar store.

Boos Development West, LLC believes that a new retailer such as Family Dollar would be a welcome use to this area of the County. Should staff have any questions or concerns regarding this application, please do not hesitate to contact Kristi Kandel (714-316-8678) at any time.

Sincerely,

Kristi L Kandel

Kristi Kandel
Development Project Manager
Boos Development West, LLC

LAN. DEVELOPMENT COMM. /TEE/
DEVELOPMENT REVIEW TEAM
INITIAL CASE TRANSMITTAL
RIVERSIDE COUNTY PLANNING DEPARTMENT - RIVERSIDE
P.O. Box 1409
Riverside, CA 92502-1409

FILE COPY

DATE: November 19, 2012

TO:

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

Riv. Co. Building & Safety – Plan Check
Regional Parks & Open Space District
Riv. Co. Environmental Programs Division
P.D. Geology Section
P.D. Landscaping Section
P.D. Archaeology Section

Riverside Transit Agency
Riv. Co. Sheriff's Dept.
Riv. Co. Waste Management Dept.
3rd District Supervisor
3rd District Planning Commissioner
Caltrans District #8

PLOT PLAN NO. 25248 and CHANGE OF ZONE NO. 7793 – EA42556 – Applicant: Kristi Kandel, Boos Development West, LLC, Engineer/Representative: Scott Mommer, Lars Andersen & Associates – Fifth/Third Supervisorial District – Homeland Zoning Area – Harvest Valley/Winchester Area Plan: Rural Community: Rural Residential (R-R) – Location: Northerly of Hwy 74, southerly of Ritter Street, easterly of Homeland Avenue, and westerly of Ritter Avenue – 1.49 Gross Acres - Zoning: Rural Residential (RR) - **REQUEST:** The **Plot Plan** proposes to develop a 8,239 square foot stand alone retail store (Family Dollar) with 34 parking spaces and a 132 feet by 90 feet detention basin to the north of the property. The **Change of Zone** proposes to rezone the property from R-R to C-P-S – APN: 457-171-020, 457-171-024, and 457-171-025 Related Cases: PAR01338

Please review the attached map(s) and/or exhibit(s) for the above-described project. This case is scheduled for a **DRT meeting on December 20, 2012**. All LDC/DRT Members please have draft conditions in the Land Management System on or before the above date. If it is determined that the attached map(s) and/or exhibit(s) are not acceptable, please have corrections in the system and DENY the routing on or before the above date. Once the route is complete, and the approval screen is approved with or without corrections, the case can be scheduled for a public hearing.

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

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

Public Hearing Path: DH: PC: BOS:

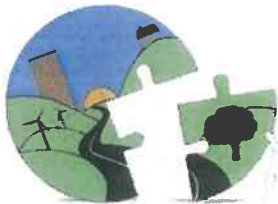
COMMENTS:

DATE: _____ SIGNATURE: _____

PLEASE PRINT NAME AND TITLE: _____

TELEPHONE: _____

If you do not include this transmittal in your response, please include a reference to the case number and project planner's name. Thank you.



RIVERSIDE COUNTY PLANNING DEPARTMENT

Carolyn Syms Luna
Director

APPLICATION FOR CHANGE OF ZONE

CHECK ONE AS APPROPRIATE:

Standard Change of Zone

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

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

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED.

CASE NUMBER: C207793 DATE SUBMITTED: 11/6/12

APPLICATION INFORMATION

Applicant's Name: Attn: Kristi Kandel
Boos Development West, LLC E-Mail: kkandel@boosdevelopment.com

Mailing Address: 701 N. Parkcenter Drive, Suite 110
Santa Ana Street CA 92705
City State ZIP

Daytime Phone No: (714) 316-8678 Fax No: ()

Engineer/Representative's Name: Attn: Scott Mommer
Lars Andersen & Assoc., Inc. E-Mail: smommer@larsandersen.com

Mailing Address: 4694 W. Jacquelyn Avenue
Fresno Street CA 93722
City State ZIP

Daytime Phone No: (559) 978-1000 Fax No: (559) 276-0850

Property Owner's Name: Evangelos & Maria Karpouzis E-Mail:

Mailing Address: 4885 Green Crest Drive
Yorba Linda Street CA 92887
City State ZIP

Daytime Phone No: (714) 692-2730 Fax No: (714) 692-2984

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

APPLICATION FOR CHANGE OF ZONE

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

The Planning Department will primarily direct communications regarding this application to the person identified above as the Applicant. The Applicant may be the property owner, representative, or other assigned agent.

AUTHORIZATION FOR CONCURRENT FEE TRANSFER

The signature below authorizes the Planning Department and TLMA to expedite the refund and billing process by transferring monies among concurrent applications to cover processing costs as necessary. Fees collected in excess of the actual cost of providing specific services will be refunded. If additional funds are needed to complete the processing of your application, you will be billed, and processing of the application will cease until the outstanding balance is paid and sufficient funds are available to continue the processing of the application. The applicant understands the deposit fee process as described above, and that there will be NO refund of fees which have been expended as part of the application review or other related activities or services, even if the application is withdrawn or the application is ultimately denied.

X David Morse

PRINTED NAME OF APPLICANT



SIGNATURE OF APPLICANT

AUTHORITY FOR THIS APPLICATION IS HEREBY GIVEN:

I certify that I am/we are the record owner(s) or authorized agent and that the information filed is true and correct to the best of my knowledge. An authorized agent must submit a letter from the owner(s) indicating authority to sign the application on the owner's behalf.

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

X Evangelos Karpouzis

PRINTED NAME OF PROPERTY OWNER(S)



SIGNATURE OF PROPERTY OWNER(S)

X Maria Karpouzis

PRINTED NAME OF PROPERTY OWNER(S)



SIGNATURE OF PROPERTY OWNER(S)

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

PROPERTY INFORMATION:

Assessor's Parcel Number(s): 475-171-20, 24 & 25

Section: 8 Township: 5 S Range: 2 W

Approximate Gross Acreage: 1.49 AC

General location (nearby or cross streets): North of Highway 74, South of Snyder Lane, East of Homeland Avenue, West of Ritter Street

APPLICATION FOR CHANGE OF ZONE

Thomas Brothers map, edition year, page number, and coordinates: _____

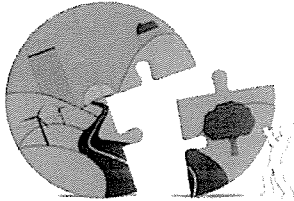
Proposal (describe the zone change, indicate the existing and proposed zoning classifications. If within a Specific Plan, indicate the affected Planning Areas):

Rezone the property from R-R to C-P-S (Scenic Highway Commercial)

Related cases filed in conjunction with this request:

Plot Plan

Certificate of Parcel Merger



RIVERSIDE COUNTY PLANNING DEPARTMENT

Carolyn Syms Luna
Director

APPLICATION FOR LAND USE PROJECT

CHECK ONE AS APPROPRIATE:

- PLOT PLAN CONDITIONAL USE PERMIT TEMPORARY USE PERMIT
 REVISED PERMIT PUBLIC USE PERMIT VARIANCE

PROPOSED LAND USE: _____

ORDINANCE NO. 348 SECTION AUTHORIZING PROPOSED LAND USE: _____

ALL APPLICATIONS MUST INCLUDE THE INFORMATION REQUIRED UNDER ANY SUPPLEMENTAL INFORMATION LIST APPLICABLE TO THE SPECIFIC PROJECT. ADDITIONAL INFORMATION MAY BE REQUIRED AFTER INITIAL RECEIPT AND REVIEW. INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED.

CASE NUMBER: PP25248 DATE SUBMITTED: 11/6/12

APPLICATION INFORMATION

Applicant's Name: Boos Development West, LLC - Kristi Kandel E-Mail: kkandel@boosdevelopment.com

Mailing Address: 701 N. Parkcenter Drive, Suite 110

Santa Ana	Street	92705
	CA	
City	State	ZIP

Daytime Phone No: (714) 316-8678 Fax No: () _____

Engineer/Representative's Name: Lars Andersen & Assoc., Inc. - Scott Mommer E-Mail: smommer@larsandersen.com

Mailing Address: 4694 W. Jacquelyn Avenue

Fresno	Street	93722
	CA	
City	State	ZIP

Daytime Phone No: (559) 978-1000 Fax No: (559) 276-0850

Property Owner's Name: Evangelos & Maria Karpouzis E-Mail: _____

Mailing Address: 4885 Green Crest Drive

Yorba Linda	Street	92887
	CA	
City	State	ZIP

Daytime Phone No: (714) 692-2730 Fax No: (714) 692-2984

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"

APPLICATION FOR LAND USE PROJECT

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

The Planning Department will primarily direct communications regarding this application to the person identified above as the Applicant. The Applicant may be the property owner, representative, or other assigned agent.

AUTHORIZATION FOR CONCURRENT FEE TRANSFER

The signature below authorizes the Planning Department and TLMA to expedite the refund and billing process by transferring monies among concurrent applications to cover processing costs as necessary. Fees collected in excess of the actual cost of providing specific services will be refunded. If additional funds are needed to complete the processing of your application, you will be billed, and processing of the application will cease until the outstanding balance is paid and sufficient funds are available to continue the processing of the application. The applicant understands the deposit fee process as described above, and that there will be NO refund of fees which have been expended as part of the application review or other related activities or services, even if the application is withdrawn or the application is ultimately denied.

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

David Morse

PRINTED NAME OF APPLICANT

SIGNATURE OF APPLICANT

AUTHORITY FOR THIS APPLICATION IS HEREBY GIVEN:

I certify that I am/we are the record owner(s) or authorized agent and that the information filed is true and correct to the best of my knowledge. An authorized agent must submit a letter from the owner(s) indicating authority to sign the application on the owner's behalf.

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

Evangelos Karpouzis

PRINTED NAME OF PROPERTY OWNER(S)

SIGNATURE OF PROPERTY OWNER(S)

Maria Karpouzis

PRINTED NAME OF PROPERTY OWNER(S)

SIGNATURE OF PROPERTY OWNER(S)

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

See attached sheet(s) for other property owners' signatures.

PROPERTY INFORMATION:

Assessor's Parcel Number(s): 457-171-20, 24 & 25

Section: 8 Township: 5 S Range: 2 W

APPLICATION FOR LAND USE PROJECT

Approximate Gross Acreage: 1.49 AC

General location (nearby or cross streets): North of Highway 74, South of Snyder Lane, East of Homeland Avenue, West of Ritter Street.

Thomas Brothers map, edition year, page number, and coordinates: _____

Project Description: (describe the proposed project in detail)

The project is to develop a retail store (Family Dollar).

Related cases filed in conjunction with this application:

Change of Zone, Environmental Assessment, and Plot Plan (included in Land Use Application)

Is there a previous application filed on the same site: Yes No

If yes, provide Case No(s). _____ (Parcel Map, Zone Change, etc.)

E.A. No. (if known) _____ E.I.R. No. (if applicable): _____

Have any special studies or reports, such as a traffic study, biological report, archaeological report, geological or geotechnical reports, been prepared for the subject property? Yes No

If yes, indicate the type of report(s) and provide a copy: Noise study

Is water service available at the project site: Yes No

If "No," how far must the water line(s) be extended to provide service? (No. of feet/miles) _____

Will the project eventually require landscaping either on-site or as part of a road improvement or other common area improvements? Yes No

Is sewer service available at the site? Yes No

If "No," how far must the sewer line(s) be extended to provide service? (No. of feet/miles) 120'

Will the project result in cut or fill slopes steeper than 2:1 or higher than 10 feet? Yes No

How much grading is proposed for the project site?

Estimated amount of cut = cubic yards: 3300

APPLICATION FOR LAND USE PROJECT

Estimated amount of fill = cubic yards 600

Does the project need to import or export dirt? Yes No

Import _____ Export 2700 Neither _____

What is the anticipated source/destination of the import/export?

Depends on sources available at time of construction. Entitlements anticipated to take 6 mos.

What is the anticipated route of travel for transport of the soil material?

Depends on sources available at time of construction. Entitlements anticipated to take 6 mos.

How many anticipated truckloads? (25 cubic feet) 54 truck loads.

What is the square footage of usable pad area? (area excluding all slopes) _____ sq. ft.

Is the project located within 8½ miles of March Air Reserve Base? Yes No

If yes, will any structure exceed fifty-feet (50') in height (above ground level)? Yes No

Is the project located within 1000 feet of a military installation, beneath a low-level flight path or within special use airspace as defined in Section 21098 of the Public Resources Code, and within an urbanized area as defined by Section 65944 of the Government Code? (See California Office of Planning and Research website: <http://cmluca.projects.atlas.ca.gov/>) Yes No

Is the project located within the boundaries of an Airport Land Use Compatibility Plan adopted by the Riverside County Airport Land Use Commission? Yes No

Does the project area exceed one acre in area? Yes No

Is the project located within any of the following watersheds (refer to Riverside County Land Information System (RCLIS) (<http://www3.tlma.co.riverside.ca.us/pa/rclis/index.html>) for watershed location)?

Santa Ana River Santa Margarita River San Jacinto River Whitewater River

APPLICATION FOR LAND USE PROJECT

HAZARDOUS WASTE AND SUBSTANCES STATEMENT

Government Code Section 65962.5 requires the applicant for any development project to consult specified state-prepared lists of hazardous waste sites and submit a signed statement to the local agency indicating whether the project and any alternatives are located on an identified site and shall specify any lists. Under the statute, no application shall be accepted as complete without this signed statement.

I (We) certify that I (we) have investigated our project and any alternatives with respect to its location on an identified hazardous waste site contained on all lists compiled pursuant to Government Code Section 65962.5 and that my (our) answers are true and correct. My (Our) investigation has shown that:

The development project and any alternatives proposed in this application are not contained on the lists compiled pursuant to Section 65962.5 of the Government Code.

The development project and any alternatives proposed in this application are contained on the lists compiled pursuant to Section 65962.5 of the Government Code. Accordingly, the following information is provided and incorporated herein. Attach a separate sheet setting forth the following information with respect to each list.

Name of Applicant:

Address:

Phone number:

Address of site (street name and number if available, and ZIP Code):


Local Agency: County of Riverside

Assessor's Book Page, and Parcel Number:

Specify any list pursuant to Section 65962.5 of the Government Code:

Regulatory Identification number:

Date of list:

Applicant (1) David Morse  Date _____

Applicant (2) _____ Date _____

HAZARDOUS MATERIALS DISCLOSURE STATEMENT

Government Code Section 65850.2 requires the owner or authorized agent for any development project to disclose whether:

1. Compliance will be needed with the applicable requirements of Section 25505 and Article 2 (commencing with Section 25531) of Chapter 6.95 of Division 20 of the Health and Safety Code or the requirements for a permit for construction or modification from the air pollution control district or air quality management district exercising jurisdiction in the area governed by the County.

Yes No

PROPERTY OWNERS CERTIFICATION FORM

I, VINNIE NGUYEN, certify that on 4/24/2013,

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

APN (s) or case numbers C207793/PP25248 For

Company or Individual's Name Planning Department,

Distance buffered 600'.

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

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

NAME: Vinnie Nguyen

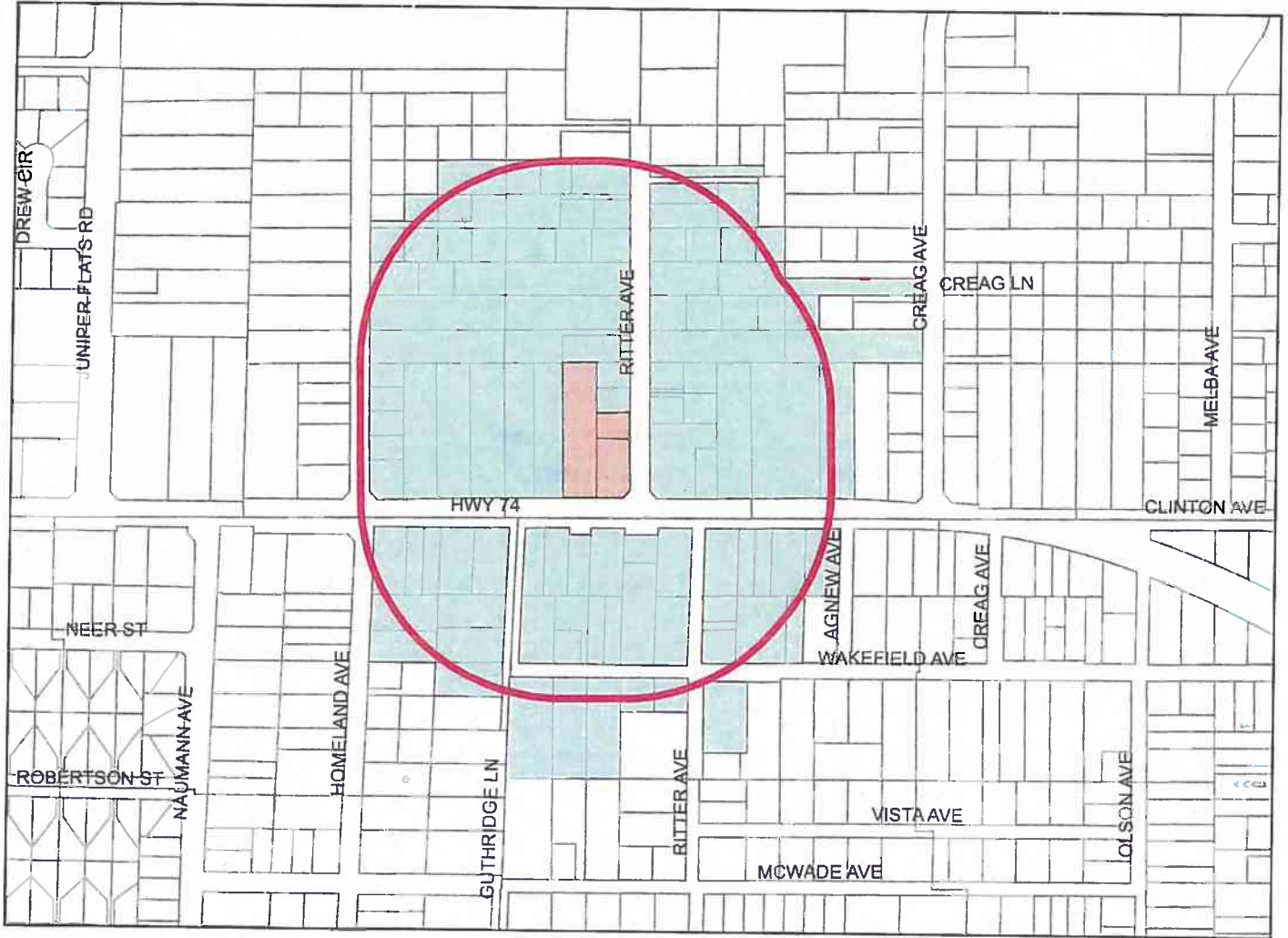
TITLE GIS Analyst

ADDRESS: 4080 Lemon Street 2nd Floor

Riverside, Ca. 92502

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

CZ07793/PP25248 (600 feet buffer)



Selected Parcels

- | | | | | | | | | | |
|-------------|-------------|-------------|-------------|-------------|-------------|-------------|-------------|-------------|-------------|
| 459-162-007 | 459-162-008 | 459-162-010 | 459-094-004 | 457-152-013 | 457-172-018 | 459-165-001 | 457-172-011 | 457-171-005 | 459-161-017 |
| 457-152-009 | 459-165-002 | 457-172-013 | 459-162-005 | 459-094-017 | 459-094-018 | 459-161-016 | 459-161-010 | 457-152-018 | 459-164-011 |
| 459-161-014 | 457-152-026 | 459-094-016 | 457-171-010 | 457-171-018 | 457-171-020 | 457-171-024 | 457-171-025 | 457-172-022 | 457-172-014 |
| 457-152-027 | 457-172-012 | 459-162-011 | 457-171-029 | 457-171-009 | 457-172-017 | 457-172-019 | 457-172-008 | 457-171-013 | 457-152-021 |
| 459-161-018 | 457-172-025 | 459-161-013 | 457-172-010 | 459-165-003 | 459-162-009 | 457-171-008 | 457-171-023 | 457-171-028 | 457-152-028 |
| 457-152-030 | 457-152-017 | 457-171-021 | 457-172-006 | 457-172-024 | 457-172-005 | 459-094-001 | 459-161-001 | 459-161-002 | 459-161-011 |
| 457-152-020 | 457-152-029 | 459-094-002 | 459-094-003 | 459-161-004 | 459-165-011 | 457-181-010 | 457-172-004 | 457-171-016 | 457-152-032 |
| 459-094-014 | 457-181-013 | 459-161-015 | 457-152-015 | 457-172-039 | 459-162-001 | 459-162-002 | 459-162-003 | 459-162-004 | 457-172-021 |
| 459-161-007 | 459-161-008 | 457-171-017 | 457-171-011 | 457-171-004 | 457-152-014 | 457-172-009 | 457-152-022 | 457-171-012 | 457-171-014 |
| 459-165-009 | 457-172-020 | 459-094-015 | 457-181-015 | 457-152-024 | 457-152-031 | 457-152-023 | 457-172-026 | 457-172-016 | 457-152-025 |
| 457-171-022 | 457-181-009 | 457-172-028 | 457-172-029 | 457-152-019 | 457-171-006 | 457-152-016 | 457-171-015 | 459-094-005 | 457-172-023 |
| 457-181-032 | | | | | | | | | |



Maps and data are to be used for reference purposes only. Map features are approximate, and are not necessarily accurate to surveying or engineering standards. The County of Riverside makes no warranty or guarantee as to the content (the source is often third party), accuracy, timeliness, or completeness of any of the data provided, and assumes no legal responsibility for the information contained on this map. Any use of this product with respect to accuracy and precision shall be the sole responsibility of the user.



ASMT: 457152009, APN: 457152009
HEIDI MITTRICK, ETAL
4414 HANSHAW RD
OCEAN SPRINGS MS 39564

ASMT: 457152019, APN: 457152019
UZZIE PACHECO
25826 HOMELAND AVE
HOMELAND, CA. 92548

ASMT: 457152013, APN: 457152013
VICENTA MERAZ, ETAL
25816 HOMELAND AVE
HOMELAND, CA. 92548

ASMT: 457152020, APN: 457152020
MARIA CISNEROS
25838 HOMELAND AVE
HOMELAND, CA. 92548

ASMT: 457152014, APN: 457152014
MONICA SIMS, ETAL
12452 BRYANT ST
YUCAIPA CA 92399

ASMT: 457152021, APN: 457152021
LUCILA IBARRA, ETAL
29555 NOGUES RD
NUEVO CA 92567

ASMT: 457152015, APN: 457152015
SUZANNE MARTIN, ETAL
P O BOX 21086
RIVERSIDE CA 92516

ASMT: 457152022, APN: 457152022
DEBRA HESTER, ETAL
25870 HOMELAND AVE
HOMELAND, CA. 92548

ASMT: 457152016, APN: 457152016
VIOLET DARR OVERWATER
P O BOX 786
HOMELAND CA 92548

ASMT: 457152023, APN: 457152023
SCHEEL WILLIAM L ESTATE OF
C/O PATRICK O SCHEEL
28589 GOETZ RD
MNEIFEE CA 92587

ASMT: 457152017, APN: 457152017
ROSA VARGAS, ETAL
25830 HOMELAND AVE
HOMELAND, CA. 92548

ASMT: 457152024, APN: 457152024
ROSEMARY BARBETTA
7525 LITTLE OAKS DR
OFALLON MO 63368

ASMT: 457152018, APN: 457152018
MABEL YOUNG, ETAL
823 WOODGROVE RD
FILLMORE CA 93015

ASMT: 457152026, APN: 457152026
EDWARD PIERCE
P O BOX 798
SUN CITY CA 92586





ASMT: 457152027, APN: 457152027
MATILDE HERNANDEZ, ETAL
609 N GIRARD ST
HEMET CA 92544

ASMT: 457171005, APN: 457171005
MARIA CONCEBIDA, ETAL
1146 SOUTH A ST
PERRIS CA 92571

ASMT: 457152028, APN: 457152028
JUAN MORA
25906 HOMELAND AVE
HOMELAND, CA. 92548

ASMT: 457171006, APN: 457171006
VICTORIA DURAN
25801 RITTER AVE
HOMELAND, CA. 92548

ASMT: 457152029, APN: 457152029
MARIA GALLEGOS
25924 HOMELAND AVE
HOMELAND, CA. 92548

ASMT: 457171009, APN: 457171009
IGNACIO CORONA
12686 VALLEY MEADOWS DR
MORENO VALLEY CA 92553

ASMT: 457152030, APN: 457152030
BERNARD VRABEL, ETAL
1919 W CORONET NO 228
ANAHEIM CA 92801

ASMT: 457171010, APN: 457171010
ELVIS MENDOZA
25845 RITTER AVE
HOMELAND, CA. 92548

ASMT: 457152031, APN: 457152031
RUSSELL STIGALL
25952 HOMELAND AVE
HOMELAND, CA. 92548

ASMT: 457171011, APN: 457171011
PEDRO GOMEZ
5256 E BEVERLY BLV
LOS ANGELES CA 90022

ASMT: 457152032, APN: 457152032
MARIA LARA, ETAL
30480 AVENIDA CAYLEE
HOMELAND CA 92548

ASMT: 457171012, APN: 457171012
RENE LOPEZ
25841 RITTER AVE
HOMELAND, CA. 92548

ASMT: 457171004, APN: 457171004
PRIMITIVO VILLASENOR
25805 RITTER AVE
HOMELAND, CA. 92548

ASMT: 457171013, APN: 457171013
ANGELICA GONZALES, ETAL
P O BOX 462
HOMELAND CA 92548





ASMT: 457171014, APN: 457171014
JEAN MADUENO, ETAL
25875 RITTER AVE
HOMELAND, CA. 92548

ASMT: 457171028, APN: 457171028
NORMA NEVAREZ, ETAL
P O BOX 673
HOMELAND CA 92548

ASMT: 457171015, APN: 457171015
VIRGINIA SHAY
P O BOX 36
HOMELAND CA 92548

ASMT: 457171029, APN: 457171029
GRACIELA ACOSTA
25829 RITTER AVE
HOMELAND, CA. 92548

ASMT: 457171016, APN: 457171016
MIGUEL DURAN
P O BOX 767
HOMELAND CA 92548

ASMT: 457172004, APN: 457172004
MARY MORRILL
P O BOX 713
HOMELAND CA 92548

ASMT: 457171017, APN: 457171017
PATRICIA ROMAN
25921 RITTER AVE
HOMELAND, CA. 92548

ASMT: 457172005, APN: 457172005
MAGDALENA JIMENEZ, ETAL
25844 RITTER AVE
HOMELAND, CA. 92548

ASMT: 457171018, APN: 457171018
RICARDO MARTINEZ, ETAL
P O BOX 404
HOMELAND CA 92548

ASMT: 457172008, APN: 457172008
CHRISTINE DRENNING, ETAL
25868 RITTER AVE
HOMELAND, CA. 92548

ASMT: 457171021, APN: 457171021
K MILLER FAMILY LTD PARTNERSHIP
C/O KRIS MILLER
33756 KEITH AVE
HEMET CA 92545

ASMT: 457172009, APN: 457172009
ESPERANZA BELTRAN, ETAL
25882 RITTER AVE
HOMELAND, CA. 92548

ASMT: 457171022, APN: 457171022
TERRY POPE
P O BOX 1800
HOMELAND CA 92548

ASMT: 457172010, APN: 457172010
LIDIA RINCON, ETAL
13429 VARSITY LN
MORENO VALLEY CA 92555



ASMT: 457172011, APN: 457172011
BRIAN AVAKIAN
P O BOX 662
HOMELAND CA 92548

ASMT: 457172020, APN: 457172020
ROBERT DAHL
834 MORNINGSIDE DR
FULLERTON CA 92835

ASMT: 457172012, APN: 457172012
FRANCISCO MENDOZA
25870 RITTER AVE
HOMELAND, CA. 92548

ASMT: 457172021, APN: 457172021
MARIA CORTEZ, ETAL
4615 SHASTA BLUE LN
HEMET CA 92545

ASMT: 457172013, APN: 457172013
MARIA DEMONTES, ETAL
25980 CRAIG ST
ESPARTO CA 95627

ASMT: 457172022, APN: 457172022
MARIA KARPOUZIS, ETAL
4885 GREEN CREST DR
YORBA LINDA CA 92887

ASMT: 457172014, APN: 457172014
ROSALVA VILLASENOR, ETAL
P O BOX 624
MURRIETA CA 92562

ASMT: 457172023, APN: 457172023
EMMA ROBSON, ETAL
1634 CAMINO CRESTA
HEMET CA 92545

ASMT: 457172016, APN: 457172016
STEPHEN HENNESSEE
P O BOX 183
LAYTON UT 84041

ASMT: 457172024, APN: 457172024
INGRID JOHNSEN, ETAL
3430 SWEET RD
BLAINE WA 98230

ASMT: 457172018, APN: 457172018
TERESA FLORES, ETAL
25914 RITTER AVE
HOMELAND, CA. 92548

ASMT: 457172025, APN: 457172025
JOHNNY RODRIGUEZ
P O BOX 511
HOMELAND CA 92548

ASMT: 457172019, APN: 457172019
JOY ROBINSON, ETAL
P O BOX 969
HOMELAND CA 92548

ASMT: 457172026, APN: 457172026
SERAFIN ALEMAN
31231 HWY 74
HOMELAND CA 92548





ASMT: 457172029, APN: 457172029
TODD GUSS
31090 OAK VALLEY DR
HOMELAND CA 92548

ASMT: 459094001, APN: 459094001
ROSARIO ACEVEDO, ETAL
1221 W ACACIA AVE
HEMET CA 92545

ASMT: 457172039, APN: 457172039
JOSEPH HART, ETAL
1236 E 61ST ST
LONG BEACH CA 90805

ASMT: 459094003, APN: 459094003
PATRICIA JEGLIN, ETAL
P O BOX 409
HOMELAND CA 92548

ASMT: 457181009, APN: 457181009
ROSEMARIE COUCH, ETAL
146 C XIMENO
LONG BEACH CA 90803

ASMT: 459094004, APN: 459094004
ALBERTO DIAZ
31389 ALLEN AVE
HOMELAND CA 92548

ASMT: 457181010, APN: 457181010
MARY HUNT
P O BOX 161
HOMELAND CA 92548

ASMT: 459094005, APN: 459094005
WILLIAM GRAY
66055 5TH ST
DSRT HOT SPG CA 92240

ASMT: 457181013, APN: 457181013
MOISES DESANTIAGO
25887 CREAG AVE
HOMELAND, CA. 92548

ASMT: 459094014, APN: 459094014
MILDRED CHAMBERS
26093 GUTHRIDGE LN
HOMELAND, CA. 92548

ASMT: 457181015, APN: 457181015
ROGELIO TARANGO
C/O RAY TARANGO
468 W PAISLEY AVE
HEMET CA 92543

ASMT: 459094015, APN: 459094015
SOLEDAD GALLEGOS, ETAL
26460 CYNTHIA ST
HEMET CA 92544

ASMT: 457181032, APN: 457181032
KAZUKO TAKAHASHI, ETAL
31638 HIGHWAY 74
HOMELAND, CA. 92548

ASMT: 459094016, APN: 459094016
MARIA MORENO, ETAL
26045 GUTHRIDGE LN
HOMELAND, CA. 92548





ASMT: 459094018, APN: 459094018
TOMMY YUN, ETAL
C/O TOMMY YUN
18588 CALLE VISTA CIR
NORTHRIDGE CA 91326

ASMT: 459161014, APN: 459161014
NICOLE CADELL, ETAL
25771 CREAG AVE
HOMELAND CA 92548

ASMT: 459161002, APN: 459161002
ROSARIO ACEVEDO, ETAL
1221 W ACACIA
HEMET CA 92543

ASMT: 459161015, APN: 459161015
MONIQUE PEGG
5002 ROCKLEDGE DR
RIVERSIDE CA 92506

ASMT: 459161004, APN: 459161004
JOYCE PALMATEER, ETAL
5709 SUNNINGDALE CT
LAS VEGAS NV 89122

ASMT: 459161016, APN: 459161016
DENNIS PARKIN
31570 WAKEFIELD AVE
HOMELAND, CA. 92548

ASMT: 459161008, APN: 459161008
OMEGA 2000 GROUP CORP
314 E KIMBALL AVE
HEMET CA 92548

ASMT: 459161017, APN: 459161017
MARIA PEREZ, ETAL
P O BOX 486
HOMELAND CA 92548

ASMT: 459161010, APN: 459161010
DINAH SOUZA
C/O GERALDINE A PALMER
P O BOX 33
HOMELAND CA 92548

ASMT: 459161018, APN: 459161018
JOHN KING
17000 WEDGE PKY NO 122
RENO NV 89511

ASMT: 459161011, APN: 459161011
MARIA BENITEZ
31544 WAKEFIELD AVE
HOMELAND, CA. 92548

ASMT: 459162004, APN: 459162004
NELSON NAZARIO
31393 ALLEN AVE
HOMELAND CA 92548

ASMT: 459161013, APN: 459161013
JOHNNY ZHANG
31510 WAKEFIELD AVE
HOMELAND, CA. 92548

ASMT: 459162005, APN: 459162005
DANNEY BALL
PMB 333
140 E STETSON
HEMET CA 92543





ASMT: 459162008, APN: 459162008
SARA ROCHA, ETAL
31636 WAKEFIELD AVE
HOMELAND, CA. 92548

ASMT: 459165009, APN: 459165009
RICHARD DOWNER
31595 WAKEFIELD AVE
HOMELAND, CA. 92548

ASMT: 459162009, APN: 459162009
MARIA MEJIA, ETAL
176 PRADO DR
HEMET CA 92545

ASMT: 459165011, APN: 459165011
MARVIN THOMPSON
P O BOX 532
HOMELAND CA 92548

ASMT: 459162011, APN: 459162011
FRESH START HOMES
P O BOX 245
HEMET CA 92545

ASMT: 459164011, APN: 459164011
K BAKER, ETAL
4551 EMERSON ST
RIVERSIDE CA 92506

ASMT: 459165001, APN: 459165001
BENNIE LUNSTRUM
P O BOX 211
HOMELAND CA 92548

ASMT: 459165002, APN: 459165002
CHARLES SORIA
31547 WAKEFIELD
HOMELAND, CA. 92548

ASMT: 459165003, APN: 459165003
JOSE AMBRIZ
31555 WAKEFIELD AVE
HOMELAND, CA. 92548



4/24/2013 7:52:55 AM

3rd Supervisor District
Jeff Stone, Supervisor
Board of Supervisors, Riverside County
Mail Stop 1003

ATTN: John Petty
c/o Mary Stark, Planning Commission
Secretary
Planning Commission, Riverside County
Mail Stop 1070

Winchester Town Association
P.O. Box 122
Winchester, CA 92596

ATTN: Representative Mary Bono
California State Representatives
45th District
1600 E. Florida Ave., Suite 301
Hemet, CA 92544

ATTN: Assemblyman Paul Cook
California State Assembly
65th District
34932 Yucaipa Blvd.
Yucaipa, CA 92399

ATTN: Mark Knorringa
Building Industry Assoc.
3891 11th St.
Riverside, CA 92501-2973

Romoland School District
25900 Leon Rd.
Homeland, CA 92548

Perris Valley Chamber of Commerce
11 S. D St.
Perris, CA 92570-2126

Soboba Band of Luiseno Indians
P.O. Box 487
San Jacinto, CA 92581

ATTN: Emmanuelle Reynolds
Perris Union High School District
155 E. 4th St.
Perris, CA 92570-2124

Eastern Information Center
Dept. of Anthropology
1334 Watkins Hall, University of
California, Riverside
Riverside, CA 92521-0418

ATTN: Project Manager - Franklin A.
Dancy
Morongo Band of Mission Indians
Dept. of Planning & Building Services
49750 Seminole Dr.
Cabazon, CA 92230

Natural Resources Conservation Services
950 N. Ramona Blvd., Suite 6
San Jacinto, CA 92582-2567

Valley-Wide Recreation & Park District
901 W. Esplanade
P.O. Box 907
San Jacinto, CA 92582

ATTN: Susan Pangell
Morongo Tribal Council
11581 Potrero Rd.
Banning, CA 92220

ATTN: Elizabeth Lovsted
Eastern Municipal Water District
2270 Trumble Rd.
P.O. Box 8300
Perris, CA 92570

Southern California Edison
2244 Walnut Grove Ave., Rm 312
P.O. Box 600
Rosemead, CA 91770

Cultural Resources Committee, Pechanga
Band of Luiseno Mission
Indians
P.O. Box 2183
Temecula, CA 92593

ATTN: Nadell Gayou
California State
Water Resources Control Board
1001 I St.
Sacramento, CA 95814-2828

Centralized Correspondence,
Southern California Gas Company
P.O. Box 3150
San Dimas, CA 91773

Pechanga Indian Reservation Council
P.O. Box 1477
Temecula, CA 92593

Rancho California Water District
42135 Winchester Rd.
P.O. Box 9017
Temecula, CA 92590

ATTN: Teresa Roblero
Mail Location: 8031
Engineering Department,
Southern California Gas Company
1981 W. Lugonia Ave.
Redlands, CA 92374-9796

Ramona Band of Mission Indians
3940 Cary Rd.
P.O. Box 391670
Anza, CA 92539

ATTN: Michael McCoy
Riverside Transit Agency
1825 3rd St.
P.O. Box 59968
Riverside, CA 92517-1968

ATTN: Tim Pearce, Region Planner
Southern California Gas Transmission
251 E. 1st St.
Beaumont, CA 92223-2903

ATTN: Michael McCann / David Barker
Reg. Water Quality Control Board #9
San Diego
9174 Sky Park Court, Suite 100
San Diego, CA 92123-4340

Applicant:
Kristi Kandel
Boos Development West, LLC.
701 N. Parkcenter Drive, Suite 110
Santa Ana, CA 92705

Engineer:
Scott Mommer
Lars Andersen & Associates, Inc.
4694 W. Jacquelyn Avenue
Fresno, CA 93722

Owner:
Evangelos & Mria Karpouzis
4885 Green Crest Drive
Yorba Linda, CA 92887



Carolyn Syms Luna
Director

RIVERSIDE COUNTY **PLANNING DEPARTMENT**

NEGATIVE DECLARATION

Project/Case Number: Change of Zone No. 7793 and Plot Plan No. 25248

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

PROJECT DESCRIPTION, LOCATION (see Environmental Assessment No. 42556).

COMPLETED/REVIEWED BY:

By: H. P. Kang Title: Project Planner Date: May 19, 2013

Applicant/Project Sponsor: Boos Development West, LLC Date Submitted: November 6, 2012

ADOPTED BY: Board of Supervisors

Person Verifying Adoption: _____ Date: _____

The Negative Declaration may be examined, along with documents referenced in the initial study, if any, at:

Riverside County Planning Department, 4080 Lemon Street, 12th Floor, Riverside, CA 92501

For additional information, please contact H. P. Kang at (951) 955-1888.

Revised: 10/16/07

Y:\Planning Case Files-Riverside office\PP25248\DH-PC-BOS Hearings\DH-PC\Negative Declaration.PP25248.docx

Please charge deposit fee case#: ZEA42556 ZCFG5933 \$2,156.25 +\$50

FOR COUNTY CLERK'S USE ONLY



RIVERSIDE COUNTY PLANNING DEPARTMENT

Carolyn Syms Luna
Director

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

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

38686 El Cerrito Road
Palm Desert, California 92211

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

EA42556/Change of Zone No. 7793/Plot Plan No. 25248

Project Title/Case Numbers

H. P. Kang

County Contact Person

951-955-1888

Phone Number

N/A

State Clearinghouse Number (if submitted to the State Clearinghouse)

Boos Development West, LLC (Kristi Kandel)

Project Applicant

701 N. Parkcenter Drive, Suite 110, Santa Ana, CA 92705

Address

The project is located at the northwest corner of Ritter Avenue and Highway 74 in the community of Homeland.

Project Location

The plot plan proposes an 8,239 square foot stand alone retail store (Family Dollar) on approximately 1.5 acres with 42 parking spaces. Additionally a change of zone is also being proposed for the subject property from Rural Residential (R-R) to Scenic Highway Commercial (C-P-S) to be consistent with existing General Plan designation of Community Development: Commercial Retail (CD:CR) (0.2 to 0.35 Floor Area Ratio).

Project Description

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

1. The project WILL NOT have a significant effect on the environment.
2. A Negative Declaration was prepared for the project pursuant to the provisions of the California Environmental Quality Act (\$2,156.25 + \$50.00).
3. Mitigation measures WERE NOT made a condition of the approval of the project.
4. A Mitigation Monitoring and Reporting Plan/Program WAS NOT adopted.
5. A statement of Overriding Considerations WAS NOT adopted for the project.

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

Signature

Title

Date

Date Received for Filing and Posting at OPR: _____

HK/hk

Revised 8/25/2009

Y:\Planning Case Files-Riverside office\PP25248\DH-PC-BOS Hearings\DH-PC\NOD Form.PP25248.docx

Please charge deposit fee case#: ZEA42556 ZCFG5933 \$.2,165.50

FOR COUNTY CLERK'S USE ONLY

COUNTY OF RIVERSIDE
SPECIALIZED DEPARTMENT RECEIPT
Permit Assistance Center

M* REPRINTED * R1210077

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

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

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

Received from: BOOS DEVELOPMENT WEST LLC \$64.00
paid by: CK 127
CA FISH & GAME FOR PP24248
paid towards: CFG05933 CALIF FISH & GAME: DOC FEE
at parcel:
appl type: CFG3

By _____ Nov 06, 2012 11:02
MGARDNER posting date Nov 06, 2012

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

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

COUNTY OF RIVERSIDE
SPECIALIZED DEPARTMENT RECEIPT
Permit Assistance Center

M* REPRINTED * R1303519

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

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

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

Received from: BOOS DEVELOPMENT WEST LLC \$2,156.25
paid by: CK 1100
CA FISH & GAME FOR PP24248
paid towards: CFG05933 CALIF FISH & GAME: DOC FEE
at parcel:
appl type: CFG3

By _____ Apr 22, 2013 15:06
MGARDNER posting date Apr 22, 2013

Account Code	Description	Amount
658353120100208100	CF&G TRUST	\$2,156.25

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