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80. PRIOR TO BLDG PRMT ISSUANCE

80.TRANS. 9 USE - TS/DESIGN PHASE 2 (cont.)

RECOMMND

Signals not eligible for fee credit:

Pourroy Road (NS) at Pat Road/Driveway 5 (EW)  
Winchester Road (SR-79) (NS) at Abelia Street/Pourroy  
Road (EW) (modification for additional lanes)  
Winchester Road (SR-79) (NS) at Benton Road (EW)  
(modification for additional lanes)

or as approved by the Transportation Department.

For improvements eligible for fee credit, the project proponent shall contact the Transportation Department and enter into an agreement for signal mitigation fee credit or reimbursement prior to start of construction of the signal. All work shall be pre-approved by and shall comply with the requirements of the Transportation Department and the public contract code in order to be eligible for fee credit or reimbursement.

80.TRANS. 10 USE - TS/DESIGN PHASE 3

RECOMMND

Phase 3 is comprised of Parcel 6 of PM36161.

The project proponent shall be responsible for the design of traffic signal(s) at the intersections of:

Signals not eligible for fee credit:

Winchester Road (SR-79) (NS) at Benton Road (EW)  
(modification for additional lanes)

or as approved by the Transportation Department.

For improvements eligible for fee credit, the project proponent shall contact the Transportation Department and enter into an agreement for signal mitigation fee credit or reimbursement prior to start of construction of the signal. All work shall be pre-approved by and shall comply with the requirements of the Transportation Department and the public contract code in order to be eligible for fee credit or reimbursement.

80.TRANS. 11 USE - TS/GEOMETRICS PHASE 1

RECOMMND

Phase 1 is comprised of Parcels 1, 2, and 3 of PM36161.

The intersection of Driveway 1 (NS) at Pat Road (EW) shall be improved to provide the following geometrics:

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80.TRANS. 11

USE - TS/GEOMETRICS PHASE 1 (cont.)

RECOMMND

Northbound: one shared left-turn/through/right-turn lane  
Southbound: one shared left-turn/through/right-turn lane  
Eastbound: one shared left-turn/through/right-turn lane  
Westbound: one shared left-turn/through/right-turn lane

The intersection of Driveway 2 (NS) at Pat Road (EW) shall be improved to provide the following geometrics:

Northbound: one right-turn lane  
Southbound: N/A  
Eastbound: one through lane  
Westbound: one through lane

Note: This access shall be restricted to right-out only.  
No other turning movements shall be permitted.

The intersection of Pourroy Road (NS) at Flossie Way (EW) shall be improved to provide the following geometrics:

Northbound: one shared left-turn/through/right-turn lane  
Southbound: one shared left-turn/through/right-turn lane  
Eastbound: one shared left-turn/through/right-turn lane  
Westbound: one shared left-turn/through/right-turn lane

The intersection of Pourroy Road (NS) at Driveway 4 (EW) shall be improved to provide the following geometrics:

Northbound: one shared left-turn/through/right-turn lane  
Southbound: one shared left-turn/through/right-turn lane  
Eastbound: one shared left-turn/through/right-turn lane  
Westbound: one shared left-turn/through/right-turn lane

The intersection of Pourroy Road (NS) at Pat Road/Driveway 5 (EW) shall be improved to provide the following geometrics:

Northbound: one left-turn lane, two through lanes  
Southbound: one shared left-turn/through lane, one through lane  
Eastbound: one shared left-turn/through/right-turn lane  
Westbound: one shared left-turn/through/right-turn lane

The intersection of Winchester Road (SR-79) (NS) at Thompson Road (EW) shall be signalized and improved to provide the following geometrics:

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80.TRANS. 11 USE - TS/GEOMETRICS PHASE 1 (cont.) (cont.) RECOMMND

Northbound: one left-turn lane, two through lanes  
Southbound: one left-turn lane, two through lanes, one  
right-turn lane  
Eastbound: one left-turn lane, one through lane, one  
right-turn lane with overlap  
Westbound: one left-turn lane, one through lane

The intersection of Winchester Road (SR-79) (NS) at Benton Road (EW) shall be signalized and improved to provide the following geometrics:

Northbound: one left-turn lane, two through lanes, one  
right-turn lane  
Southbound: one left-turn lane, two through lanes  
Eastbound: one shared left-turn/through lane, one  
right-turn lane  
Westbound: one left-turn lane, one shared  
left-turn/through lane, one through lane

or as approved by the Transportation Department.

All improvements listed are requirements for interim conditions only. Full right-of-way and roadway half sections adjacent to the property for the ultimate roadway cross-section per the County's Road Improvement Standards and Specifications must be provided.

Any off-site widening required to provide these geometrics shall be the responsibility of the landowner/developer.

80.TRANS. 12 USE - TS/GEOMETRICS PHASE 2 RECOMMND

Phase 2 is comprised of Parcel 4 and 5 of PM36161.

The intersection of Pourroy Road (NS) at Pat Road/Driveway 5 (EW) shall be signalized and improved to provide the following geometrics:

Northbound: one left-turn lane, two through lanes  
Southbound: one left-turn lane, two through lanes  
Eastbound: one left-turn lane, one through lane  
Westbound: two left-turn lanes, one through lane

The intersection of Winchester Road (SR-79) (NS) at Abelia Street/Pourroy Road (EW) shall be signalized and improved to provide the following geometrics:

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80.TRANS. 12                      USE - TS/GEOMETRICS PHASE 2 (cont.)                      RECOMMND

Northbound: two left-turn lanes, two through lanes, one right-turn lane  
Southbound: one left-turn lane, two through lanes, one right-turn lane  
Eastbound: one left-turn lane, one through lane, two right-turn lanes with overlap  
Westbound: one left-turn lane, two through lanes

The intersection of Winchester Road (SR-79) (NS) at Benton Road (EW) shall be improved to provide the following geometrics:

Northbound: one left-turn lane, two through lanes, one right-turn lane  
Southbound: two left-turn lanes, two through lanes  
Eastbound: one shared left-turn/through lane, one right-turn lane  
Westbound: one left-turn lane, one shared left-turn/through lane, one through lane

or as approved by the Transportation Department.

All improvements listed are requirements for interim conditions only. Full right-of-way and roadway half sections adjacent to the property for the ultimate roadway cross-section per the County's Road Improvement Standards and Specifications must be provided.

Any off-site widening required to provide these geometrics shall be the responsibility of the landowner/developer.

80.TRANS. 13                      USE - TS/GEOMETRICS PHASE 3                      RECOMMND

Phase 3 is comprised of Parcel 6 of PM36161.

The intersection of Winchester Road (SR-79) (NS) at Benton Road (EW) shall be improved to provide the following geometrics:

Northbound: one left-turn lane, two through lanes, one right-turn lane  
Southbound: two left-turn lanes, two through lanes  
Eastbound: one left-turn lane, one through lane, one right-turn lane  
Westbound: one left-turn lane, one shared



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80. PRIOR TO BLDG PRMT ISSUANCE

80.TRANS. 13 USE - TS/GEOMETRICS PHASE 3 (cont.) RECOMMND

left-turn/through lane, one through lane

or as approved by the Transportation Department.

All improvements listed are requirements for interim conditions only. Full right-of-way and roadway half sections adjacent to the property for the ultimate roadway cross-section per the County's Road Improvement Standards and Specifications must be provided.

Any off-site widening required to provide these geometrics shall be the responsibility of the landowner/developer.

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.

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90. PRIOR TO BLDG FINAL INSPECTION

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.

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

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

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 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.

E HEALTH DEPARTMENT

90.E HEALTH. 1                   USE - HAZMAT BUS PLAN                   RECOMMND

The facility will require a business emergency plan for the storage of hazardous materials greater than 55 gallons, 200 cubic feet or 500 pounds, or any acutely hazardous materials or extremely hazardous substances.

90.E HEALTH. 2                   USE - HAZMAT REVIEW                   RECOMMND

If further review of the site indicates additional environmental health issues, the Hazardous Materials Management Division reserves the right to regulate the business in accordance with applicable County Ordinances.

90.E HEALTH. 3                   USE - HAZMAT CONTACT                   RECOMMND

Contact a Hazardous Materials Specialist, Hazardous Materials Management Division, at (951) 358-5055 for any additional requirements.

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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

90.FIRE. 3 USE-#83-AUTO/MAN FIRE ALARM RECOMMND

(DAY CARE)

Applicant or developer shall be responsible to install a manual and automatic Fire Alarm System. Plans must be submitted to the Fire Department for approval prior to installation.

90.FIRE. 4 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.

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90.FIRE. 5

USE-#36-HOOD DUCTS

RECOMMND

A U.L. 300 hood duct fire extinguishing system must be installed over the cooking equipment. Wet chemical extinguishing system must provide automatic shutdown of all electrical componets and outlets under the hood upon activation. System must be installed by a licensed C-16 contractor. Plans must be submitted with current fee to the Fire Department for review and approval prior to installation.

NOTE: A dedicated alarm system is not required to be installed for the exclusive purpose of monitoring this suppression system. However, a new or pre-existing alarm system must be connected to the extinguishing system. (\* separate fire alarm plans must be submitted for connection)

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](http://www.floodcontrol.co.riverside.ca.us), e-mail [fcnpdes@co.riverside.ca.us](mailto: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.



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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 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 FACILITY COMPLETION RECOMMND

The District will not release occupancy permits for any commercial lot within the map prior to the District's acceptance of the drainage system for operation and maintenance.

90.FLOOD RI. 5 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. 3 GEN - CULTURAL RESOURCES RPT RECOMMND

Prior to final inspection of the first building permit, the developer/permit holder shall prompt the Cultural Resources Professional to submit two (2) copies of a Phase IV Cultural Resources Monitoring Report that complies with the Riverside County Planning Department's requirements for such reports. The report shall include evidence of the required cultural/historical sensitivity training for the construction staff held during the pre-grade meeting. The Planning Department shall review the report to determine adequate mitigation compliance. Provided the report is adequate, the Planning Department shall clear this condition.

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90.PLANNING. 6 USE - PARKING PAVING MATERIAL RECOMMND

A minimum of 961 parking spaces shall be provided as shown on the APPROVED EXHIBITS, unless otherwise approved by the Planning Department. The parking area shall be surfaced to current standards as approved by the Department of Building and Safety.

90.PLANNING. 7 USE - ACCESSIBLE PARKING RECOMMND

A minimum of 19 accessible parking spaces for persons with disabilities shall be provided as shown on the APPROVED EXHIBITS. 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. 11 USE - ROOF EQUIPMENT SHIELDING RECOMMND

Roof-mounted equipment shall be screened from ground view to a minimum sight distance of 1,320 feet. Screening material shall be subject to Planning Department approval.

90.PLANNING. 13 USE - INSTALL BIKE RACKS RECOMMND

Bicycle rack(s) shall be provided in convenient locations to facilitate bicycle access to the project area as shown

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90.PLANNING. 13 USE - INSTALL BIKE RACKS (cont.) RECOMMND

on the APPROVED EXHIBITS. The bicycle racks shall be shown on project landscaping and improvement plans submitted for Planning Department approval, and shall be installed in accordance with those plans.

90.PLANNING. 14 USE - UTILITIES UNDERGROUND RECOMMND

All utilities, except electrical lines rated 33 kV or greater, 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 void with respect to that utility.

90.PLANNING. 15 USE - CURBS ALONG PLANTERS RECOMMND

A six inch high curb with a twelve (12) inch wide walkway shall be constructed along planters on end stalls adjacent to automobile parking areas. Public parking areas shall be designed with permanent curb, bumper, or wheel stop or similar device so that a parked vehicle does not overhang required sidewalks, planters, or landscaped areas.

90.PLANNING. 18 USE - TRASH ENCLOSURES RECOMMND

Trash enclosures which are adequate to enclose a the minimum number of bins determined by Department of Waste Management shall be located as shown on the APPROVED EXHIBITS, and shall be constructed prior to the issuance of occupancy permits. 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. 22 USE - WALL & FENCE LOCATIONS RECOMMND

Wall and/or fence locations shall be in conformance with the APPROVED EXHIBITS.

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90.PLANNING. 23 USE - PHASES MUST BE COMPLETE

RECOMMND

If the project has been phased, all facilities meant to serve the current phase of development shall be installed in a usable condition. Project landscaping may not all be deferred until the final phase.

90.PLANNING. 26 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 22.73 acres (gross) in accordance with the APPROVED EXHIBITS. 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 shall be required.

90.PLANNING. 30 USE - ORD 810 O S FEE (2)

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, 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. 24054 is calculated to be 20.25 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.



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90.PLANNING. 30 USE - ORD 810 O S FEE (2) (cont.) RECOMMND

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. 31 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 development. The Project Area for Plot Plan No. 24054 has been calculated to be 20.25 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. 32 USE - PALEO MONITORING REPORT RECOMMND

PRIOR TO BUILDING FINAL INSPECTION:

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



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90.PLANNING. 32 USE - PALEO MONITORING REPORT (cont.) RECOMMND

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, for incorporation into their Regional Locality Inventories.

90.PLANNING. 33 USE - LC LNDSCP INSPCT DEPOSIT 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. 34 USE - LC LNDSCP INSPCTN RQMNTS RECOMMND

The permit holder's landscape architect responsible for preparing the Landscaping and Irrigation Plans (or on-site representative) shall arrange for a PRE-INSTALLATION INSPECTION with the Planning Department at least five (5) working days prior to the installation of any landscape or irrigation components.

Upon successful completion of the PRE-INSTALLATION INSPECTION, the applicant will proceed with the installation of the approved landscape and irrigation system and arrange for an INSTALLATION INSPECTION at least five 5 working days prior to the building final inspection or issuance of occupancy permit, whichever occurs first and comply with the Planning Department's Milestone 80 conditions entitled "USE-LANDSCAPING SECURITY" and the Milestone 90 condition entitled "LANDSCAPE INSPECTION DEPOSIT." Upon successful completion of the INSTALLATION INSPECTION, the County Planning Department's Landscape Inspector and the permit holder's landscape architect (or on-site representative) shall execute a Landscape Certificate of Completion that shall be submitted to the

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90.PLANNING. 34 USE - LC LNDSCP INSPCTN RQMNTS (cont.) RECOMMND

Planning Department and the Department of Building and Safety. The Planning Department shall clear this condition upon determination of compliance.

90.PLANNING. 35 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.

TRANS DEPARTMENT

90.TRANS. 1 USE - ST DESIGN/IMP CONCEPT RECOMMND

The street design and improvement concept of this project shall be coordinated with PM36161.

90.TRANS. 2 USE - OFF-SITE INFO RECOMMND

The off-site rights-of-way required for said access road shall be accepted to vest title in the name of the public if not already accepted.

90.TRANS. 3 USE - CALTRANS 1 RECOMMND

The project proponent shall comply with the Caltrans recommendations.

90.TRANS. 4 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. Traffic signing and striping shall be

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90.TRANS. 4 USE - SIGNING & STRIPING (cont.) RECOMMND

performed by County forces with all incurred costs borne by the applicant, unless otherwise approved by the County Traffic Engineer.

90.TRANS. 5 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. 6 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. 7 USE - STREETLIGHTS INSTALL RECOMMND

Install streetlights along the streets associated with development in accordance with the approved street lighting plan and standards of County Ordinance 461. For projects within IID use IID's pole standard.

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).

90.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 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

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90.TRANS. 8 USE - UTILITY PLAN (cont.) RECOMMND

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.

90.TRANS. 9 USE - UTILITY INSTALL RECOMMND

Electrical power, telephone, communication, street lighting, and cable television lines shall be placed underground in accordance with Ordinance 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. 10 USE - R & B B D RECOMMND

Prior to the time of issuance of a Certificate of Occupancy or upon final inspection, whichever occurs first, the project proponent shall pay fees in accordance with Zone "D" of the Southwest Road and Bridge Benefit District.

NOTE: The project gross acreage is 23.66 acres.

90.TRANS. 11 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

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90.TRANS. 11 USE - ANNEX L&LMD/OTHER DIST (cont.) RECOMMND

should include the following:

- (1) Landscaping along Winchester Road (SR-79), Pourroy Road, Koon Road, and Pat Road.
- (2) Streetlights.
- (3) Traffic signals located per 90.TRANS.18, 19, & 20 conditions.
- (4) Street sweeping.
- (5) Raised landscaping median along Winchester Road (SH-79).

NOTE: Any commercial project along State highway must annex into L&LMD 89-1-C in addition to executing a landscaping maintenance agreement.

90.TRANS. 12 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. Completion of road improvements does not imply acceptance for maintenance by County.

NOTE: 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](http://www.rctlma.org/trans/land_dev_plan_check_guidelines.html).

90.TRANS. 13 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 Winchester Road (SR-79), Pourroy Road, Koon Street, and Pat Road.

Assurance of continuous maintenance is required by processing and filing a 'Landscape Maintenance Agreement' through the Transportation Department Plan Check Division;



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90.TRANS. 13 USE - LANDSCAPING COMM/IND (cont.) RECOMMND

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. 14 USE - EXISTING MAINTAINED RECOMMND

Winchester Road (SR-79) along project boundary is a paved CALTRANS maintained Expressway and shall be improved with 8" concrete curb and gutter located 55 feet from the centerline, 8" curbed landscaped median, and match up asphalt concrete paving; reconstruction; or resurfacing of existing paving as determined by the Transportation Department within the 92 foot half-width dedicated right-of-way in accordance with County Standard No. 83. (Sheet 1 of 2 and 2 of 2) (55'/92')

NOTE: 1. An 8' sidewalk shall be constructed 15' from the curb line within the 37' parkway.

2. No driveway access shall be permitted from Winchester Road (SR-79).

Pourroy Road (from Ruft Road southerly to Winchester Road (SR-79)) along project boundary is a County maintained road designated as a Secondary Highway and shall be improved with 64' to 76' full-width AC pavement, 6" concrete curb and gutter, and 5' sidewalk within the 100' to 116' full-width dedicated right-of-way in accordance with County Standard No. 94 sheet 1 of 2 and 2 of 2 and as directed by the Director of Transportation. (Modified for increased right-of-way from 112' to 116'.)

NOTE: 1. A 5' sidewalk shall be constructed 9' from the curb line within the 22' parkway.

2. Driveway No. 5 shall be constructed in accordance with County Standard No. 207A with a minimum of 50' curb return radius.

3. The nose of proposed entry median shall be 35' radial from the flow line of Pourroy Road.

4. A 60' long and 5.5' wide pedestrian/handicap access ramp on the south side of Pourroy Road (in front of parcel 1) shall be constructed as

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90.TRANS. 14 USE - EXISTING MAINTAINED (cont.) RECOMMND

directed by the Director of Transportation.

90.TRANS. 15 USE - PART-WIDTH RECOMMND

Pourroy Road (from Ruft Road to the northern project boundary) along project boundary is a dirt County maintained road designated as a Secondary Highway and shall be improved with 47' part-width AC pavement (32' on the project side and 15' on the opposite side of the centerline), 6" concrete curb and gutter, and 5' sidewalk within the 80' part-width (50' on project side and minimum 30' on the opposite side of the centerline) dedicated right-of-way in accordance with County Standard No. 94 and as approved by the Director of Transportation.

NOTE: 1. A 5' sidewalk (along project side) shall be constructed 9' from the curb line within the 18' parkway.

2. Construct AC pavement tapering and join AC pavement to the south project boundary as determined by the Director of Transportation.

3. Driveways shall be constructed in accordance with County Standard No. 207A.

90.TRANS. 16 USE - DEDICATIONS RECOMMND

Koon Street along project boundary is designated as a Collector road and shall be improved with 37' (22' on the project side and 15' on the opposite side of the centerline with 3' graded shoulder) part-width AC pavement, 6" concrete curb and gutter, and 5' sidewalk within the 67' part-width (37' on project side and 30' on the opposite side of the centerline) dedicated right-of-way in accordance with County Standard No. 103, Section "A".

NOTE: 1. A 5' sidewalk shall be constructed 7' from the curb line within the 15' parkway.

2. Driveways shall be constructed in accordance with County Standard No. 207A.

Pat Road along project boundary is designated as a Local road and shall be improved with 40' full-width AC pavement, 6" concrete curb and gutter, and 5' sidewalk

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90.TRANS. 16 USE - DEDICATIONS (cont.)

RECOMMND

within the 60' full-width dedicated right-of-way in accordance with County Standard No. 105, Section "C". (40'/60')

NOTE: 1. A 5' sidewalk shall be constructed adjacent to the right-of-way line on the north side and adjacent to curb line on the south side within the 10' parkway.

2. Driveways shall be constructed in accordance with County Standard No. 207A. Sheet 2 of 2.

Ruft Road shall be lined up with the proposed middle driveway and shall be improved with 40' AC pavement, 6" concrete curb and gutter at the curb return within the existing full-width dedicated right-of-way as determined by the Director of Transportation and with County Standard No. 105 Section "C".

90.TRANS. 17 USE - CONSTRUCT RAMP

RECOMMND

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

90.TRANS. 18 USE - TS/INSTALLATION PH. 1

RECOMMND

Phase 1 is comprised of Parcels 1, 2, and 3 of PM36161.

The project proponent shall be responsible for the design and construction of traffic signal(s) at the intersections of:

Signals not eligible for fee credit:

Winchester Road (SR-79) (NS) at Thompson Road (EW)  
(modification for eastbound right-turn overlap)

Winchester Road (SR-79) (NS) at Benton Road (EW)  
(modification for additional lanes)

or as approved by the Transportation Department.

For improvements eligible for fee credit, the project proponent shall contact the Transportation Department and enter into an agreement for signal mitigation fee credit or reimbursement prior to start of construction of the signal. All work shall be pre-approved by and shall comply with the

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90.TRANS. 18 USE - TS/INSTALLATION PH. 1 (cont.) RECOMMND

requirements of the Transportation Department and the public contract code in order to be eligible for fee credit or reimbursement.

90.TRANS. 19 USE - TS/INSTALLATION PH. 2 RECOMMND

Phase 2 is comprised of Parcel 4 and 5 of PM36161.

The project proponent shall be responsible for the design and construction of traffic signal(s) at the intersections of:

Signals not eligible for fee credit:

- Pourroy Road (NS) at Pat Road/Driveway 5 (EW)
- Winchester Road (SR-79) (NS) at Abelia Road (EW)  
(modification for additional lanes)
- Winchester Road (SR-79) (NS) at Benton Road (EW)  
(modification for additional lanes)

or as approved by the Transportation Department.

For improvements eligible for fee credit, the project proponent shall contact the Transportation Department and enter into an agreement for signal mitigation fee credit or reimbursement prior to start of construction of the signal. All work shall be pre-approved by and shall comply with the requirements of the Transportation Department and the public contract code in order to be eligible for fee credit or reimbursement.

90.TRANS. 20 USE - TS/INSTALLATION PH. 3 RECOMMND

Phase 3 is comprised of Parcel 6 of PM36161.

The project proponent shall be responsible for the design and construction of traffic signal(s) at the intersections of:

Signals not eligible for fee credit:

- Winchester Road (SR-79) (NS) at Benton Road (EW)  
(modification for additional lanes)

or as approved by the Transportation Department.

For improvements eligible for fee credit, the project proponent shall contact the Transportation Department and enter into an agreement for signal mitigation fee credit or

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90.TRANS. 20                      USE - TS/INSTALLATION PH. 3 (cont.)                      RECOMMND

reimbursement prior to start of construction of the signal. All work shall be pre-approved by and shall comply with the requirements of the Transportation Department and the public contract code in order to be eligible for fee credit or reimbursement.

90.TRANS. 21                      USE - TS/INTERCONNECT                      RECOMMND

The project proponent shall be required to provide traffic signal interconnect between the traffic signal at Pourroy Road (NS) at Pat Road/Driveway 5 (EW) to the signal at Winchester Road (SR-79) (NS) and Abelia Street/Pourroy Road (EW).

or as approved by the Transportation Department.

90.TRANS. 22                      USE - R-O-W DEDICATION 1                      RECOMMND

Sufficient public street right-of-way along SR-79 (Winchester Road) shall be conveyed for public use to provide for a 92 foot half-width right-of-way per County Standard No. 83, Ordinance 461.

Sufficient public street right-of-way along Koon Street shall be conveyed for public use to provide for a 37 foot half-width right-of-way per County Standard No. 103.

Sufficient public street right-of-way shall be provided along Pourroy Road (from Ruft Road to SR-79 ((Winchester Road)) to establish a 100'-116 foot full-width right-of-way including standard corner cutback.

Sufficient public street right-of-way along Pourroy Road (from Ruft Road to Koon Street) shall be conveyed for public use to establish a 50 foot half-width right-of-way including standard corner cutback per County Standard No. 94, Ordinance 461.



**Agenda Item No.:**  
**Area Plan: Southwest**  
**Zoning Area: Rancho California**  
**Supervisory District: Third/Third**  
**Project Planner: H. P. Kang**  
**Board of Supervisors: August 5, 2014**  
**Continued From PC: September 30, 2009 &**  
**August 19, 2009**

**TENTATIVE PARCEL MAP NO. 36161**  
**PLOT PLAN NO. 24054**  
**(FAST TRACK NO. 2009-01)**  
**Environmental Assessment Number: 41906**  
**Applicant: Pinnacle Winchester**  
**Engineer/Representative: Pinnacle Winchester**

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

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

The Tentative Parcel Map is a Schedule "E" subdivision of 23.66 acres into six (6) parcels ranging in size from 0.79 to 7.70 acres, for commercial purposes.

The Plot Plan proposes a 160,680 square foot commercial center consisting of drugstore, bank, gas station/convenience store, day care facility, market, restaurants, and retail uses in buildings ranging from 3,000 to 55,000 square feet with 1,014 parking spaces. The project proposes to be constructed in three (3) phases.

The project is located southerly of Flossie Way, easterly of Pourroy Road, and westerly of Winchester Road (Highway 79).

### **BACKGROUND:**

General Plan Amendment (GPA) No. 1050 was submitted to the Planning Department on March 12, 2008, and was subsequently initiated by the Riverside County Board of Supervisor's on September 16, 2008. Change of Zone (CZ) No. 7709, Tentative Parcel Map (PM) No. 36161 and Plot Plan (PP) No. 24054 were submitted to the Planning Department on April 6, 2009 to join together with the initiated GPA.

The GPA proposed to amend the site's existing General Plan Land Use designation from Community Development: Low Density Residential (CD: LDR) (½ Acre Minimum) to Community Development: Commercial Retail (CD: CR) (0.20-0.35 Floor Area Ratio), and the CZ proposed to change the site's zoning classification from Rural Residential (R-R) to General Commercial (C-1/C-P).

All four applications were heard by the Planning Commission on August 19, 2009, where they were subsequently continued to the September 30, 2009 Commission hearing. At that hearing, the Commission took action on the GPA and CZ, but the PM and PP were continued off-calendar until department corrections were addressed and the site plan was signed off by all departments.

The GPA and CZ were moved forward to be heard by the Board of Supervisors on January 12, 2010, to give the applicant the ability to secure funding to continue the project, where those two applications were tentatively approved, in conjunction with adopting a mitigated negative declaration (which covered all 4 applications). The adoption of the GPA and CZ have been held in abeyance until the PM and PP can "catch up" with the two applications tentatively approved by the Board on January 12, 2010.

Subsequent to the Planning Commission's continuance of the PM and PP, in September 2009, the Board of Supervisors have modified the County's Fast Track Policies and therefore, the PM and PP will not be taken back to the Planning Commission, but instead be scheduled directly with the Board of Supervisors.

**SUMMARY OF FINDINGS:**

1. Proposed (Tentatively Approved) General Plan Land Use (Ex. #6): Community Development: Commercial Retail (CD:CR) (0.20-0.35 Floor Area Ratio)
2. Surrounding General Plan Land Use (Ex. #6): North: Rural: Rural Residential (R: RR) (5 Acre Minimum)  
East: Community Development: Medium Density Residential (CD: MDR) (2-5 Dwelling Units Per Acre) and Open Space: Conservation (OS: C)  
South: Community Development: Medium Density Residential (CD:M DR) (2-5 Dwelling Units Per Acre) and Open Space: Conservation (OS: C)  
West: Community Development: Low Density Residential (CD: LDR) (½ Acre Minimum)
3. Proposed (Tentatively Approved) Zoning (Ex. #3): General Commercial (C-1/C-P)
4. Surrounding Zoning (Ex. #3): North: Rural Residential (R-R)  
East: Specific Plan (SP) SP No. 286 (Winchester 1800)  
South: Rural Residential (R-R) and Specific Plan (SP) SP No. 286 (Winchester 1800)  
West: Rural Residential (R-R) and One-Family Dwellings (R-1)
5. Existing Land Use (Ex. #1): Vacant
6. Surrounding Land Use (Ex. #1): North: Scattered Single Family Residential and Vacant  
East: Vacant  
South: Vacant  
West: Single Family Residential and Vacant
7. Project Data: Total Acreage: 23.66  
Total Proposed Lots: 6  
Proposed Min. Lot Size: 0.82 Acres  
Schedule: "E"
8. Environmental Concerns: See Environmental Assessment No. 41906

**RECOMMENDATIONS:**

**FIND THAT NO NEW ENVIRONMENTAL DOCUMENTS ARE REQUIRED** because all potentially significant impacts were adequately analyzed in the earlier Mitigated Negative Declaration for Environmental Assessment No. 41906 pursuant to the applicable legal standards, all potentially significant effects of the proposed project have been avoided or mitigated pursuant to that earlier Mitigated Negative Declaration, the proposed project will not result in any new significant environmental effects not identified in the earlier Mitigated Negative Declaration, the proposed project will not substantially increase the severity of the environmental effects identified in the earlier Mitigated Negative Declaration, no considerably different mitigation measures have been identified; and, no mitigation measures found infeasible have become feasible; and,

**APPROVAL** of **TENTATIVE PARCEL MAP NO. 36161**, subject to the attached conditions of approval, and based upon the findings and conclusions incorporated in the staff report; and,

**APPROVAL** of **PLOT PLAN NO. 24054**, 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, which is incorporated herein by reference.

1. The project site is currently designated as Community Development: Low Density Residential (CD: LDR) (½ Acre Minimum) on the Southwest Area Plan, and is located within the Highway 79 Policy Area. The policies within this Policy Area, in general, address overall trip generation reduction for residential development; and therefore do not directly affect this project.
2. The project site is tentatively designated as Community Development: Commercial Retail (CD: CR) (0.20-0.35 Floor Area Ratio.) on the Southwest Area Plan; per the Board's action on January 12, 2010.
3. According to the General Plan, Commercial Retail uses will be permitted based on their compatibility with surrounding land uses. This proposed neighborhood commercial center is compatible with surrounding residential uses as it proposes to serve local residents by providing commercial services, as well as expanding basic employment job opportunities (jobs that contribute directly to the County's economic base) that would improve the ratio of jobs-to-workers in the County.
4. The proposed use, a 160,680 square foot commercial center consisting of drug store, bank, gas station/convenience store, day care facility, market, restaurants, and retail uses in buildings ranging from 3,000 to 55,000 square feet, with 1,014 parking spaces, is permitted in the Community Development: Commercial Retail (CD:CR) land use designation.
5. The project site is surrounded by properties which are designated Rural: Rural Residential (R: RR) (5 Acre Minimum) to the north; Community Development: Medium Density Residential (CD: MDR) (2-5 Dwelling Units Per Acre) to the east and south, and Open Space: Conservation (OS: C) to the east and south; Community Development: Medium Density Residential (CD: MDR) (2-5 Dwelling Units Per Acre); and, Community Development: Low Density Residential (CD: LDR) (½ Acre Minimum) to the west.
6. The zoning for the subject site is Rural Residential (R-R); however, the zoning classification has been tentative approved to General Commercial (C-1/C-P), per the Board's action on January 12, 2010.
7. The proposed uses, within the 160,680 square foot commercial center, consisting of drugstore, bank, gas station/convenience store, day care facility, market, restaurants, and retail uses in buildings ranging from 3,000 to 55,000 square feet with 1,014 parking spaces, are allowed uses, subject to approval of a plot plans, and is consistent with the development standards set forth in the General Commercial (C-1/C-P) zone.
8. The project site is surrounded by properties which are zoned Rural Residential (R-R) to the north, south and west and Specific Plan No. 286, Winchester 1800 to the east and south and One-Family Dwellings (R-1) to the west.

9. Commercial uses have not been constructed near the project vicinity which has creating a need for the proposed commercial uses to serve nearby residences.
10. Environmental Assessment No. 41906, adopted by the Board of Supervisors on January 12, 2010, as part of their action to tentatively approve General Plan Amendment No. 1050 and Change of Zone No. 7709, identified the following potentially significant impacts:
  - a. Biological Resources
  - b. Cultural Resources
  - c. Geology
  - d. Hydrology/Water Quality
  - e. Transportation/Traffic

These listed impacts will be fully mitigated by the measures indicated in the environmental assessment. No other significant impacts were identified.

Pursuant to CEQA Guidelines 15162, the Riverside County Planning Department has determined that the proposed Plot Plan and Tentative Parcel Map would not have a significant effect on the environment and nothing further is required because all potentially significant effects have been adequately analyzed in the earlier Environmental Assessment pursuant to applicable legal standards; and the significant effects have been avoided or mitigated pursuant to that earlier Environmental Assessment, including revisions or mitigation measures that are imposed upon this proposed project, based on the following:

- a. The Plot Plan and Tentative Parcel Map, as proposes, do not significantly differ from the project descriptions contained within the Environmental Assessment document at the time the Board adopted the Mitigated Negative Declaration.
- b. The two identified mitigation measures for Biological Resources identified in EA 41906 have been incorporated as conditions of approval into both the Plot Plan and Tentative Parcel Map; the identified mitigation measure for Cultural Resources has been incorporated as a condition of approval into both the Plot Plan and Tentative Parcel Map; the identified mitigation measure for Geology has been incorporated as a condition of approval into the Plot Plan; the identified mitigation measures for Hydrology/Water Quality have been incorporated as conditions of approval into the Plot Plan; and the identified mitigation measure for Transportation/Traffic has been incorporated as conditions of approval into the Plot Plan.
- c. No new substantial changes are proposed in the project which will require major revisions of the previous Environmental Assessment due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects; or,
- d. No new substantial changes occur with respect to the circumstances under which the project is undertaken which will require major revisions of the previous Environmental Assessment due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects; or,
- e. No 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 Environmental Assessment, was adopted.



**CONCLUSIONS:**

1. The proposed project is in conformance with the tentatively approved Community Development: Commercial Retail (CD:CR) (0.20-0.35 Floor Area Ratio) proposed Land Use Designation, and with all other elements of the Riverside County General Plan.
2. The proposed project is consistent with the tentatively approved General Commercial (C-1/C-P) zoning classification of Ordinance No. 348, and with all other applicable provisions of Ordinance No. 348.
3. The public's health, safety, and general welfare are protected through project design.
4. The proposed project is clearly compatible with the present and future logical development of the area.
5. The proposed project will not have a significant effect on the environment.
6. The proposed project will not preclude reserve design for the Western Riverside County Multiple Species Habitat Conservation Plan (WRCMSHCP). The project has been conditioned to provide a list of the landscaping that will be used as the site is located near WRCMSHCP areas in order to ensure that only non-invasive landscape species are utilized.

**INFORMATIONAL ITEMS:**

1. As of this writing, no letters, in support or opposition have been received.
2. The project site is not located within:
  - a. A Specific Plan;
  - b. An Agricultural Preserve;
  - c. An Airport Influence Area;
  - d. A Redevelopment Area;
  - e. A High Fire area;
  - f. A Fault Zone; or,
  - g. A County Service area.
3. The project site is located within:
  - a. The boundaries of the Hemet Unified School District;
  - b. The Sphere of Influence of the City of Murrieta;
  - c. The Highway 79 Policy Area;
  - d. An area of low potential for liquefaction;
  - e. An area susceptible for subsidence;
  - f. An area of low potential for paleontological sensitivity; and,
  - g. The Stephens Kangaroo Rat Fee area.
4. The subject site is currently designated as Assessor's Parcel Numbers 476-010-054, 476-010-055, 476-010-016 and 476-010-017.



**TENTATIVE PARCEL MAP NO. 36161, PLOT PLAN NO. 24054  
(FAST TRACK NO. 2009-01)  
BOS Staff Report: August 5, 2014  
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Date Revised: 07/08/2014

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

509 B



**FROM:** TLMA - Planning Department

**SUBMITTAL DATE:**  
November 24, 2009

**SUBJECT: GENERAL PLAN AMENDMENT NO. 1050, CHANGE OF ZONE NO. 7709, – Fast Track No. 2009-01 – (Mitigated Negative Declaration) – Applicant: Pinnacle Winchester, LP – Engineer/ Representative: JLC Engineering– Third Supervisorial District – Rancho California Zoning Area: Southwest JLC Plan: Community Development: Low Density Residential (CD: LDR) (1/2 Acre Minimum) – Location: Southerly of Flossie Way, easterly of Pourroy Road, and westerly of Winchester Road – 23.66 Gross Acres – Zoning: Rural Residential (R-R) – **REQUEST:** The General Plan Amendment proposes to amend the existing General Plan land use designation from Community Development: Low Density Residential (CD: LDR) (1/2 Acre Minimum) to Community Development: Commercial Retail (CD: CR) (0.20-0.35 Floor Area Ratio). The Change of Zone proposes to change the zoning classification from Rural Residential (R-R) to General Commercial (C-1/C-P). - APN: 476-010-015, 476-010-016, 476-010-017**

**RECOMMENDED MOTION:**

The Planning Department recommended Approval; and,  
**THE PLANNING COMMISSION RECOMMENDS:**

**ADOPTION** of a **MITIGATED NEGATIVE DECLARATION** for **ENVIRONMENTAL ASSESSMENT NO. 41906**, based on the findings incorporated in the initial study and the conclusion that the project will not have a significant effect on the environment;

**APPROVAL** of **GENERAL PLAN AMENDMENT NO. 1050** based upon the findings and conclusions incorporated in the staff report; and,

**APPROVAL** of **CHANGE OF ZONE NO. 7709** based upon the findings and conclusions incorporated in the staff report.

Ron Goldman  
Planning Director

(CONTINUED ON ATTACHED PAGE)

RG:db

REVIEWED BY EXECUTIVE OFFICE

DATE 12/21/09

Tina Grande  
Departmental Concurrence

Policy  
 Policy

Consent  
 Consent

Dep't Recomm.:  
Per Exec. Ofc.:

**MINUTES OF THE BOARD OF SUPERVISORS**

On motion of Supervisor Stone, seconded by Supervisor Benoit and duly carried by unanimous vote, IT WAS ORDERED that the above matter is tentatively approved as recommended, and that staff is directed to prepare the necessary documents for final action.

**Ayes:** Buster, Tavaglione, Stone, Benoit and Ashley  
**Nays:** None  
**Absent:** None  
**Date:** January 12, 2010  
**xc:** Planning, Co.Co., Applicant

Kecia Harper-Ihem  
Clerk of the Board  
By   
Deputy

Prev. Agn. Ref.

District: Third

Agenda Number:

16.3

**PLANNING COMMISSION  
MINUTE ORDER SEPTEMBER 30, 2009  
RIVERSIDE COUNTY ADMINISTRATIVE CENTER**

- I. **AGENDA ITEM 6.9: GENERAL PLAN AMENDMENT NO. 1050 / CHANGE OF ZONE NO. 7709 / TENTATIVE PARCEL MAP NO. 36161 / PLOT PLAN NO. 24054** – Fast Track No. 2009-01 – Intent to Adopt a Mitigated Negative Declaration – Applicant: Pinnacle Winchester, LP – Engineer/ Representative: JLC Engineering– Third Supervisorial District – Rancho California Zoning Area: Southwest Area Plan: Community Development: Low Density Residential (CD: LDR) (1/2 Acre Minimum) – Location: Southerly of Flossie Way, easterly of Pourroy Road, and westerly of Winchester Road – 23.66 Gross Acres – Zoning: Rural Residential (R-R) – APN(s): 476-010-015, 476-010-016, 476-010-017. (Continued from 8/19/09). (Legislative)

II. **PROJECT DESCRIPTION**

The General Plan Amendment proposes to amend the existing General Plan land use designation from Community Development: Low Density Residential (CD: LDR) (1/2 Acre Minimum) to Community Development: Commercial Retail (CD: CR) (0.20-0.35 Floor Area Ratio). The Change of Zone proposes to change the zoning classification from Rural Residential (R-R) to General Commercial (C-1/C-P). The Tentative Parcel Map is a Schedule E subdivision of 23.66 acres into six (6) parcels for commercial purposes. The Plot Plan proposes a 160,680 square foot commercial center consisting of drugstore, bank, gas station/convenience store, day care facility, market, restaurants, and retail uses in buildings ranging from 3,000 to 55,000 square feet with 1,014 parking spaces. The project proposes to be constructed in three (3) phases.

III. **MEETING SUMMARY**

The following staff presented the subject proposal:

Project Planner, Kinika Hesterly, at 951-955-1888 or e-mail [khesterl@rctlma.org](mailto:khesterl@rctlma.org).

The following spoke in favor of the subject proposal:

Mathew Fagan, Applicant's Representative

Suzanne Scarborough, Applicant, 8369 Vickers St., Ste. 101, San Diego, California 92111

The following spoke in a neutral position of the subject proposal:

C. Ned Demorest, Neighbor, 3260 Garretson, Corona, California 92881

No one spoke in opposition of the subject proposal.

IV. **CONTROVERSIAL ISSUES**

NONE

V. **PLANNING COMMISSION ACTION**

The Planning Commission, by a vote of 5-0, recommended to the Board of Supervisors with modifications;

**ADOPTION of PLANNING COMMISSION RESOLUTION RECOMMENDING ADOPTION OF GENERAL PLAN AMENDMENT NO. 1050 to the BOARD OF SUPERVISORS**, based on the findings and conclusions incorporated into the staff report;

**TENTATIVE APPROVAL of GENERAL PLAN AMENDMENT NO. 1050** based upon the findings and conclusions incorporated in the staff report.

**PLANNING COMMISSION  
MINUTE ORDER SEPTEMBER 30, 2009  
RIVERSIDE COUNTY ADMINISTRATIVE CENTER**

PLANNING COMMISSION 9/30/09  
AGENDA ITEM NO. 6.9 PAGE 2

**TENTATIVE APPROVAL** of CHANGE OF ZONE NO. 7709 based upon the findings and conclusions incorporated in the staff report.

**ADOPTION** of a MITIGATED NEGATIVE DECLARATION for ENVIRONMENTAL ASSESSMENT NO. 41906, based on the findings incorporated in the initial study and the conclusion that the project will not have a significant effect on the environment;

**CONTINUED TENTATIVE PARCEL MAP NO. 36161 WITH DISCUSSION OFF CALENDAR.**

**CONTINUED PLOT PLAN NO. 24054 WITH DISCUSSION WITH DISCUSSION OFF CALENDAR.**

**SEE ADDENDUM STAFF REPORT**

**VI. CD**

The entire discussion of this agenda item can be found on CD. For a copy of the CD, please contact Chantell Griffin, Planning Commission Secretary, at (951) 955-3251 or E-mail at [cgriffin@rctlma.org](mailto:cgriffin@rctlma.org).



**PLANNING COMMISSION  
MINUTE ORDER AUGUST 19, 2009  
RIVERSIDE COUNTY ADMINISTRATIVE CENTER**

- I. **AGENDA ITEM 6.2: GENERAL PLAN AMENDMENT NO. 1050 / CHANGE OF ZONE NO. 7709 / TENTATIVE PARCEL MAP NO. 36161 / PLOT PLAN NO. 24054** – Fast Track No. 2009-01 – CEQA Exempt – Applicant: Pinnacle Winchester, LP – Engineer/ Representative: JLC Engineering– Third Supervisorial District – Rancho California Zoning Area: Southwest Area Plan: Community Development: Low Density Residential (CD: LDR) (1/2 Acre Minimum) – Location: Southerly of Flossie Way, easterly of Pourroy Road, and westerly of Winchester Road – 23.66 Gross Acres – Zoning: Rural Residential (R-R) – APN: 476-010-015, 476-010-016, 476-010-017. (Legislative)

II. **PROJECT DESCRIPTION**

The General Plan Amendment proposes to amend the existing General Plan land use designation from Community Development: Low Density Residential (CD: LDR) (1/2 Acre Minimum) to Community Development: Commercial Retail (CD: CR) (0.20-0.35 Floor Area Ratio). The Change of Zone proposes to change the zoning classification from Rural Residential (R-R) to General Commercial (C-1/C-P). The Tentative Parcel Map is a Schedule E subdivision of 23.66 acres into six (6) parcels for commercial purposes. The Plot Plan proposes a 160,680 square foot commercial center consisting of drugstore, bank, gas station/convenience store, day care facility, market, restaurants, and retail uses in buildings ranging from 3,000 to 55,000 square feet with 1,014 parking spaces. The project proposes to be constructed in three (3) phases.

III. **MEETING SUMMARY**

The following staff presented the subject proposal:

Project Planner, Kinika Hesterly, at 951-955-1888 or e-mail [khesterl@rctlma.org](mailto:khesterl@rctlma.org).

No one spoke in favor, neutral or in opposition of the subject proposal.

IV. **CONTROVERSIAL ISSUES**

NONE

V. **PLANNING COMMISSION ACTION**

The Planning Commission, by a vote of 5-0, continued the subject proposal to September 30, 2009.

VI. **CD**

The entire discussion of this agenda item can be found on CD. For a copy of the CD, please contact Chantell Griffin, Planning Commission Secretary, at (951) 955-3251 or E-mail at [cgriffin@rctlma.org](mailto:cgriffin@rctlma.org).



**Agenda Item No.: 6.9**  
**Area Plan: Southwest**  
**Zoning Area: Rancho California**  
**Supervisory District: Third**  
**Project Planner: Kinika Hesterly**  
**Planning Commission: September 30, 2009**  
**Continued From: August 19, 2009**

**Fast Track No. 2009-01**  
**General Plan Amendment No. 1050**  
**Change of Zone No. 7709**  
**Tentative Parcel Map No. 36161**  
**Plot Plan No. 24054**  
**E.A. Number: 41906**  
**Applicant: Pinnacle Winchester**  
**Engineer/Representative: Pinnacle Winchester**

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

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

The General Plan Amendment proposes to amend the existing General Plan land use designation from Community Development: Low Density Residential (CD: LDR) (1/2 Acre Minimum) to Community Development: Commercial Retail (CD: CR) (0.20-0.35 Floor Area Ratio).

The Change of Zone proposes to change the zoning classification from Rural Residential (R-R) to General Commercial (C-1/C-P).

The Tentative Parcel Map is a Schedule E subdivision of 23.66 acres into six (6) parcels for commercial purposes.

The Plot Plan proposes a 160,680 square foot commercial center consisting of drugstore, bank, gas station/convenience store, day care facility, market, restaurants, and retail uses in buildings ranging from 3,000 to 55,000 square feet with 1,014 parking spaces. The project proposes to be constructed in three (3) phases.

The project is located in the French Valley community of the Southwest Area Plan in Western Riverside County, more specifically, southerly of Flossie Way, easterly of Pourroy Road, and westerly of Winchester Road.

### **BACKGROUND:**

The General Plan amendment was initiated by the Riverside County Board of Supervisor's on September 16, 2008 and the entire project was submitted to the Planning Department on April 6, 2009.

### **FURTHER PLANNING CONSIDERATIONS**

8/19/09

The project was continued off-calendar on August 19, 2009, and scheduled for hearing on September 30, 2009, to allow 20 day advertising for the mitigated negative declaration.

### **ISSUES OF POTENTIAL CONCERN:**

#### **General Plan Amendment and Change of Zone**

With the current state of the economy developers are having difficulty securing loans. In order to provide the loans for the proposed project, the bank needed some assurance that the County would support the project. The assurance the bank wanted was that the general plan and the zone would be changed to accommodate the project. However, the County is concerned about simply changing the general plan

**General Plan Amendment No. 1050  
Change of Zone No. 7709  
Tentative Parcel Map No. 36161  
Plot Plan No. 24054  
PC Staff Report: September 30, 2009**

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and zone without an assurance that the project will go forward and that this is not simply land speculation.

In order to meet both the concerns of the bank and the County, the proposal is for the incomplete project with the general plan amendment and the change of zone to be brought forward to public hearing, both at the Planning Commission and at the Board of Supervisors. The change of zone and general plan will go forward with a recommendation of tentative approval. If the Planning Commission recommends tentative approval, the change of zone and general plan amendment will go to the Board of Supervisors for consideration with a recommendation of approval, but the final action to make the zoning and general plan map changes will not occur until such time that the project is approved. The project will be continued off calendar until such time that it is ready for final approval at the Planning Commission and the Board of Supervisors.

The bank will have the assurance it needs that the County does in fact support the project through its recommended tentative approval of the change of zone and general plan amendment, but the County will have its assurance that the maps will not be changed until such time that the entire project is approved.

**Incomplete Project**

The plot plan and tentative parcel map have several items needing to be worked through with the Land Development Committee (LDC). Elevations and floor plans must be submitted for all proposed buildings prior to approval of the entire project. Once the plot plan and tentative parcel map are cleared by the LDC, the plot plan and tentative parcel map will be brought back to the Planning Commission. At this time, the plot plan and tentative parcel map will be conditioned that the change of zone will not be finalized and the General Plan Amendment will not be cycled unless the entire project is approved at Planning Commission and Board of Supervisors.

**SUMMARY OF FINDINGS:**

1. Proposed General Plan Land Use (Ex. #6): Community Development: Commercial Retail (CD:CR) (0.20-0.35 Floor Area Ratio)
2. Surrounding General Plan Land Use (Ex. #6): North: Rural: Rural Residential (R:RR) (5 Acre Minimum)  
East: Community Development: Medium Density Residential (CD:MDR) (2-5 Dwelling Units Per Acre) and Open Space: Conservation (OS:C)  
South: Community Development: Medium Density Residential (CD:MDR) (2-5 Dwelling Units Per Acre) and Open Space: Conservation (OS:C)  
West: Community Development: Low Density Residential (CD:LDR) (1/2 Acre Minimum)
3. Proposed Zoning (Ex. #3): General Commercial (C-1/C-P)
4. Surrounding Zoning (Ex. #3): North: Rural Residential (R-R)  
East: Specific Plan No. 286, Winchester 1800  
South: Rural Residential (R-R) and Specific Plan No. 286, Winchester 1800  
West: Rural Residential (R-R) and One-Family Dwellings (R-1)

**General Plan Amendment No. 1050  
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PC Staff Report: September 30, 2009**

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5. Existing Land Use (Ex. #1): Vacant
6. Surrounding Land Use (Ex. #1): North: Scattered Single Family Residential and Vacant  
East: Vacant  
South: Vacant  
West: Single Family Residential and Vacant
7. Project Data: Total Acreage: 23.66  
Total Proposed Lots: 6  
Proposed Min. Lot Size: 0.82 Acres  
Schedule: E
8. Environmental Concerns: None at this time

**RECOMMENDATIONS:**

**ADOPTION of PLANNING COMMISSION RESOLUTION RECOMMENDING ADOPTION OF GENERAL PLAN AMENDMENT NO. 1050 to the BOARD OF SUPERVISORS, based on the findings and conclusions incorporated into the staff report;**

**TENTATIVE APPROVAL of GENERAL PLAN AMENDMENT NO. 1050 based upon the findings and conclusions incorporated in the staff report.**

**TENTATIVE APPROVAL of CHANGE OF ZONE NO. 7709 based upon the findings and conclusions incorporated in the staff report.**

**CONTINUE TENTATIVE PARCEL MAP NO. 36161 WITH DISCUSSION OFF CALENDAR.**

**CONTINUE PLOT PLAN NO. 24054 WITH DISCUSSION WITH DISCUSSION OFF CALENDAR.**

**CONCLUSIONS:**

1. The proposed project is in conformance with the Community Development: Commercial Retail (CD:CR) (0.20-0.35 Floor Area Ratio) proposed Land Use Designation, and with all other elements of the Riverside County General Plan.
2. The proposed project is consistent with the General Commercial (C-1/C-P) proposed zoning classification of Ordinance No. 348, and with all other applicable provisions of Ordinance No. 348.
3. The public's health, safety, and general welfare are protected through project design.
4. The proposed project is clearly compatible with the present and future logical development of the area.
5. The proposed project will not have a significant effect on the environment.
6. The proposed project will not preclude reserve design for the Multi-Species Habitat Conservation Plan (MSHCP). The project has been conditioned to provide a list of the landscaping that will be used as the site is located near MSHCP areas in order to ensure that only non-invasive landscape species are utilized.



**General Plan Amendment No. 1050**  
**Change of Zone No. 7709**  
**Tentative Parcel Map No. 36161**  
**Plot Plan No. 24054**  
**PC Staff Report: September 30, 2009**

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

1. The project site is designated Community Development: Low Density Residential (CD:LDR) (1/2 Acre Minimum) on the Southwest Area Plan.
2. The proposed general plan amendment from Community Development: Low Density Residential (CD:LDR) (1/2 Acre Minimum) to Community Development: Commercial Retail (CD:CR) (0.20-0.35 Floor Area Ratio) does not involve a change or conflict with:
  - (1) The Riverside County Vision:

The proposed amendment contributes to the fulfillment of the "Balance" and "Employment" Fundamental Values stated in Chapter No. 2 entitled "Vision" of the General Plan.
  - (2) Any General Plan Principle:

The proposed land use designation will not conflict with the General Plan's principals and policies.
  - (3) Any Foundation Component designation in the General Plan:

The project designation is within the same Foundation Component of the General Plan. Thus, the proposed Amendment is consistent with the Community Development Foundation.
3. According to the General Plan, Commercial Retail uses will be permitted based on their compatibility with surrounding land uses. This project is compatible with surrounding residential uses as it proposes to serve local residents by providing commercial services, as well as expanding basic employment job opportunities (jobs that contribute directly to the Count's economic base) that would improve the ratio of jobs-to-workers in the County.
4. The proposed use, a 160,680 square foot commercial center consisting of drugstore, bank, gas station/convenience store, day care facility, market, restaurants, and retail uses in buildings ranging from 3,000 to 55,000 square feet with 1,014 parking spaces, is a permitted use in the Community Development: Commercial Retail (CD:CR) (0.20-0.35 Floor Area Ratio) land use designation and General Commercial (C-1/C-P) zoning classification subject to approval of the general plan amendment, change of zone.
5. The project site is surrounded by properties which are designated Rural: Rural Residential (R:RR) (5 Acre Minimum) to the north, Community Development: Medium Density Residential (CD:MDR) (2-5 Dwelling Units Per Acre) to the east and south, and Open Space: Conservation (OS:C) to the east and south, Community Development: Medium Density Residential (CD:MDR) (2-5 Dwelling Units Per Acre) and Community Development: Low Density Residential (CD:LDR) (1/2 Acre Minimum) to the west.
6. The zoning for the subject site is Rural Residential (R-R).

**General Plan Amendment No. 1050  
Change of Zone No. 7709  
Tentative Parcel Map No. 36161  
Plot Plan No. 24054  
PC Staff Report: September 30, 2009**

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7. The project proposes to change the zoning from Rural Residential (R-R) to General Commercial (C-1/C-P).
8. The proposed use, a 160,680 square foot commercial center consisting of drugstore, bank, gas station/convenience store, day care facility, market, restaurants, and retail uses in buildings ranging from 3,000 to 55,000 square feet with 1,014 parking spaces, is consistent with the development standards set forth in the General Commercial (C-1/C-P) zone.
9. The project site is surrounded by properties which are zoned Rural Residential (R-R) to the north, south and west and Specific Plan No. 286, Winchester 1800 to the east and south and One-Family Dwellings (R-1) to the west.
10. Commercial uses have not been constructed near the project vicinity which has creating a need for the proposed commercial uses to serve nearby residences.
11. Environmental Assessment No. 41906 identified the following potentially significant impacts:
  - a. Biological Resources
  - b. Cultural Resources
  - c. Geology
  - d. Hydrology/Water Quality
  - e. Transportation/Traffic

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

**INFORMATIONAL ITEMS:**

1. As of this writing, no letters, in support or opposition have been received.
2. The project site is not located within:
  - a. A Specific Plan;
  - b. An Agricultural Preserve;
  - c. An Airport Influence Area;
  - d. A Redevelopment Area;
  - e. A High Fire area.
  - f. A Fault Zone.
  - g. A County Service area.
3. The project site is locate within:
  - a. The boundaries of the Hemet Unified School District.
  - b. The Sphere of Influence of the City of Murrieta.
  - c. The Highway 79 Policy area.
  - d. An area of low potential for liquefaction.
  - e. An area susceptible for subsidence.
  - f. An area of low potential for paleontological sensitivity.
  - g. The Stephens Kangaroo Rat Fee area.



4. The subject site is currently designated as Assessor's Parcel Numbers 476-010-015, 476-010-016 and 476-010-017.
5. This project was filed with the Planning Department on 4/06/09.
6. This project was reviewed by the Land Development Committee 1 time on the following date: 5/14/09.
7. Deposit Based Fees charged for this project, as of the time of staff report preparation, total \$19,791.96.

KH:kh

Y:\Planning Case Files-Riverside office\PP24054\DH-PC-BOS Hearings\9.30.09 PC\Staff Report.PP24054.9.30.09.doc

Date Prepared: 09/16/09

Agenda Item No.: 6.9  
Area Plan: Southwest  
Zoning Area: Rancho California  
Supervisorial District: Third  
Project Planner: Kinika Hesterly  
Planning Commission: September 30, 2009  
Continued From: August 19, 2009

Fast Track No. 2009-01  
General Plan Amendment No. 1050  
Change of Zone No. 7709  
Tentative Parcel Map No. 36161  
Plot Plan No. 24054  
E.A. Number: 41906  
Applicant: Pinnacle Winchester  
Engineer/Representative: Pinnacle  
Winchester

## COUNTY OF RIVERSIDE PLANNING DEPARTMENT STAFF REPORT ADDENDUM

The following language has been added to the Recommendations Section:

**ADOPTION** of a **MITIGATED NEGATIVE DECLARATION** for **ENVIRONMENTAL ASSESSMENT NO. 41906**, based on the findings incorporated in the initial study and the conclusion that the project will not have a significant effect on the environment;

# COUNTY OF RIVERSIDE

## ENVIRONMENTAL ASSESSMENT FORM: INITIAL STUDY

**Environmental Assessment (E.A.) Number:** 41906  
**Project Case Type (s) and Number(s):** General Plan Amendment No. 1050, Change of Zone No. 7709, Tentative Parcel Map No. 36161, Plot Plan No. 24054  
**Lead Agency Name:** County of Riverside Planning Department  
**Address:** P.O. Box 1409, Riverside, CA 92502-1409  
**Contact Person:** Kinika Hesterly, Project Planner  
**Telephone Number:** (951) 955-1888  
**Applicant's Name:** Pinnacle Winchester LP  
**Applicant's Address:** 8369 Vickers Street, Suite 101, San Diego, CA 92111  
**Engineer's Name:** JLC Engineering  
**Engineer's Address:** 40040 Coliseum Way, Murrieta, CA 92592

### I. PROJECT INFORMATION

#### A. Project Description:

The General Plan Amendment proposes to amend the existing General Plan land use designation from Community Development: Low Density Residential (CD: LDR) (1/2 Acre Minimum) to Community Development: Commercial Retail (CD: CR) (0.20-0.35 Floor Area Ratio).

The Change of Zone proposes to change the zoning classification from Rural Residential (R-R) to General Commercial (C-1/C-P).

The Tentative Parcel Map is a Schedule E subdivision of 23.66 acres into six (6) parcels for commercial purposes.

The Plot Plan proposes a 160,680 square foot commercial center consisting of drugstore, bank, gas station/convenience store, day care facility, market, restaurants, and retail uses in buildings ranging from 3,000 to 55,000 square feet with 1,014 parking spaces. The project proposes to be constructed in three (3) phases.

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

**C. Total Project Area:** 23.66 gross acres

<b>Residential Acres:</b> N/A	<b>Lots:</b> N/A	<b>Units:</b> N/A	<b>Projected No. of Residents:</b> N/A
<b>Commercial Acres:</b> 23.66	<b>Lots:</b> 6	<b>Sq. Ft. of Bldg. Area:</b> 160,680	<b>Est. No. of Employees:</b> 130
<b>Industrial Acres:</b> N/A	<b>Lots:</b> N/A	<b>Sq. Ft. of Bldg. Area:</b> N/A	<b>Est. No. of Employees:</b> N/A
<b>Other:</b>			

**D. Assessor's Parcel No(s):** 476-010-015, 476-010-016, 476-010-017

**E. Street References:** Southerly of Flossie Way, easterly of Pourroy Road, and westerly of Winchester Road.

**F. Section, Township & Range Description or reference/attach a Legal Description:** Township 6 South, Range 2 West and Sections 28.

**G. Brief description of the existing environmental setting of the project site and its surroundings:** The project site is surrounded by large lot residential land uses on the north, Winchester Road on the east, a vacant field to the south, and partially by Pourroy Road on the west. Both Pourroy Road and Pat Road extend into the southern portion of the northeast and elevations ranging from 1400 to 1428 feet above sea level. The eastern portion is covered by vegetation. A large pile of rocks and small boulders have been located near the western boundary.

## II. APPLICABLE GENERAL PLAN AND ZONING REGULATIONS

### A. General Plan Elements/Policies:

1. **Land Use:** The project implements Policy LU 4.1, requiring new developments to be located and designed to visually enhance, not degrade the character of the surrounding area. The proposed project is consistent with the Community Development: Low Density Residential (CD: LDR) (1/2 Acre Minimum) land use designation and all other applicable land use policies within the General Plan.
2. **Circulation:** The project is located adjacent to Winchester Road. Adequate circulation facilities exist and will serve the proposed project upon approval of improvement plans. The proposed project meets with all 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 project is not within an MSHCP Criteria Area or cell. The proposed project meets with all other applicable Multipurpose Open Space element policies.
4. **Safety:** The proposed project is not located within a special hazard zone (including FEMA flood zone, fault zone, high fire hazard area, area with low liquefaction potential, etc.). The proposed project has allowed for sufficient provision of emergency response services to the future residents of this project through the project design and payment of development impact fees. The proposed project meets with all other applicable Safety element policies.
5. **Noise:** Sufficient mitigation against any foreseeable noise sources in the area has been provided for in the design of the project. The proposed project meets all other applicable Noise element policies.
6. **Housing:** The project does not impact housing.
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):** Southwest

**C. Foundation Component(s):** Community Development (CD)

**D. Land Use Designation(s):** Low Density Residential (LDR) (1/2 Acre Minimum)

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

**F. Policy Area(s), if any:** Highway 79 Policy Area



**G. Adjacent and Surrounding:**

- 1. **Area Plan(s):** Southwest Area Plan
- 2. **Foundation Component(s):** Community Development (CD) to the east, west and south, Rural to the north, and Open Space to the south.
- 3. **Land Use Designation(s):** Low Density Residential (LDR) (1/2 Acre Minimum) to the west, Rural Residential (RR) (5 Acre Minimum) to the north, Medium Density Residential (MDR) (2-5 Dwelling Units Per Acre) to the east, and Community Development: Medium Density Residential (CD:MDR) (2-5 Dwelling Units Per Acre) and Open Space: Conservation (OS:C) to the south.
- 4. **Overlay(s):** N/A
- 5. **Policy Area(s), if any:** Highway 79 Policy Area

**H. Adopted Specific Plan Information**

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

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

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

**K. Adjacent and Surrounding Zoning:** The project site is surrounded by properties which are zoned Rural Residential (R-R) to the north, south and west and Specific Plan No. 286, Winchester 1800 to the east and south and One-Family Dwellings (R-1) to the west.

**III. ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED**

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

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

**IV. DETERMINATION**

On the basis of this initial evaluation:

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

- I find that the proposed project **COULD NOT** have a significant effect on the environment, and a **NEGATIVE DECLARATION** will be prepared.
- I find that although the proposed project could have a significant effect on the environment, there



will not be a significant effect in this case because revisions in the project, described in this document, have been made or agreed to by the project proponent. **A MITIGATED NEGATIVE DECLARATION** will be prepared.

I find that the proposed project MAY have a significant effect on the environment, and an **ENVIRONMENTAL IMPACT REPORT** is required.

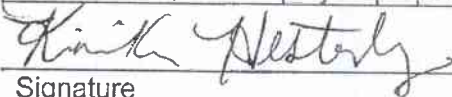
**A PREVIOUS ENVIRONMENTAL IMPACT REPORT/NEGATIVE DECLARATION WAS PREPARED**

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

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

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

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

  
Signature

September 9, 2009

Date

Kinika Hesterly  
Printed Name

For Ron Goldman, Planning Director

**V. ENVIRONMENTAL ISSUES ASSESSMENT**

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

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

Source: Riverside County General Plan Figure C-7 "Scenic Highways"

Findings of Fact:

a) The project site is located adjacent to Winchester Road. The General Plan indicates that the project is not located within a designated scenic corridor; therefore the project will have no impact.

b) The proposed project will not substantially damage scenic resources, including, but not limited to, trees, and unique or landmark features, open to the public, as these features do not exist on the project site. The character of the area is a mix of single family residences and vacant land. The project proposes a commercial center which will serve the general area. The new buildings are architecturally enhanced. Therefore, the proposed project would be consistent with the area and would not create an aesthetically offensive project. Therefore, the impact is considered less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

<b>2. Mt. Palomar Observatory</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
a) Interfere with the nighttime use of the Mt. Palomar Observatory, as protected through Riverside County Ordinance No. 655?				



Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Source: GIS database, Ord. No. 655 (Regulating Light Pollution)

Findings of Fact:

a) According to the RCIP, the project site is located 22.58 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. Any project subject to Ordinance No. 655 will be conditioned for compliance; as no unique mitigation measures are identified, no additional mitigation is required.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

**3. Other Lighting Issues**

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

b) Expose residential property to unacceptable light levels?

Source: On-site Inspection, Project Application Description

Findings of Fact:

a) & b) The proposed project will introduce new sources of light which includes exterior building illumination, indoor lighting, and parking lot lighting. During the day, lighting has a limited potential to impact views; potential impacts from glare would be the primarily occur from reflective building surfaces. However, the proposed project would not include large, uninterrupted expanses of glass and/or any other highly reflective material. Therefore, the proposed project will not result in substantial glares which would adversely affect the daytime views in the area.

Nighttime views could be impacted from new light and glare in a previously undeveloped area. The project will be required to comply with County Ordinance 655, which restricts lighting hours, types, and techniques of lighting. Ordinance 655 requires the use of low pressure sodium fixtures and requires hooded fixtures to prevent spillover light or glare. As a result, compliance with Ordinance 655 will reduce the potential impact to the surrounding residences to 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
<b>AGRICULTURE RESOURCES</b> Would the project				
<b>4. Agriculture</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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 checked="" type="checkbox"/>	<input type="checkbox"/>
b) Conflict with existing agricultural use, or a Williamson Act (agricultural preserve) contract (Riv. Co. Agricultural Land Conservation Contract Maps)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Cause development of non-agricultural uses within 300 feet of agriculturally zoned property (Ordinance No. 625 "Right-to-Farm")?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

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

Findings of Fact:

a) The project is located within the boundaries of land designated as Prime Farmland and Farmland of Local Importance (designated farmland) - as designated by the most recent version of the Important Farmland Map (as prepared by the California Department of Conservation, Farmland Mapping and Monitoring Program). The General Plan Land Use designation has already been analyzed and addressed through the General Plan EIR and by the Board of Supervisors, which found that there were no feasible mitigation measures or alternatives that could have satisfied the loss of Prime Farmland. Therefore, the Board of Supervisors adopted findings of overriding considerations on October 7, 2003. Pursuant to CEQA Guidelines Section 15162 (a) the project will not result in any new significant environmental effects not identified in the General Plan EIR, nor will it substantially increase the severity of the environmental effects identified in the General Plan EIR. In addition, no considerably different mitigation measures have been identified and no mitigation measures found infeasible have become feasible. As a result, no further environmental documentation for the loss of Prime Farmland is required for this project. There will be a less than significant impact.

b) The project will not conflict with an existing agricultural use, as it is not located within an Agricultural Preserve, or subject to a Williamson Act contract. The project site is currently vacant but proposes 160,680 square feet of building area to be used for commercial purposes. Therefore, there will be no impact.

c) Although the project proposes commercial uses, there are no agriculturally zoned properties within 300 feet of the project site. Therefore, there will be no impact.

d) The project will not involve other changes in the existing environment which, due to their location or nature, would result in conversion of Farmland, to non-agricultural use. There will be no 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.

**AIR QUALITY** Would the project

**5. Air Quality Impacts**

a) Conflict with or obstruct implementation of the applicable air quality plan?

b) Violate any air quality standard or contribute substantially to an existing or projected air quality violation?

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)?

d) Expose sensitive receptors which are located within 1 mile of the project site to project substantial point source emissions?

e) Involve the construction of a sensitive receptor located within one mile of an existing substantial point source emitter?

f) Create objectionable odors affecting a substantial number of people?

Source: SCAQMD CEQA Air Quality Handbook Table 6-2

Findings of Fact: Appendix G of the current State CEQA Guidelines indicates 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) Governing Board 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 EIR (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 Southwest 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

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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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. 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. Construction activities associated with the Project would result in emissions of carbon monoxide (CO), volatile organic gases (VOC), nitrogen dioxide (NOX), particulate sulfate (SOX) and particulate matter (PM10 and PM2.5). Construction emissions are expected from the use of construction equipment (including heavy diesel trucks) and fugitive dust (associated with site preparation and equipment travel on paved and unpaved roads). Construction emissions would occur in close proximity to the disturbance area, but some spillover into the surrounding community may occur. 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.

The proposed project would primarily impact air quality through increased automotive emissions. Single projects typically 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. Operational impacts associated with the project would be expected to result in emissions of VOC, NOX, CO, PM10, PM2.5 and SOX. Operational emissions would result from vehicle emissions, fugitive dust associated with vehicle travel, combustion emissions associated with natural gas use, emission related to electricity generation, and landscape equipment maintenance emissions. In the long term, emissions of VOC, NOX, CO, PM10 and PM2.5 and could exceed SCAQMD significance thresholds (in pounds per day). In addition, another potential impact is emissions from the project that may contribute to green house gases (GHGs) and therefore to global climate change. An individual project cannot generate enough GHG emissions to individually influence global climate change. However, the project may have an incremental contribution to cumulative GHG emissions. To date, no Federal, State, or project area local agencies have developed thresholds against which a proposed project can be evaluated to assist lead agencies in determining whether or not the proposed project is significant. In accordance with CEQA Guidelines (section 15064 (h) (3)) a project's incremental contribution to a cumulative impact may be considered less than significant if the Project will comply with a mitigation program that addresses the impact. The project will primarily impact GHGs by emissions of carbon dioxide in the form of vehicle exhaust and use of electricity. However, with compliance with standard requirements for use of low VOC paints and compliance with California Energy Commission Title 24 requirements for building energy efficiency, direct and cumulative air quality impacts would be reduced to a level below significance. These are standard requirements and are not considered mitigation pursuant to CEQA. Therefore, the impact is considered less than significant.



Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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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. A commercial center is not considered a substantial point source emitter; therefore, the impact is considered less than significant.

e) Surrounding land uses do not include significant localized CO sources, toxic air contaminants, or odors. A commercial center 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

**6. 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?

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)?

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?

d) 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?

e) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations or by the California Department of Fish and Game or U. S. Fish and Wildlife Service?

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,

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
coastal, etc.) through direct removal, filling, hydrological interruption, or other means?				
g) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: GIS database, WRCMSHCP, On-site Inspection

Findings of Fact:

- a) The project site will not conflict with the provisions of an adopted Habitat Conservation Plan or other approved local, regional, or state conservation plan. Therefore, the impact is considered less than significant.
- b) The project is not anticipated to 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). Therefore, the impact is considered less than significant.
- c) The project is located in an MSHCP cell area, however, the cell area is not a conservation area. The project has been conditioned to provide a copy of the landscape plan to the County Biologist to ensure no invasive species will be utilized (Plot Plan No. 24054, COA. EPD. 1). Due to the possibility of burrowing owls located within the project vicinity, the project has been conditioned to conduct a pre-construction presence/absence survey for the burrowing owl prior to issuance of a grading permit (Plot Plan No. 24054, COA 60. EPD. 2). Therefore, the impact is considered less than significant with mitigation incorporated.
- d) The project is not anticipated to 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, the impact is considered less than significant.
- e) The project site will not have a substantial adverse effect on riparian or riverine habitat as identified by local or regional plans, policies, or regulations. Therefore, there is no impact.
- f) The project site does not contain wetlands, including, but not limited to, marsh, vernal pool, or coastal. Therefore, there is no impact.
- g) The project does not contain oak trees and will not conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance. Therefore, there is no impact.

Mitigation: The project has been conditioned to cause a review of the landscaping that will be used (Plot Plan No. 24054, COA. EPD. 1) to verify compliance with the MSHCP and to conduct a pre-construction presence/absence survey for the burrowing owl prior to issuance of a grading permit (Plot Plan No. 24054, COA 60. EPD. 2).

Monitoring: Monitoring shall be conducted by the Environmental Programs Department during the Building and Safety Plan Check process.



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

**7. 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 project site is not considered a historic site as there are no existing buildings on-site, and the project is not anticipated to cause an adverse change in the significance of a historical resource. Therefore, there is no impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

**8. Archaeological Resources**

a) Alter or destroy an archaeological site.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input 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 checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c) Disturb any human remains, including those interred outside of formal cemeteries?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Restrict existing religious or sacred uses within the potential impact area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: Project Application Materials

Findings of Fact:

a-b) As a result of archaeological investigation (PD-A-4572R1) and information submitted by the Soboba and of Luiseno Indians and the Pechanga Band of Luiseno Indians, archaeological monitoring is required for this project. Prior to the issuance of grading permits, the developer/permit holder shall retain and enter into a monitoring and mitigation service contract with a qualified Archaeologist for services. This professional shall be known as the "Project Monitor." The Project Monitor shall be included in the pre-grade meetings to provide cultural/historical sensitivity training including the establishment of set guidelines for ground disturbance in sensitive areas with the grading contractors and special interest monitors. The Project Monitor shall manage and oversee monitoring for all initial ground disturbing activities and excavation of each portion of the project site including clearing, grubbing, tree removals, grading, trenching, stockpiling of materials, rock crushing, structure demolition and etc. The Project Monitor shall have the authority to temporarily divert, redirect or halt the ground disturbance activities to allow identification, evaluation, and potential recovery of cultural resources in coordination with the special interest monitors. The developer/permit holder shall submit

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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a fully executed copy of the contract to the Riverside County Planning Department to ensure compliance with this condition of approval (Plot Plan No. 24054, COA 60.PLANNING.4).

As a result of archaeological investigation (PD-A-4572R1) and information submitted by the Soboba Band of Luiseno Indians and the Pechanga Band of Luiseno Indians, tribal monitoring is required for this project. Prior to the issuance of grading permits, the developer/permit holder shall enter into contract and retain a monitor(s) designated by the Soboba Band of Luiseno Indians and the Pechanga Band of Luiseno Indians. This group shall be known as the Special Interest Monitor (SI Monitor) for this project. The contract shall address the treatment and ultimate disposition of cultural resources which may include repatriation and/or curation in a Riverside County approved curation facility. The SI Monitors shall be on-site during all initial ground disturbing activities and excavation of each portion of the project site including clearing, grubbing, tree removals, grading, trenching, stockpiling of materials, rock crushing, structure demolition and etc. The SI Monitors shall have the authority to temporarily divert, redirect or halt the ground disturbance activities to allow identification, evaluation, and potential recovery of cultural resources in coordination with the appropriate Cultural Resources Professional such as an Archaeologist, Historic Archaeologist, Architectural Historian and/or Historian (Plot Plan No. 24054, COA 60.PLANNING.5). Therefore, the impact is considered less than significant with mitigation incorporated.

c) The project is not anticipated to disturb human remains; however, the project has been conditioned that if human remains are encountered, State Health and Safety Code Section 7050.5 states that no further disturbance shall occur until the County Coroner has made the necessary findings as to origin. Further, pursuant to Public Resources Code Section 5097.98 (b), remains shall be left in place and free from disturbance until a final decision as to the treatment and their disposition has been made. If the Riverside County Coroner determines the remains to be Native American, the Native American Heritage Commission shall be contacted within the period specified by law. Subsequently, the Native American Heritage Commission shall identify the "Most Likely Descendant." The Most Likely Descendant shall then make recommendations and engage in consultation with the County and the property owner concerning the treatment of the remains as provided in Public Resources Code Section 5097.98. Human remains from other ethnic/cultural groups with recognized historical associations to the project area shall also be subject to consultation between appropriate representatives from that group and the County Planning Director (Plot Plan No. 24054, COA 10. PLANNING. 3). This is a standard condition of approval and is not considered unique mitigation pursuant to CEQA. Therefore, the impact is considered less than significant.

d) The project site is not used for religious or sacred uses; therefore, there is no impact.

Mitigation: Prior to the issuance of grading permits, the developer/permit holder shall retain and enter into a monitoring and mitigation service contract with a qualified Archaeologist for services (Plot Plan No. 24054, COA 60.PLANNING.4), and the developer/permit holder shall enter into contract and retain a monitor(s) designated by the Soboba Band of Luiseno Indians and the Pechanga Band of Luiseno Indians (Plot Plan No. 24054, COA 60.PLANNING.5).

Monitoring: Mitigation monitoring shall occur through the Building & Safety Plan Check Process.

**9. Paleontological Resources**

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

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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feature?

Source: RCLIS

Findings of Fact:

a) This site is indicated in RCLIS as having a low potential for paleontological resources (fossils). The project is not likely to directly or indirectly destroy a unique paleontological resource, site, or unique geologic feature. The project is also being reviewed by the County Paleontologist who will condition the project according to the research results. 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

**10. 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?

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

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

Findings of Fact:

a) & b) The project site does not lie within a State of California Earthquake Fault Hazard Zone (formerly called an Alquist-Priolo Special Studies Zone). In addition, there are no active faults known to cross the site; therefore, the possibility of damage due to ground rupture is considered less than significant. 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. California Building Code (CBC) requirements pertaining to development will mitigate the potential impact to less than significant. As CBC requirements are applicable to all development, they are not considered mitigation for CEQA implementation purposes.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

**11. Liquefaction Potential Zone**

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



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

Findings of Fact:

a) According to RCLIS, the project site is located in an area with low potential for liquefaction. Therefore, there impact is considered less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

**12. 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:

a) 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. California Building Code (CBC) requirements pertaining to development will mitigate the potential impact to less than significant. As CBC requirements are applicable to all development, they are not considered mitigation for CEQA implementation purposes.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

**13. Landslide Risk**

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

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

Findings of Fact: According to the General Plan Figure, the project site is located in an area of low to locally moderate susceptibility to seismically induced landslides and rockfalls. The project will be required to implement the site-specific recommendations in the Geological Soils Report. These site-specific recommendations address temporary and permanent slopes, drainage, site preparation including any structural removals, compaction, utility trenches, fill materials, Soils observation, post-tensioned foundation and slab systems, preliminary foundations design parameters, slab-on-grade, settlement considerations, retaining walls, seismic coefficients, corrosion, and preliminary pavement design parameters. Therefore, impacts are considered less than significant.



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

Monitoring: No monitoring measures are required.

**14. 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: RCLIS

Findings of Fact:

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

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

**15. Other Geologic Hazards**

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

Source: On-site Inspection, 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. The project will be required to implement the site-specific recommendations in the Geological Soils Report. The impact is less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

**16. Slopes**

a) Change topography or ground surface relief features?

b) Create cut or fill slopes greater than 2:1 or higher than 10 feet?

c) Result in grading that affects or negates subsurface sewage disposal systems?

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Source: Riv. Co. 800 Scale Slope Maps, Project Application Materials

Findings of Fact:

a) - c) The project site is currently vacant. The construction of the commercial shopping center will slightly alter the topography of the site. The project proposes to grade the slopes to be similar to the natural slopes of the project site. The project does not propose cut or fill slopes greater than 2:1 or higher the 10 feet. The project will not result in grading that affects or negates subsurface sewage disposal systems. The project will have a less than significant impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

**17. Soils**

a) Result in substantial soil erosion or the loss of topsoil?

b) Be located on expansive soil, as defined in SECTION 1802.3.2 of the California Building Code (2007), creating substantial risks to life or property?

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

Findings of Fact:

a) The development of the project site may have the potential to result in soil erosion during grading and construction. Standard Conditions of Approval will be issued regarding soil erosion that will further ensure protection of public health, safety, and welfare upon final engineering of the project and are not considered mitigation for CEQA implementation purposes.

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 significant. As CBC requirements are applicable to all development, they are not considered mitigation for CEQA implementation purposes.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

**18. Erosion**

a) Change deposition, siltation, or erosion that may modify the channel of a river or stream or the bed of a lake?

b) Result in any increase in water erosion either on or off site?

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

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

a) Implementation of the proposed project will involve grading and various construction activities. Standard construction procedures, and federal, state and local regulations implemented in conjunction with the site's storm water pollution prevention plan (SWPPP) and its Best Management Practices (BMPs) required under the National Pollution Discharge System (NPDES) general construction permit, will minimize potential for erosion during construction. These practices will keep substantial amounts of soil material from eroding from the project site and prevent deposition within receiving waters located downstream. The project will have a less than significant impact.

b) The potential for on-site erosion will increase due to grading and excavating activities during the construction phase. However, temporary erosion control measures shall be implemented immediately following rough grading to prevent deposition of debris onto downstream properties or drainage facilities. Plans showing these measures shall be submitted to the Flood Control District for review (Plot Plan No. 24054, COA 60.FLOOD. RI. 3). The project will have a less than significant impact with mitigation incorporated.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

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

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

Source: Riverside County General Plan Figure S-8 "Wind Erosion Susceptibility Map," Ord. 460, Sec. 14.2 & Ord. 484

Findings of Fact:

a) The project site lies within a moderate area of wind erosion. The project will decrease the amount of exposed dirt, which is subject to wind erosion, with the incorporation of concrete, asphalt, and landscaping. No changes will be made on adjacent properties that would increase wind erosion offsite that would impact this project. Current levels of wind erosion on adjacent properties that would impact this site are considered less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

**HAZARDS AND HAZARDOUS MATERIALS** Would the project

**20. 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?



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

Source: Project Application Materials

Findings of Fact:

a) The proposed project should not create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials. However, the facility will require a business emergency plan for the storage of hazardous materials greater than 55 gallons, 200 cubic feet or 500 pounds, or any acutely hazardous materials or extremely hazardous substances (Plot Plan No. 24054, COA 90. E Health. 1). The project has been conditioned that if further review of the site indicates additional environmental health issues, the Hazardous Materials Management Division reserves the right to regulate the business in accordance with applicable Ordinances (Plot Plan No. 24054, COA 90. E Health. 2). These are standard conditions of approval and are not considered unique mitigation pursuant to CEQA. Therefore, the impact is considered less than significant.

In addition, during construction, hazardous materials such as oil, diesel fuel, and gasoline may be transported to and used at the project site. The California State Department of Toxic Substances Control (DTSC) operates programs for proper hazardous waste disposal and transport and takes enforcement actions against those who mishandle or dispose of hazardous wastes improperly. The Riverside County Department of Environmental Health, also requires licensed hazardous waste haulers to collect and transport hazardous wastes. Compliance with the requirements of the California State Department of Toxic Substances Control and the Riverside County Department of Environmental Health would reduce the impact to less than significant levels. Compliance with the requirements of the California DTSC and Riverside County of Environmental Health is not considered unique mitigation pursuant to CEQA.

b) The proposed project is not anticipated to result in 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. The project has been conditioned by Environmental Health to have a business emergency plan for the storage of hazardous materials greater than 55 gallons, 200 cubic feet, or 500 pounds, or for any acutely hazardous materials or extremely hazardous substances (Plot Plan No. 24054, COA 90. E Health. 1). This is a standard condition of approval and is not considered unique mitigation pursuant to CEQA. Therefore, the impact is considered less than significant.



Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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(c) The Riverside County General Plan includes a Standardized Emergency Management System Multi-Hazard Functional Plan that establishes the responsibilities of the various County agencies in times of a disaster. As the proposed project would not prohibit any of the Plan's policies from being enacted in the event of an emergency, the project will not interfere with the establishment and maintenance of this plan. Therefore, implementation of the proposed project is not expected to hamper or create any significant impact on the ability of the County to implement disaster plans in the event of an emergency. Impacts are considered less than significant.

(d) No portions of the proposed project are within a quarter-mile of a school site nor will the project emit hazardous emissions or handle acutely hazardous materials. No Impacts are anticipated.

(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.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
<b>21. Airports</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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

Findings of Fact:

(a) The project site is not located within the vicinity of any public or private airport; therefore, the project will not result in an inconsistency with an Airport Master Plan.

(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.

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

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

**22. Hazardous Fire Area**

a) Expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands?

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

a) According to the General Plan, the proposed project site is not located within a hazardous fire area, nor is it located within a high fire area according to RCLIS. The proposed project will not expose people or structures to a significant risk of loss, injury or death involving wild land fires, including where wild lands are adjacent to urbanized areas or where residences are intermixed with wild lands. The project will have a less than significant impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

**HYDROLOGY AND WATER QUALITY** Would the project

**23. 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?

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

c) Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)?

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?

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?



	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
f) Place within a 100-year flood hazard area structures which would impede or redirect flood flows?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
g) Otherwise substantially degrade water quality?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
h) Include new or retrofitted stormwater Treatment Control Best Management Practices (BMPs) (e.g. water quality treatment basins, constructed treatment wetlands), the operation of which could result in significant environmental effects (e.g. increased vectors and odors)?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

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

Findings of Fact:

a) A drainage area of approximately 27-acres is tributary to the north boundary of the site. Along the western boundary of the site, a 15-acre drainage area is tributary to the northwest intersection of Pourroy Road and Koon Street/Flossie Way along with a 10-acre watershed tributary to the northwest corner of Pourroy Road and Ruft Road. Tract 30599, located southwest of the site, constructed some drainage infrastructure in Pat Road and Pourroy Road. There are also some existing culverts located in Winchester Road which convey runoff from the west to the east side of Winchester Road. The Flood Control District's French Valley Channel (District Project No. 7-0-00205) is located just east of Winchester Road. A study titled "Preliminary Hydrology and Hydraulics Study for Pinnacle Winchester Plaza" prepared for the project by JCL Engineering and Consulting, Inc., dated February 12, 2008, was submitted to the Flood Control District for review with the Fast Track. The study's drainage plan proposes to collect the runoff into a storm drain at the north boundary of the site and convey those flows easterly in Koon Street, then southerly through the development to Pourroy Road and finally easterly in Pourroy Road/Albelia Street before discharging these flows into French Valley Channel. French Valley Channel is considered an adequate outlet and no mitigation for increased runoff resulting from this development is required. This facility shall be designed to collect and convey runoff based on a 'developed' condition of the tributary area. Due to the size of this proposed storm drain, it is likely that once it is constructed, the Flood Control District would be responsible for the operation and maintenance of this facility and therefore this facility will be designed and constructed to Flood Control District standards. If this facility will be Flood Control District maintained, the inlet for this facility shall be designed and constructed to Flood Control District standards and an access road with a turnaround for maintenance purposes from Koon Street to the inlet shall be provided. This may result in additional offsite easements or property to be acquired by the developer. It is proposed to collect the runoff tributary to the intersection of Pourroy Road and Ruft Road in a storm drain which discharges flows into the major storm drain that runs through the development. This inlet/storm drain cuts off a substantial amount of runoff tributary to the portion of the development located on the southwest side of Pourroy Road. It is proposed that flows tributary to the intersection of Pourroy Road and Koon Street/Flossie Way be conveyed southerly and adjacent to Pourroy Road to the inlet at Pourroy Road and Ruft Road. Additional drainage facilities may be necessary if these flows cannot be conveyed safely within road right of way or impact the adjacent properties. A preliminary project-specific Water Quality Management Plan (WQMP) was also submitted for review. In order to mitigate the development's impact on water quality, it is proposed to grade the site to create several drainage subareas with each subarea draining to a porous landscape detention (PLD) facility located throughout the parking areas. Runoff from each subarea is collected and treated in these facilities and then conveyed downstream. Each PLD shall be designed to treat the pollutants of concern for each tributary subarea or additional mitigation features may be necessary. Standard conditions have been imposed to ensure that the project does not substantially alter the existing drainage pattern of the site

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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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. These conditions are not considered unique mitigation pursuant to CEQA. Therefore, the impact is considered less than significant.

b) The project has been conditioned prior to grading permit issuance to submit copies of the improvement plans, grading plans, BMP improvement plans and any other necessary documentation along with supporting hydrologic and hydraulic calculations shall be submitted to the Flood Control District for review (Plot Plan No. 24054, COA 60. FLOOD RI. 2), and provide temporary erosion control (Plot Plan No. 24054, COA 60. FLOOD RI. 3). In addition, prior to grading permit issuance, a copy of the project specific WQMP shall be submitted to the Flood Control District for review and approval (Plot Plan No. 24054, COA 60. FLOOD RI. 9). All proposed BMP's shall be shown on the grading plan (Plot Plan No. 24054, COA 60. FLOOD RI. 2). To ensure that the public is not unduly burdened with future costs, prior to final approval or recordation of this case, the Flood Control District will require an acceptable financial mechanism to be implemented to provide for maintenance of the drainage facilities (Plot Plan No. 24054, COA 10. FLOOD RI. 13). Therefore, the impact is considered less than significant with mitigation incorporated.

Additionally, the project has been conditioned to provide to the Building and Safety Department evidence of compliance with the N.P.D.E.S. (National Pollutant Discharge Elimination System) requirement and to obtain a construction permit from the State Water Resource Control Board (SWRCB) prior to issuance of any grading or construction permit. The permit requirement applies to grading and construction sites of "ONE" acre or larger (the project site is 23.66 acres). The owner/operator would 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. Therefore, the impact is considered less than significant with mitigation incorporated.

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) The development of this site will adversely impact downstream property owners by increasing the rate and volume of flood flows. To mitigate this impact, the developer has proposed a detention basin. The project has been conditioned prior to grading permit issuance to submit copies of the plans for the basin and any other necessary documentation along with supporting hydrologic and hydraulic calculations shall be submitted to the Flood Control District for review (Plot Plan No. 24054, COA 60. FLOOD RI. 2). In addition, prior to grading permit issuance, a copy of the project specific WQMP shall be submitted to the Flood Control District for review and approval (Plot Plan No. 24054, COA 60. FLOOD RI. 9). All proposed BMP's shall be shown on the grading plan (Plot Plan No. 24054, COA 60. FLOOD RI. 2). Therefore, the impact is considered less than significant with mitigation incorporated.

e) The project site is not located within a 100-year flood hazard area. Therefore, the proposed project shall not place housing within a 100-year flood hazard area. Therefore, there is no impact.

f) The project site is not located within a 100-year flood hazard area. Therefore, the proposed project shall not place structures within a 100-year flood hazard 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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g) The proposed project is not anticipated to otherwise substantially degrade water quality. To avoid the substantial degradation of water quality, the project has been conditioned prior to the issuance of any grading or construction permits, to comply with the National Pollutant Discharge Elimination System, by developing and implementing a storm water pollution prevention plan, as well as a monitoring program and reporting plan for the construction site. The project has also been conditioned to submit a Final Water Quality Management Plan prior to grading permit issuance for review and approval. The WQMP addresses post-development water quality impacts from new development and re-development projects. These are standard conditions of approval and are not considered unique mitigation pursuant to CEQA. Therefore, the impact is considered less than significant.

h) The proposed project will include the construction of new or retrofitted stormwater Treatment Control Best Management Practices (BMPs) (e.g. water quality treatment basins, constructed treatment wetlands). The project will include a detention basin. Prior to grading permit issuance, a copy of the improvement plans, grading plans, BMP improvement plans and any other necessary documentation along with supporting hydrologic and hydraulic calculations shall be submitted to the Flood Control District for review. The plans must receive Flood Control District approval prior to the issuance of grading permits to ensure that the operation of the BMP's shall not result in significant environmental effects (Plot Plan No. 24054, COA 60. FLOOD RI. 2). The infiltration trench/bio swales will require maintenance by a public agency or commercial property owners association. To ensure that the public is not unduly burdened with future costs, prior to final approval or recordation of this case, the Flood Control District will require an acceptable financial mechanism to be implemented to provide for maintenance drainage facilities (Plot Plan No. 24054, COA 10. FLOOD RI. 13). Therefore, the impact is considered less than significant with mitigation incorporated.

Mitigation: Prior to grading permit issuance, a copy of the improvement plans, grading plans, BMP improvement plans and any other necessary documentation along with supporting hydrologic and hydraulic calculations shall be submitted to the Flood Control District for review. The plans must receive Flood Control District approval prior to the issuance of grading permits to ensure that the operation of the BMP's shall not result in significant environmental effects (Plot Plan No. 24054, COA 60. FLOOD RI. 2). The infiltration trench/bio swales will require maintenance by a public agency or commercial property owners association. To ensure that the public is not unduly burdened with future costs, prior to final approval or recordation of this case, the Flood Control District will require an acceptable financial mechanism to be implemented to provide for maintenance of the infiltration trench/bio swales (Plot Plan No. 24054, COA 10. FLOOD RI. 13). Therefore, the impact is considered less than significant with mitigation incorporated.

Monitoring: Monitoring shall be conducted by the Riverside County Flood Control District during the Building and Safety Plan Check process.

**24. 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

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
result in flooding on- or off-site?				
b) Changes in absorption rates or the rate and amount of surface runoff?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input 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 type="checkbox"/>	<input checked="" type="checkbox"/>

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

Findings of Fact:

a) Standard conditions have been imposed to ensure that the project does not 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. These conditions are not considered unique mitigation pursuant to CEQA. Therefore, the impact is considered less than significant.

b) The development of this site will increase the amount of surface runoff. To mitigate this impact, the developer has proposed a detention basin. The project has been conditioned prior to grading permit issuance to submit copies of the plans for the basin and any other necessary documentation along with supporting hydrologic and hydraulic calculations shall be submitted to the Flood Control District for review (Plot Plan No. 24054, COA 60. FLOOD RI. 2). In addition, prior to grading permit issuance, a copy of the project specific WQMP shall be submitted to the Flood Control District for review and approval (Plot Plan No. 24054, COA 60. FLOOD RI. 9). All proposed BMP's shall be shown on the grading plan (Plot Plan No. 24054, COA 60. FLOOD RI. 2). Therefore, the impact is considered less than significant with mitigation incorporated.

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 as the project is not located in a dam inundation area. The impact is less than significant.

d) The project site is not located within the vicinity of any water bodies and shall not result in changes in the amount of surface water in any water body. Therefore, there is no impact.

Mitigation: The project has been conditioned prior to grading permit issuance to submit copies of the plans for the basin and any other necessary documentation along with supporting hydrologic and hydraulic calculations shall be submitted to the Flood Control District for review (Plot Plan No. 24054, COA 60. FLOOD RI. 2). In addition, prior to grading permit issuance, a copy of the project specific WQMP shall be submitted to the Flood Control District for review and approval (Plot Plan No. 24054, COA 60. FLOOD RI. 9). All proposed BMP's shall be shown on the grading plan (Plot Plan No. 24054, COA 60. FLOOD RI. 2).

Monitoring: Monitoring shall be conducted by Riverside County Flood Control District during the Building & Safety plan check process.



	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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**LAND USE/PLANNING** Would the project

<b>25. Land Use</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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 checked="" type="checkbox"/>	<input type="checkbox"/>

Source: RCIP, GIS database, Project Application Materials

Findings of Fact:

a) The project site is located on a 23.66-acre vacant site. The project is located within the Community Development: Low Density Residential (CD: LDR) (1/2 Acre) land use designation and proposes to change to the Community Development: Commercial Retail (CD: CR) (0.20-0.35 Floor Area Ratio) land use designation which allows retail and service uses. The project is zoned Rural Residential (R-R) and proposes to change to General Commercial (C-1 / C-P) zoning which allows commercial uses.

The proposed project would include the operation of commercial uses which are consistent with the proposed land use designation and zoning classification. The changes in the General Plan designation and the zoning are consistent with the designations in the area and will provided much needed services in the area. Therefore, the impact is considered less than significant.

(b) The project site is located within the City of Murrieta's sphere of influence. However, the project will not negatively impact the City of Murrieta as the project is designed serve the surrounding community with commercial uses, therefore, the impact will be less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

<b>26. Planning</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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 community)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

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

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 will be consistent with the site's proposed zoning, General Commercial (C-1 / C-P) which allows commercial uses. Currently the project site is zoned Rural Residential (R-R). General Commercial (C-1 / C-P), which allows commercial uses such as shopping, retail, and service centers which is permitted within the General Commercial (C-1 / C-P), therefore, the project would be consistent with the proposed zoning classification. Therefore, the impact is less than significant.

b) The project site is surrounded by properties which are zoned Rural Residential (R-R) to the north, south and west and Specific Plan No. 286, Winchester 1800 to the east and south, One-Family Dwellings (R-1) to the west and commercially zoned Specific Plan to the northeast. The proposed project will be compatible with the surrounding zoning. The impact is considered less than significant.

c) The project site is surrounded by large residential land uses on the north, Winchester Road on the east, a vacant field to the south, and partially by Pourroy Road on the west. Although the project will not be consistent with surrounding land uses, the proposed project will provide commercial uses to the surrounding residents. Therefore, the impact is considered less than significant.

d) The project site is located on a 23.66-acre vacant site. The project is located within the Community Development: Low Density Residential (CD: LDR) (1/2 Acre) land use designation and proposes to change to the Community Development: Commercial Retail (CD: CR) (0.20-0.35 Floor Area Ratio) land use designation which allows retail and service uses. The proposed project would include the operation of commercial uses which are consistent with the proposed land use designation and zoning classification. It is also consistent with the General Plan designation to the northeast. Therefore, the impact is considered less than significant.

The project is consistent with the area policies and design guidelines and all other applicable policies of the Southwest Area Plan. The project is not located within a Specific Plan. Therefore, the impact is considered less than significant.

(e) The proposed project will not disrupt or divide any existing community. The impact is less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

**MINERAL RESOURCES** Would the project

	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<b>27. Mineral Resources</b>				
a) 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?	<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"/>



	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
d) Expose people or property to hazards from proposed, existing or abandoned quarries or mines?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

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

**Findings of Fact:**

a) The project site is within MRZ-3, which is defined as areas where the available geologic information indicates that mineral deposits are likely to exist; however, the significance of the deposit is undetermined.

The General Plan identifies policies that encourage protections for existing mining operations and for appropriate management of mineral extraction. A significant impact that would constitute a loss of availability of a known mineral resource would include unmanaged extraction or encroach on existing extraction. No existing or abandoned quarries or mines exist in the area surrounding the project site. The project does not propose any mineral extraction on the project site. Any mineral resources on the project site will be unavailable for the life of the project; however, the project will not result in the permanent loss of significant mineral resources.

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

**28. 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

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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project area to excessive noise levels?

NA  A  B  C  D

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

Findings of Fact:

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

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

**29. 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. No impacts will occur as a result of the proposed project.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

**30. Highway Noise**

NA  A  B  C  D

Source: On-site Inspection, Project Application Materials

Findings of Fact: Although the project is located adjacent to Winchester Road, the project proposes commercial uses which are not considered sensitive noise receptors. No impacts will occur as a result of the proposed project.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

**31. Other Noise**

NA  A  B  C  D

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Source: Project Application Materials, GIS database

Findings of Fact: No other noise will impact the project.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<b>32. Noise Effects on or by the Project</b>				
a) A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Exposure of persons to or generation of excessive ground-borne vibration or ground-borne noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Source: Project Application Materials

Findings of Fact:

a) Operation of the proposed project would result in an increase in ambient noise levels as the result of the commercial use. Ordinance No. 847 prohibits sounds in excess of land use specific standards. For agriculture land uses, the maximum sound level is 45 Db  $L_{max}$ . Exceptions to this standard are available for construction, single events, or continuous events; single event exceptions require approval of the Planning Director and continuous event exceptions require approval from the Planning Commission. Additionally, if a significant amount of excessive noise complaints have been received, one year after issuance of occupancy, the Director may reconsider the hours of operation. Furthermore, if a significant amount of complaints have been received, the project will be required to conduct noise monitoring reports. With implementation of the recommended mitigation measures, the project will have a less than significant impact.

b) This project will cause a temporary increase in ambient noise levels in the project vicinity above levels existing without the project during construction of the acceleration/deceleration lane. To minimize ambient noise levels upon sensitive receptors during construction of the proposed project, grading and construction shall be restricted to daylight hours. Therefore, the impact is considered less than significant.

c) Ordinance No. 847 prohibits sounds in excess of land use specific standards. For agriculture land uses, the maximum sound level is 45 Db  $L_{max}$ . Exceptions to this standard are available for construction, single events, or continuous events; single event exceptions require approval of the Planning Director and continuous event exceptions require approval from the Planning Commission.



Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Additionally, if a significant amount of excessive noise complaints have been received, one year after issuance of occupancy, the Director may reconsider the hours of operation. Furthermore, if a significant amount of complaints have been received, the project will be required to conduct noise monitoring reports. With implementation of the recommended mitigation measures, the project will have a less than significant impact.

d) During the operational phase, the proposed project will not generate excessive groundborne vibrations or groundborne noise levels. However, groundborne vibrations may be generated infrequently by use of heavy construction machinery during the construction of the proposed project. This type of construction will be temporary and infrequent, and would be considered a less than significant adverse impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

**POPULATION AND HOUSING** Would the project

**33. Housing**

a) Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere?

b) Create a demand for additional housing, particularly housing affordable to households earning 80% or less of the County's median income?

c) Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?

d) Affect a County Redevelopment Project Area?

e) Cumulatively exceed official regional or local population projections?

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)?

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

Findings of Fact:

a) The project site is currently vacant; therefore, the proposed project will not displace substantial numbers of people, necessitating the construction of replacement housing elsewhere. There will be no impact.

b) The project may create employment opportunities, but not substantial enough to create a demand for additional housing. There will be no 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 displace substantial numbers of people, necessitating the construction of replacement housing elsewhere. There will be no impact.
- d) The project is not located within or near a County Redevelopment Project Area. There will be no impact.
- e) The project is consistent with the general plan land use designation of the site. The project will not cumulatively exceed official regional or local population projections. There will be no impact.
- f) The project will not induce substantial population growth in an area. There will be no 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:

**34. Fire Services**

Source: Riverside County General Plan Safety Element

Findings of Fact: The project area is serviced by the Riverside County Fire Department. Any potential significant effects will be mitigated by the payment of standard fees to the County of Riverside. The project will not directly physically alter existing facilities or result in the construction of new facilities. Any construction of new facilities required by the cumulative effects of surrounding projects would have to meet all applicable environmental standards. The project shall comply with County Ordinance No. 659 to mitigate the potential effects to fire services. (COA 90.PLANNING.31). 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.

**35. Sheriff Services**

Source: RCIP

Findings of Fact: The proposed area is serviced by the Riverside County Sheriff's Department. The proposed project would not have an incremental effect on the level of sheriff services provided in the vicinity of the project area. Any construction of new facilities required by the cumulative effects of this project and surrounding projects would have to meet all applicable environmental standards. The project shall comply with County Ordinance No. 659 to mitigate the potential effects to sheriff services.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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(COA 90.PLANNING.31). 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.

**36. Schools**

Source: Hemet Unified School District correspondence, 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 Hemet Unified 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. (COA 80.PLANNING.17) 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.

**37. Libraries**

Source: RCIP

Findings of Fact: The proposed project will not create a significant incremental demand for library services. The project will not require the provision of new or altered government facilities at this time. Any construction of new facilities required by the cumulative effects of surrounding projects would have to meet all applicable environmental standards. This project shall comply with County Ordinance No. 659 to mitigate the potential effects to library services. (COA 90.PLANNING.31). 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.

**38. Health Services**

Source: RCIP

Findings of Fact: In the event of an emergency, employees of the proposed project may access several hospitals located within the service parameters of County health centers. Because the project involves business development, the demand for health services will remain relatively

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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constant over time. Because the project is located within the service area of several health care facilities, the project impacts are considered to be less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

**RECREATION**

**39. 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?

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?

c) Is the project located within a C.S.A. or recreation and park district with a Community Parks and Recreation Plan (Quimby fees)?

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

Findings of Fact:

a) & b) The proposed commercial center will not require the construction or expansion of recreational facilities. Therefore, no impacts associated with recreational facilities are anticipated.

c) The project site is not located within County Service Area (CSA) and because the project is commercial, it is not required to pay Quimby fees. There will be no impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

**40. Recreational Trails**

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

Findings of Fact: No recreational trails are proposed along the project site. There are no impacts.

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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**TRANSPORTATION/TRAFFIC** Would the project

**41. Circulation**

a) Cause an increase in traffic which is substantial in relation to the existing traffic load and capacity of the street system (i.e., result in a substantial increase in either the number of vehicle trips, the volume to capacity ratio on roads, or congestion at intersections)?

b) Result in inadequate parking capacity?

c) Exceed, either individually or cumulatively, a level of service standard established by the county congestion management agency for designated road or highways?

d) 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?

e) Alter waterborne, rail or air traffic?

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

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

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

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

j) Conflict with adopted policies supporting alternative transportation (e.g. bus turnouts, bicycle racks)?

Source: General Plan, Transportation Comments

Findings of Fact: The Transportation Department has required a traffic study for the proposed project.

a) The project proposes a 160,680 square foot commercial center consisting of drugstore, bank, gas station/convenience store, day care facility, market, restaurants, and retail uses in buildings ranging from 3,000 to 55,000 square feet with 1,014 parking spaces. The project will cause an increase in traffic which is substantial in relation to the existing traffic load and capacity of the street system, which will result in a substantial increase in the number of vehicle trips, or congestion at intersections. However, the project will be conditioned for improvements by the Transportation Department such as signaling and right of way improvements. Also, the assessment of County fees, such as Development Impact Fees (DIF) and Transportation Uniform Mitigation Fees (TUMF), however, would reduce any impacts to a less than significant level. This is a standard condition of approval and is not considered unique mitigation pursuant to CEQA. Therefore, the impact is considered less than significant with mitigation incorporated.

b) The project will be required to meet all parking requirements of Ordinance 348 Section 18.12 "Off-Street Parking." Therefore, the impact is considered less than significant.



Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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- c) The Transportation department will condition the project for improvements in order to maintain adequate levels of service. Therefore, the impact is considered less than significant with mitigation incorporated.
- d) The project does not propose any uses, design features, or other obstacles (i.e. blinking strobe lights, high-rise towers, etc.) which would impact air traffic patterns.
- e) Project implementation would not alter waterborne, rail, or air traffic.
- f) The project will not substantially increase hazards to a design feature.
- g) The project would contribute to the cumulative deterioration of nearby roadways. The assessment of County fees, such as Development Impact Fees (DIF) and Transportation Uniform Mitigation Fees (TUMF), however, would reduce any impacts to a less than significant level. This is a standard condition of approval and is not considered unique mitigation pursuant to CEQA. Therefore, the impact is considered less than significant.
- h) Considering the temporary nature of construction activity, the nature of traffic circulation in the project area, and established County requirements for traffic control on public roadways during construction, potential impacts to traffic circulation are considered less than significant.
- i) The proposed project will not restrict access to nearby uses. Additionally, considering the temporary nature of project construction, the volume of traffic circulation in the area, and established County requirements for traffic control on public roadways during construction, the project is expected to have less than significant impacts upon emergency access during construction. Emergency access throughout the project site will be developed in accordance with County ordinances, standard conditions of approval, and permits related to emergency access.
- j) Currently, the Riverside Transit Authority (RTA) may operate a bus route within close proximity to the project area. Two (2) bus turnouts are provided as part of the project design. The proposed project would not conflict with any adopted policies supporting alternative transportation. There will be no impact.

Mitigation: The project will be conditioned to comply with the traffic study and other improvements as required by the Transportation department.

Monitoring: Monitoring shall be conducted by the Transportation Department during the Building & Safety plan check process.

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**42. Bike Trails**

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Source: RCIP

Findings of Fact: The General Plan does not identify any bike trails located on the property; therefore, there will be no impacts.

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

**43. 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) The project will be served by Eastern Municipal Water District (EMWD) pursuant to the arrangement of financial agreements. The project will not physically alter existing 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. Therefore, the impact is considered less than significant.

b) The project will have sufficient water supplies available to serve the project by Eastern Municipal Water District (EMWD) pursuant to the arrangement of financial agreements. Therefore, the impact is considered less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

**44. Sewer**

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

b) Result in a determination by the wastewater treatment provider that serves or may service the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?

Source: Department of Environmental Health Review

Findings of Fact:

a-b) The project will not require or result in the construction of new wastewater treatment facilities, including septic systems. The project will require the extension of service facilities to the site, the

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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construction of which would not cause significant environmental effects. No septic systems are proposed. The project will tie into the existing EMWD facilities. Therefore, the impact is considered less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

**45. Solid Waste**

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

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

Source: RCIP, 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. Therefore, the impact is considered less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

**46. Utilities**

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

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

Source: RCIP

Findings of Fact:



Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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a-h) 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 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, Eastern Municipal Water District, Verizon, Riverside County Flood Control and Riverside County Transportation Department will ensure that potential impacts to utility systems are reduced to a non-significant level.

Based on data available at this time, no offsite utility improvements will be required to support this project, other than improvement of local roadways. Therefore, the impact is considered less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

**MANDATORY FINDINGS OF SIGNIFICANCE**

47. 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 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.

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



Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Source: Staff review, Project Application Materials

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

49. Does the project have environmental effects that will cause substantial adverse effects on human beings, either directly or indirectly?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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Source: Staff review, project application

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

**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:

RCLIS

Flood Control District

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

**Location:** County of Riverside Planning Department  
4080 Lemon Street, 9th Floor  
Riverside, CA 92505

KH:kh  
Y:\Planning Case Files-Riverside office\PP24054\DH-PC-BOS Hearings\9.30.09 PC\EA41906.GPA CZ.doc  
Revised: 9/01/09



*Riverside County*  
**Waste Management Department**

*Hans W. Kernkamp, General Manager-Chief Engineer*

May 11, 2009

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

**RE: Plot Plan No. 24054 (Fast Track No. 2009-01)**  
**Proposal: The PP proposes to construct a 160,680 s.f. commercial center.**  
**APN: 476-010-015;-016;-017**

Dear Ms. Hesterly:

The Riverside County Waste Management Department (Department) has reviewed the proposed project located south of Flossie Way, east of Pourroy Road, and west of Winchester Road, in the Southwest 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 for EACH building**, 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 for EACH building**, 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 and as verified by the Riverside County Building and Safety Department through site inspection.
3. **Prior to issuance of a building permit**, a Waste Recycling Plan (WRP) shall be submitted to the 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 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. Materials can be taken directly to recycling facilities (Riverside County Waste Management Department, Recycling Section, can be contacted directly at 951.486.3200 for a list of facilities), or arrangements can be made through the franchise hauler and/or a construction clean-up business.

4. **Prior to issuance of an occupancy permit**, evidence (i.e., receipts or other type verification) to demonstrate project compliance with the approved WRP shall be presented by the project proponent to the Planning/Recycling Division of the Riverside County Waste Management Department in order to clear the project for occupancy permits.
5. Since hazardous materials are not accepted at Riverside County landfills, the project proponent shall take any hazardous wastes, including paint used during construction, to facilities that are permitted to receive them, in accordance with local, state, and federal regulations. For further information, please contact the Household Hazardous Waste Collection Program at 1-800-304-2226.
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) 486-3351.

Sincerely,



Ryan Ross  
Planner IV



LAND DEVELOPMENT COMMITTEE  
INITIAL CASE TRANSMITTAL  
RIVERSIDE COUNTY PLANNING DEPARTMENT - RIVERSIDE  
P.O. Box 1409  
Riverside, CA 92502-1409

DATE: April 24, 2009

TO:

Riv. Co. Transportation Dept.  
Riv. Co. Environmental Health Dept.  
Riv. Co. Flood Control District  
Riv. Co. Fire Department  
Riv. Co. Dept. of Bldg. & Safety - Grading  
Regional Parks & Open Space District  
Riv. Co. Environmental Programs Dept.  
P.D. Geology Section-D. Jones  
P.D. Trails Section-Christina Lindsay  
P.D. Landscaping Section-R. Dyo  
P.D. Archaeology Section-L. Mouriquand

Riv. Co. Surveyor Attn: Dave Duda  
Riverside Transit Agency  
Riv. Co. Sheriff's Dept.  
Riv. Co. Waste Management Dept.  
3rd District Supervisor  
3rd District Planning Commissioner  
Valley-Wide Recreation & Parks Dist.  
Hemet Unified School Dist.  
City of Murrieta  
California Native American Heritage  
Eastern Information Center

California Council for the Blind  
Riverside County Office of Aging  
Reg. Water Qlty. Control Board of San Diego  
Eastern Municipal Water Dist.  
Economic Dev. Agency Fast Track  
Verizon  
CALTRANS District #8  
Time Warner Cable  
Southern California Edison  
Southern California Gas Co.

**GENERAL PLAN AMENDMENT NO. 1050, CHANGE OF ZONE NO. 7709, TENTATIVE PARCEL MAP NO. 36161, AND PLOT PLAN NO. 24054** – Fast Track No. 2009-01 – EA41906 – Applicant: Pinnacle Winchester, LP – Engineer/ Representative: JLC Engineering– Third Supervisorial District – Rancho California Zoning Area: Southwest Area Plan: Community Development: Low Density Residential (CD: LDR) (1/2 Acre Minimum) – Location: Southerly of Flossie Way, easterly of Pourroy Road, and westerly of Winchester Road – 23.66 Gross Acres – Zoning: Rural Residential (R-R) – **REQUEST: The General Plan Amendment** proposes to amend the existing General Plan land use designation from Community Development: Low Density Residential (CD: LDR) (1/2 Acre Minimum) to Community Development: Commercial Retail (CD: CR) (0.20-0.35 Floor Area Ratio). The **Change of Zone** proposes to change the zoning classification from Rural Residential (R-R) to General Commercial (C-1/C-P). The **Tentative Parcel Map** is a Schedule E subdivision of 23.66 acres into six (6) parcels for commercial purposes. The **Plot Plan** proposes a 160,680 square foot commercial center consisting of drugstore, bank, gas station/convenience store, day care facility, market, restaurants, and retail uses in buildings ranging from 3,000 to 55,000 square feet with 1,014 parking spaces. The project proposes to be constructed in three (3) phases. - APN: 476-010-015, 476-010-016, 476-010-017

Please review the attached map(s) and/or exhibit(s) for the above-described project. This case is scheduled for a **LDC meeting on May 14, 2009**. All LDC 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 **Kinika Hesterly**, Project Planner, at (951) 955-0879 or email at [khesterl@rcplma.org](mailto:khesterl@rcplma.org) / **MAILSTOP# 1070**.

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.*

**COUNTY OF RIVERSIDE**  
**TRANSPORTATION AND LAND MANAGEMENT AGENCY**  
**Planning Department**  
*Ron Goldman · Planning Director*

**APPLICATION FOR SUBDIVISION AND DEVELOPMENT**

CHECK ONE AS APPROPRIATE:

- |  |   |   |
|--|---|---|
| <input type="checkbox"/> TRACT MAP             | <input type="checkbox"/> MINOR CHANGE           | <input type="checkbox"/> VESTING MAP            |
| <input type="checkbox"/> REVISED MAP           | <input type="checkbox"/> REVERSION TO ACREAGE   | <input type="checkbox"/> EXPIRED RECORDABLE MAP |
| <input checked="" type="checkbox"/> PARCEL MAP | <input type="checkbox"/> AMENDMENT TO FINAL MAP |   |

*INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED.*

CASE NUMBER: ~~GPA 01050~~ PM36161 DATE SUBMITTED: \_\_\_\_\_

**APPLICATION INFORMATION**

Applicant's Name: Suzanne Scarborough E-Mail: sscarborough@pinnaclehotelsusa.com

Mailing Address: 8369 Vickers Street, Suite 101  
San Diego CA 92111  
City State ZIP

Daytime Phone No: (858) 974-8201 ext. 330 Fax No: (858) 974-8203

Engineer/Representative's Name: (Same as above) E-Mail: \_\_\_\_\_

Mailing Address: \_\_\_\_\_  
Street City State ZIP

Daytime Phone No: (\_\_\_\_) \_\_\_\_\_ Fax No: (\_\_\_\_) \_\_\_\_\_

Property Owner's Name: Pinnacle Winchester LP E-Mail: sscarborough@pinnaclehotelsusa.com

Mailing Address: 8369 Vickers Street, Suite 101  
San Diego CA 92111  
City State ZIP

Daytime Phone No: (858) 974-8201 ext. 330 Fax No: (858) 974-8203

If additional persons have an ownership interest in the subject property in addition to that indicated above, attach a separate sheet that references the application case number and lists the names, mailing addresses, and phone numbers of those 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.



January 19, 2009

Riverside County Planning Department  
4080 Lemon Street, 9<sup>th</sup> Floor  
Riverside, CA 92502  
Attn: Alisa Krizek

**Re: Pinnacle Plaza (formerly Winchester Plaza)**  
**APN: 476-010-015, -016, -017**

I hereby authorize Suzanne Scarborough to act as our agent and applicant, respectively, in the processing of all necessary applications and permits for the above-referenced project. This includes, but is not limited to, our applications for a General Plan Amendment, Change of Zone, Parcel Map, and Plot Plan.

Please update all case files and applications in process to reflect Suzanne Scarborough as the applicant and point of contact.

Best Regards,

A handwritten signature in black ink, appearing to read "Barry Lall".

Barry Lall  
President / CEO





**APPLICATION FOR SUBDIVISION AND DEVELOPMENT**

Proposal (describe project, indicate the number of proposed lots/parcels, units, and the schedule of the subdivision, whether the project is a Vesting Map or Planned Residential Development (PRD):

6 parcel Subdivision, Schedule A map of 23.66 acres

Related cases filed in conjunction with this request:

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

If yes, provide Case No(s). GPA 01050 (Parcel Map, Zone Change, etc.)

E.A. No. (if known) \_\_\_\_\_ E.I.R. No. (if applicable): N/A

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: \_\_\_\_\_

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) \_\_\_\_\_

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) 200'

Will the proposal 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: Site balances @ final

Estimated amount of fill = cubic yards: Engineering / Precise Grade

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

Import \_\_\_\_\_ Export \_\_\_\_\_ Neither

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

N/A

**APPLICATION FOR SUBDIVISION AND DEVELOPMENT**

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

N/A

How many anticipated truckloads? 0 truck loads.

What is the square footage of usable pad area? (area excluding all slopes) 43,560 sq. ft.

If this is a residential subdivision, is it located in a Recreation and Park District or County Service Area authorized to collect fees for park and recreational services? Yes  No  Commercial

If yes, does the subdivision intend to dedicate land or pay Quimby fees, or a combination of both?

Dedicate land  Pay Quimby fees  Combination of both

Is the subdivision 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

Does the subdivision exceed more than one acre in area? Yes  No

If yes, in which one of the following watersheds is it located (refer to Riverside County GIS for watershed location)?

Check answer:

Santa Ana River

Santa Margarita River

San Jacinto River

Colorado River

**HAZARDOUS WASTE SITE DISCLOSURE 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 is located on or near an identified site. Under the statute, no application shall be accepted as complete without this signed statement.

I (~~we~~) certify that I (~~we~~) have investigated our project with respect to its location on or near an identified hazardous waste site and that my (~~our~~) answers are true and correct to the best of my (~~our~~) knowledge. My (~~our~~) investigation has shown that:

The project is not located on or near an identified hazardous waste site.

The project is located on or near an identified hazardous waste site. Please list the location of the hazardous waste site(s) on an attached sheet.

Owner/Representative (1) Anganne Scarborough Date 2/10/09

Owner/Representative (2) \_\_\_\_\_ Date \_\_\_\_\_

**COUNTY OF RIVERSIDE**  
**TRANSPORTATION AND LAND MANAGEMENT AGENCY**  
**Planning Department**  
*Ron Goldman · Planning Director*

**APPLICATION FOR LAND USE AND DEVELOPMENT**

CHECK ONE AS APPROPRIATE:

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

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED.

CASE NUMBER: ~~GRA 01050~~ PP2405A                      DATE SUBMITTED: 4/6/09

**APPLICATION INFORMATION**

Applicant's Name: Suzanne Scarborough                      E-Mail: SScarborough@Pinnaclehotelsusa.com

Mailing Address: 8369 Vickers Street, Suite 101  
San Diego                      CA                      92111  
City                                      State                                      ZIP

Daytime Phone No: (858) 974-8201, ext. 330                      Fax No: (858) 974-8203

Engineer/Representative's Name: (same as above)                      E-Mail: \_\_\_\_\_

Mailing Address: \_\_\_\_\_  
Street                                      City                                      State                                      ZIP

Daytime Phone No: (\_\_\_\_) \_\_\_\_\_                      Fax No: (\_\_\_\_) \_\_\_\_\_

Property Owner's Name: Pinnacle Winchester, LP                      E-Mail: SScarborough@Pinnaclehotelsusa.com

Mailing Address: 8369 Vickers Street, Suite 101  
San Diego                      CA                      92111  
City                                      State                                      ZIP

Daytime Phone No: (858) 974-8201 x330                      Fax No: (858) 974-8203

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.



December 6, 2012

Riverside County Planning Department  
4080 Lemon Street, 12<sup>th</sup> Floor  
Riverside, CA 92501  
Attn: H.P. Kang

**Re: Pinnacle Plaza PP24054**

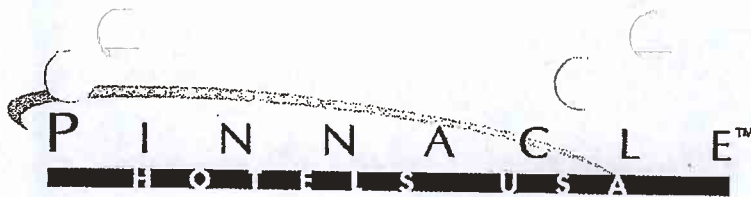
I hereby authorize Riverside County Planning Department to proceed with project submittal to the Board of Supervisors for review.

Best Regards,

A handwritten signature in black ink, appearing to read "Barry Lall", written over a horizontal line.

Barry Lall  
President / CEO





January 19, 2009

Riverside County Planning Department  
4080 Lemon Street, 9<sup>th</sup> Floor  
Riverside, CA 92502  
Attn: Alisa Krizek

**Re: Pinnacle Plaza (formerly Winchester Plaza)**  
**APN: 476-010-015, -016, -017**

I hereby authorize Suzanne Scarborough to act as our agent and applicant, respectively, in the processing of all necessary applications and permits for the above-referenced project. This includes, but is not limited to, our applications for a General Plan Amendment, Change of Zone, Parcel Map, and Plot Plan.

Please update all case files and applications in process to reflect Suzanne Scarborough as the applicant and point of contact.

Best Regards,

A handwritten signature in black ink, appearing to read "Barry Lall", written over a horizontal line.

Barry Lall  
President / CEO

## NOTICE OF PUBLIC HEARING

A **PUBLIC HEARING** has been scheduled, pursuant to Riverside County Land Use and Subdivision Ordinance Nos. 348 460, before the **RIVERSIDE COUNTY PLANNING COMMISSION** to consider the project shown below:

**GENERAL PLAN AMENDMENT NO. 1050 / CHANGE OF ZONE NO. 7709 / TENTATIVE PARCEL MAP NO. 36161 / PLOT PLAN NO. 24054** – Fast Track No. 2009-01 – CEQA Exempt – Applicant: Pinnacle Winchester, LP – Engineer/ Representative: JLC Engineering– Third Supervisorial District – Rancho California Zoning Area: Southwest Area Plan: Community Development: Low Density Residential (CD: LDR) (1/2 Acre Minimum) – Location: Southerly of Flossie Way, easterly of Pourroy Road, and westerly of Winchester Road – 23.66 Gross Acres – Zoning: Rural Residential (R-R) – **REQUEST:** The General Plan Amendment proposes to amend the existing General Plan land use designation from Community Development: Low Density Residential (CD: LDR) (1/2 Acre Minimum) to Community Development: Commercial Retail (CD: CR) (0.20-0.35 Floor Area Ratio). The Change of Zone proposes to change the zoning classification from Rural Residential (R-R) to General Commercial (C-1/C-P). The Tentative Parcel Map is a Schedule E subdivision of 23.66 acres into six (6) parcels for commercial purposes. The Plot Plan proposes a 160,680 square foot commercial center consisting of drugstore, bank, gas station/convenience store, day care facility, market, restaurants, and retail uses in buildings ranging from 3,000 to 55,000 square feet with 1,014 parking spaces. The project proposes to be constructed in three (3) phases - APN: 476-010-015, 476-010-016, 476-010-017. (Legislative)

TIME OF HEARING: 9:00 a.m. or as soon as possible thereafter.  
DATE OF HEARING: August 19, 2009  
PLACE OF HEARING: RIVERSIDE COUNTY ADMINISTRATIVE CENTER  
BOARD CHAMBERS, 1ST FLOOR  
4080 LEMON STREET  
RIVERSIDE, CA 92501

For further information regarding this project, please contact Kinika Hesterly, Project Planner at 951-955-1888 or e-mail [khesterl@rctlma.org](mailto:khesterl@rctlma.org), or go to the County Planning Department's Planning Commission agenda web page at [www.tlma.co.riverside.ca.us/planning/pc.html](http://www.tlma.co.riverside.ca.us/planning/pc.html)

The Riverside County Planning Department has determined that the above-described application is exempt from the provisions of the California Environmental Quality Act (CEQA). The Planning Commission will consider the proposed application at the public hearing.

The case file for the proposed project may be viewed Monday through Friday, from 8:00 A.M. to 5:00 P.M. at the Planning Department office, located at 4080 Lemon St. 9th Floor, Riverside, CA 92501.

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

If this project is challenged in court, the issues may be limited to those raised at the public hearing, described in this notice, or in written correspondence delivered to the Planning Commission at, or prior to, the public hearing. Be advised that as a result of public hearings and comment, the Planning Commission may amend, in whole or in part, the proposed project. Accordingly, the designations, development standards, design or improvements, or any properties or lands within the boundaries of the proposed project, may be changed in a way other than specifically proposed.

Please send all written correspondence to:  
RIVERSIDE COUNTY PLANNING DEPARTMENT  
Attn: Kinika Hesterly  
P.O. Box 1409, Riverside, CA 92502-1409

**PROPERTY OWNERS CERTIFICATION FORM**

I David Mares, certify that on 5/15/14 the attached property owners list was prepared by RIVERSIDE COUNTY PLANNING DEPARTMENT APN(s) for case numbers PP24054/PM36161 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: David Mares

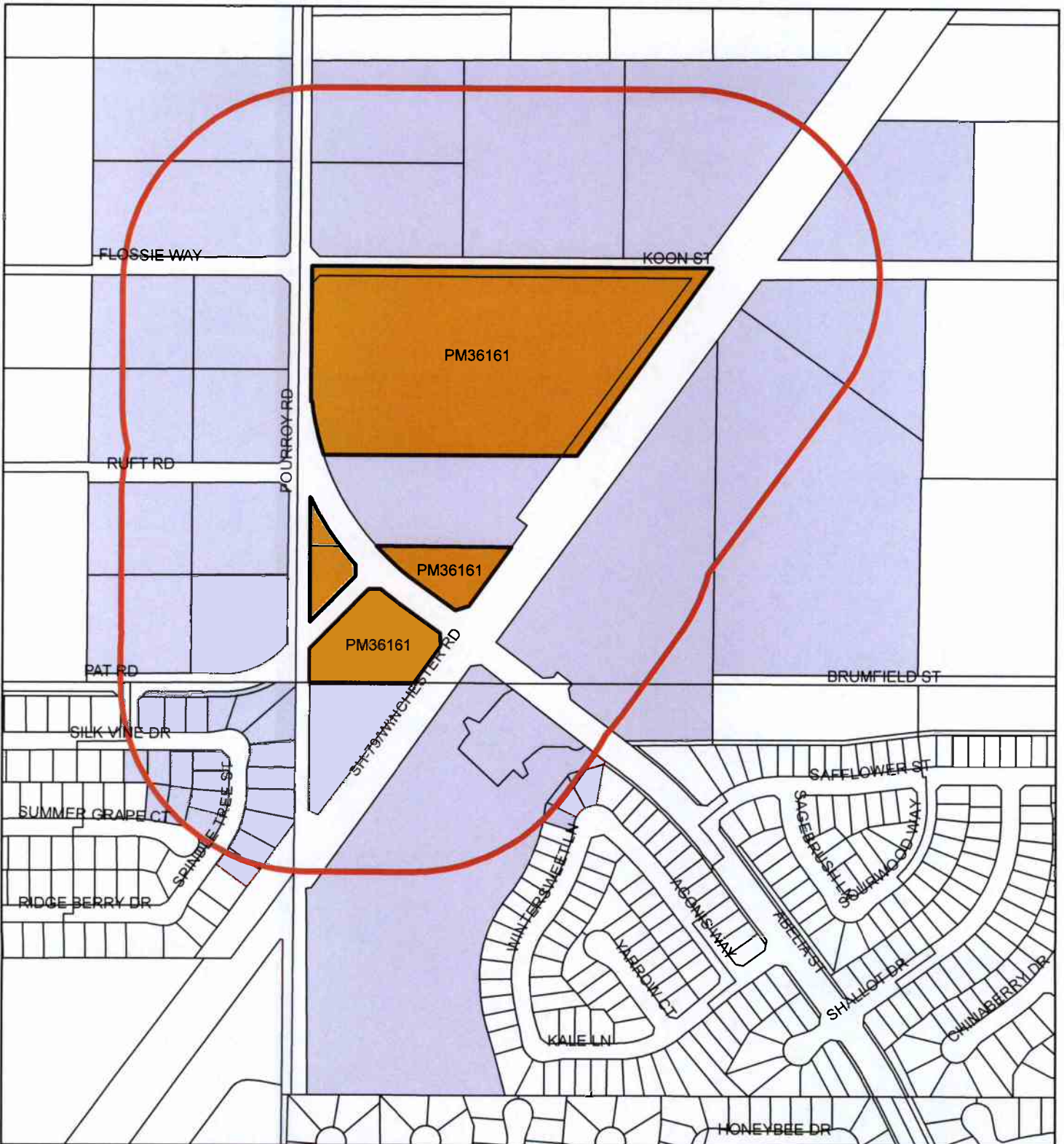
TITLE: PRINCIPAL PLANNER

ADDRESS: 4080 Lemon Street, 12<sup>th</sup> Floor, Riverside CA 92501

TELEPHONE: 951-955-9076



# PM36161 (600 Foot Buffer)



-  Case Owner Buffer
-  Case Boundary
-  Parcel Boundaries
-  Surrounding Owner Parcels



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.



JOSE A ALANZO  
31927 SILK VINE DR  
WINCHESTER, CA. 92596

STEFAN BATTO  
34548 SPINDLE TREE ST  
WINCHESTER, CA. 92596

TIMOTHY S BERTSCH  
31913 SILK VINE DR  
WINCHESTER, CA. 92596

JIMI LEE BILON  
31950 SILK VINE DR  
WINCHESTER, CA. 92596

PEDRO A CAMBEROS  
31875 FLOSSIE WAY  
WINCHESTER, CA. 92596

ROBERT SCOTT CARLSON  
34205 POURROY RD  
WINCHESTER, CA. 92596

DASHKA CELESTIN  
34534 SPINDLE TREE ST  
WINCHESTER, CA. 92596

NED DEMOREST  
C/O NED & SUZANNE DEMOREST  
8605 GREEN VALLEY RD  
CAMBRIA, CA. 93428

CHESTER T ELPHICK  
34571 WINTERSWEET LN  
WINCHESTER, CA. 92596

AESPERITA FLENOID  
34220 POURROY RD  
WINCHESTER, CA. 92596

GARCIA EVELYN L TRUST  
C/O SUSAN L RODE CLIFTON  
7556 SULLIVAN PL  
BUENA PARK, CA. 90621

JOHN GEALTA  
34185 POURROY RD  
WINCHESTER, CA. 92596

ROBERT RICHARD GONZALES  
34555 WINTERSWEET LN  
WINCHESTER, CA. 92596

DANIEL ALLEN GOULD  
31941 SILK VINE DR  
WINCHESTER, CA. 92596

JOHN GREUTMAN  
34576 SPINDLE TREE ST  
WINCHESTER, CA. 92596

DANIEL HERNANDEZ  
31978 SILK VINE DR  
WINCHESTER, CA. 92596

BRENT KLASSEN  
31944 SUMMER GRAPE CT  
WINCHESTER, CA. 92596

ANDREW LEOPOLD  
34590 SPINDLE TREE ST  
WINCHESTER, CA. 92596

WILLIAM R LIESMAN  
34155 WINCHESTER RD  
WINCHESTER, CA. 92596

DEWEY J MARTINEAU  
34250 POURROY RD  
WINCHESTER, CA. 92596

VERONA CAROL NEMBARD  
31930 SUMMER GRAPE CT  
WINCHESTER, CA. 92596

DAVID GLENN NEWMAN  
31936 SILK VINE DR  
WINCHESTER, CA. 92596

TASHA LEFAYE ORNELAS  
31922 SILK VINE DR  
WINCHESTER, CA. 92596

CHARLES J PICKENS  
19023 E VIA DE ARBOLES  
QUEEN CREEK, AZ. 85242

PINNACLE WINCHESTER  
C/O BARRY LALL  
8369 VICKERS ST NO 101  
SAN DIEGO, CA. 92111

RANCON SEVILLA 180  
41391 KALMIA ST STE 200  
MURRIETA, CA. 92562

RUSSELL M REINHARD  
31992 SILK VINE DR  
WINCHESTER, CA. 92596

VASILIOS RIGAS  
30 POINT LOMA DR  
CORONA DEL MAR, CA. 92625

RIVERSIDE CO FLOOD CONT & WATER DIST  
1995 MARKET ST  
RIVERSIDE, CA. 92501

SAINT THOMAS HERMIT COPTIC ORTHO  
PO BOX 893313  
TEMECULA, CA. 92589

ALICE M SCHULTZ  
34563 WINTERSWEET LN  
WINCHESTER, CA. 92596

ZHU SHEN  
10829 CORTE DE MARIN  
SAN DIEGO, CA. 92130

MICHAEL SHIR  
31870 RUFT RD  
WINCHESTER, CA. 92596

STANLEY D SMITH  
209 E RAMONA  
SAN CLEMENTE, CA. 92672

VALLEY WIDE RECREATION & PARK DIST  
P O BOX 907  
SAN JACINTO, CA. 92581

MICHAEL VARNER  
34539 SPINDLE TREE ST  
WINCHESTER, CA. 92596

JESS VILLALUNA  
34562 SPINDLE TREE ST  
WINCHESTER, CA. 92596

BOBBY HUAN THAN VO  
34581 SPINDLE TREE ST  
WINCHESTER, CA. 92596

ORA RUTH WHALEY  
34553 SPINDLE TREE ST  
WINCHESTER, CA. 92596

WHISPERING HEIGHTS HOMEOWNERS ASSN  
C/O BEAZER HOMES  
100 E IMPERIAL HWY NO 200  
BREA, CA. 92821

KENNETH D WORTH  
34604 SPINDLE TREE ST  
WINCHESTER, CA. 92596

WSI LAND HOLDINGS  
3161 MICHELSON DR STE 425  
IRVINE, CA. 92612

MEI XI  
31964 SILK VINE DR  
WINCHESTER, CA. 92596



ATTN: Donna Pomerantz  
California Council for the Blind  
1115 Cordova St.  
Pasadena, CA 91106

ATTN: Nate Picket  
CALTRANS District #8  
464 W. 4th St., 6th Floor  
Mail Stop 728  
San Bernardino, CA 92401-1400

Southern California Gas Company  
3460 Orange St.  
Riverside, CA 92506

Eastern Information Center  
Dept. of Anthropology  
1334 Watkins Hall, University of  
California, Riverside  
Riverside, CA 92521-0418

ATTN: Elizabeth Lovsted  
Eastern Municipal Water District  
2270 Trumble Rd.  
P.O. Box 8300  
Perris, CA 92570

Hemet Unified School District  
2350 W. Latham Ave.  
Hemet, CA 92545-3654

Murrieta City Hall  
26442 Beckman Ct.  
Murrieta, CA 92562

Native American Heritage Commission  
915 Capitol Mall, Rm 364  
Sacramento, CA 95814-4801

ATTN: Michael McCann / David Barker  
Reg. Water Quality Control Board #9  
San Diego  
9174 Sky Park Court, Suite 100  
San Diego, CA 92123-4340

Attn: Linda Swanson  
Riverside County Office on Aging  
6296 Rivercrest Drive, Suite K  
Riverside, CA 92507-0738

ATTN: Michael McCoy  
Riverside Transit Agency  
1825 3rd St.  
P.O. Box 59968  
Riverside, CA 92517-1968

Southern California Edison  
2244 Walnut Grove Ave., Rm 312  
P.O. Box 600  
Rosemead, CA 91770

ATTN: Bob Jones, VP Engineering  
Time Warner Cable  
41-725 Cook St.  
Palm Desert, CA 92211-5100

ATTN: Jeffrey R. Leatherman,  
General Manager  
Valley-Wide Recreation & Park District  
901 W. Esplanade  
P.O. Box 907  
San Jacinto, CA 92582

Verizon Engineering  
9 South 4th St.,  
Redlands, CA 92373

Applicant/ Owner:  
Pinnacle Winchester  
Attn: Suzanne Scarborough  
8369 Vickers St. #101  
San Diego, CA 92111

Representative:  
Pinnacle Winchester  
Attn: Suzanne Scarborough  
8369 Vickers St. #101  
San Diego, CA 92111

**COUNTY OF RIVERSIDE**  
**TRANSPORTATION AND LAND MANAGEMENT AGENCY**

*George A. Johnson · Agency Director*

**Planning Department**

*Ron Goldman · Planning Director*

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

FROM: Riverside County Planning Department  
 4080 Lemon Street, 9th 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.

Pinnacle Winchester - GPA01050/CZ07709/PM36161/PP24054 - EA41906

*Project Title/Case Numbers*

Kinika Hesterly

*County Contact Person*

(951) 955-1888

*Phone Number*

N/A

*State Clearinghouse Number (if submitted to the State Clearinghouse)*

Pinnacle Winchester

*Project Applicant*

8369 Vickers Street, Suite 101, San Diego, CA 92111

*Address*

The project is located in the French Valley community of the Southwest Area Plan in Western Riverside County, more specifically, southerly of Flossie Way, easterly of Pourroy Road, and westerly of Winchester Road.

*Project Location*

The General Plan Amendment proposes to amend the existing General Plan land use designation from Community Development: Low Density Residential (CD: LDR) (1/2 Acre Minimum) to Community Development: Commercial Retail (CD: CR) (0.20-0.35 Floor Area Ratio).

The Change of Zone proposes to change the zoning classification from Rural Residential (R-R) to General Commercial (C-1/C-P).

The Tentative Parcel Map is a Schedule E subdivision of 23.66 acres into six (6) parcels for commercial purposes.

The Plot Plan proposes a 160,680 square foot commercial center consisting of drugstore, bank, gas station/convenience store, day care facility, market, restaurants, and retail uses in buildings ranging from 3,000 to 55,000 square feet with 1,014 parking spaces. The project proposes to be constructed in three (3) phases.

*Project Description*

This is to advise that the Riverside County Planning Commission, as the lead agency, has approved the above-referenced project on September 30, 2009, and has made the following determinations regarding that project:

1. The project WILL NOT have a significant effect on the environment.
2. A Mitigated Negative Declaration was prepared for the project pursuant to the provisions of the California Environmental Quality Act. (\$1,993.00 plus \$64.00)
3. Mitigation measures WERE made a condition of the approval of the project.
4. A Mitigation Monitoring and Reporting Plan/Program WAS 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, 9th Floor, Riverside, CA 92501.



*Signature*

Urban Regional Planner

*Title*

September 10, 2009

*Date*

Date Received for Filing and Posting at OPR: \_\_\_\_\_

Y:\Planning Case Files-Riverside office\PP24054\DH-PC-BOS Hearings\9.30.09 PC\NOD Form.PP24054.doc Revised 8/24/09

Please charge deposit fee case#: ZEA41906 ZCFG05254 .

**FOR COUNTY CLERK'S USE ONLY**

COUNTY OF RIVERSIDE  
SPECIALIZED DEPARTMENT RECEIPT  
Permit Assistance Center

\* REPRINTED \* R0802541

4080 Lemon Street  
Second Floor  
Riverside, CA 92502  
(951) 955-3200

39493 Los Alamos Road  
Suite A  
Murrieta, CA 92563  
(951) 600-6100

38686 El Cerrito Road  
Palm Desert, CA 92211  
(760) 863-8277

\*\*\*\*\*  
\*\*\*\*\*

Received from: PINNACLE WINCHESTER \$64.00  
paid by: CK 1056 & 617  
paid towards: CFG05254 CALIF FISH & GAME: DOC FEE  
CALIFORNIA FISH AND GAME FOR EA41906  
at parcel #:  
appl type: CFG3

By \_\_\_\_\_ Mar 12, 2008 15:08  
MGARDNER posting date Mar 12, 2008

\*\*\*\*\*  
\*\*\*\*\*

Account Code	Description	Amount
658353120100208100	CF&G TRUST: RECORD FEES	\$64.00

Overpayments of less than \$5.00 will not be refunded!

Additional info at [www.rctlma.org](http://www.rctlma.org)



# RIVERSIDE COUNTY PLANNING DEPARTMENT

**Juan C. Perez**  
Interim Planning Director

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

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

38686 El Cerrito Road  
Palm Desert, California 92211

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

Plot Plan No. 24054 / Tentative Parcel Map No. 36161

*Project Title/Case Numbers*

David Mares

*County Contact Person*

(951) 955-9076

*Phone Number*

N/A

*State Clearinghouse Number (if submitted to the State Clearinghouse)*

Pinnacle Winchester

*Project Applicant*

8369 Vickers St. Ste 101, San Diego, CA 92111

*Address*

The project is located in the French Valley community of the Southwest Area Plan in Western Riverside County, more specifically, southerly of Flossie Way, easterly of Pourroy Road, and westerly of Winchester Road.

*Project Location*

The Tentative Parcel Map is a Schedule E subdivision of 23.66 acres into six (6) parcels for commercial purposes. The Plot Plan proposes a 160,680 square foot commercial center consisting of drugstore, bank, gas station/convenience store, day care facility, market, restaurants, and retail uses in buildings ranging from 3,000 to 55,000 square feet with 1,014 parking spaces. The project proposes to be constructed in three (3) phases.

*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. Based on the findings and conclusions in the Planning Department's staff report, a finding that nothing further is required was prepared for the project pursuant to the provisions of the California Environmental Quality Act (Proof of prev. payment for MND + \$64.00).
3. Mitigation measures from the previously adopted Mitigated Negative Declaration were made conditions 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 earlier adopted MND, 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: \_\_\_\_\_

Y:\Planning Case Files-Riverside office\PP24054\PC-BOS Hearings\BOS 2014\NOD PP24054 PM36161 appr by CC.docx

Please charge deposit fee case#: ZEA41906 ZCFG05254 .

**FOR COUNTY CLERK'S USE ONLY**