

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

717 B



FROM: TLMA – Planning Department

SUBMITTAL DATE:
April 6, 2015

SUBJECT: RECEIVE AND FILE THE PLANNING COMMISSION'S DECISION TO APPROVE CONDITIONAL USE PERMIT NO. 3704 – Applicant: Shane Stewart – Third Supervisorial District – San Jacinto Mountain Zoning District – Riverside Extended Mountain (REMAP) Area Plan: Community Development: Commercial Retail (CD: CR) (0.20 - 0.35 Floor Area Ratio) – Location: At the intersection of Highway 243 and Highway 74, more specifically 53660 Highway 74 – 0.14 Gross Acres – Zoning: Rural Commercial (C-R) – REQUEST: Receive and file the Notice of Decision by the Planning Commission on March 18, 2015 to approve the Conditional Use Permit that proposes to permit an existing 3,680 square foot two-story building as a commercial center consisting of a 1,490 square foot convenience store with the sale of alcoholic beverages for off-premise consumption.

RECOMMENDED MOTION: That the Board of Supervisors:

RECEIVE AND FILE The Notice of Decision for the above referenced case acted on by the Planning Commission on March 18, 2015.

(Continued on the next page)

Departmental Concurrence

Steve Weiss, AICP
Planning Director

Juan C. Perez
TLMA Director

FINANCIAL DATA	Current Fiscal Year:	Next Fiscal Year:	Total Cost:	Ongoing Cost:	POLICY/CONSENT (per Exec. Office)
COST	\$ N/A	\$ N/A	\$ N/A	\$ N/A	Consent <input checked="" type="checkbox"/> Policy <input type="checkbox"/>
NET COUNTY COST	\$ N/A	\$ N/A	\$ N/A	\$ N/A	
SOURCE OF FUNDS: Deposit based funds				Budget Adjustment: N/A	
				For Fiscal Year: N/A	

C.E.O. RECOMMENDATION:

APPROVE

BY:

Tina Grande

County Executive Office Signature

MINUTES OF THE BOARD OF SUPERVISORS

- A-30
- 4/5 Vote
- Positions Added
- Change Order

Prev. Agn. Ref.:

District: 3

Agenda Number:

1-3

**SUBMITTAL TO THE BOARD OF SUPERVISORS, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA
FORM 11: CONDITIONAL USE PERMIT NO. 3704**

DATE: April 6, 2015

PAGE: Page 2 of 2

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

ADOPTED a **NEGATIVE DECLARATION** for **ENVIRONMENTAL ASSESSMENT NO. 42696**, based on the findings incorporated in the initial study and the conclusion that the project will not have a significant effect on the environment; and,

ADOPTED a **FINDING** of “**PUBLIC CONVENIENCE AND NECESSITY**”, regarding the sale of alcoholic beverages from the subject site for off-site consumption, based upon the findings and conclusions incorporated in the staff report; and,

APPROVED CONDITIONAL USE PERMIT NO. 3704, subject to the attached conditions of approval, and based upon the findings and conclusions incorporated in the staff report.

BACKGROUND:

Summary

The project is located within the mountainous community of Mountain Center and will serve the residents and visitors of the community. Currently, there are a limited number of convenience stores in the Mountain Center area. Conditional Use Permit No. 3704 (CUP No. 3704) proposes to permit an existing 3,680 square foot two-story building as a commercial center consisting of a 1,490 square foot convenience store with the sale of alcoholic beverages (Alcoholic Beverage Control (ABC) License Type 21) for off-premise consumption. The commercial center will also include a 350 square foot real estate office, a 1,840 square foot operator's residence, sixteen (16) standard parking spaces and one (1) accessible parking space. Two (2) secondary and separate motor vehicle gasoline pumps with two (2) new underground fuel storage tanks are also allowed by CUP No. 3704.

At the March 18, 2015 Planning Commission hearing, staff introduced into the record a memo which introduced modifications to the conditions of approval and the project description that provided clarifications to the proposed project. Condition of Approval 10.Every.1 (Project Description) clarified that the proposed project is a convenience store and the two gas pumps are ancillary and a separate use to the convenience store. Condition of Approval 10.Planning.34 (Alcoholic Beverage Sales) further clarified that since the convenience store and the gas pumps are two separate uses, any sales transaction for the motor vehicle fuel are to be separate from any sales transaction for alcoholic beverages and should not take place within the convenience store. Conditions of Approval 10.Planning.39 through 10.Planning.41 were also added to prohibit the sale of single units of beer and to not allow Video Arcades and Pay Phones at the project site.

The Planning Commission approved the project by a vote of 4-0.

Impact on Citizens and Businesses

The impacts of this project have been evaluated through the environmental review and public hearing process by Planning staff and the Planning Commission.

ATTACHMENTS:

- A. PLANNING COMMISSION MINUTES**
- B. PLANNING COMMISSION MEMO**
- C. PLANNING COMMISSION STAFF REPORT**



RIVERSIDE COUNTY PLANNING DEPARTMENT

Steve Weiss, AICP
Planning Director

DATE: April 6, 2015

TO: Clerk of the Board of Supervisors

FROM: Planning Department - Riverside Office

SUBJECT: CONDITIONAL USE PERMIT NO. 3704 (CUP03704)

(Charge your time to these case numbers)

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

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

Designate Newspaper used by Planning Department for Notice of Hearing:
(3rd Dist) Press Enterprise and The Californian

Please schedule on the 4/28/15 BOS Agenda

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Riverside Office · 4080 Lemon Street, 12th Floor
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(951) 955-3200 · Fax (951) 955-1811

Desert Office · 77-588 Duna Court, Suite H
Palm Desert, California 92211
(760) 863-8277 · Fax (760) 863-7040

"Planning Our Future... Preserving Our Past"

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



FROM: TLMA – Planning Department

SUBMITTAL DATE:
April 6, 2015

SUBJECT: RECEIVE AND FILE THE PLANNING COMMISSION'S DECISION TO APPROVE CONDITIONAL USE PERMIT NO. 3704 – Applicant: Shane Stewart – Third Supervisorial District – San Jacinto Mountain Zoning District – Riverside Extended Mountain (REMAP) Area Plan: Community Development: Commercial Retail (CD: CR) (0.20 - 0.35 Floor Area Ratio) – Location: At the intersection of Highway 243 and Highway 74, more specifically 53660 Highway 74 – 0.14 Gross Acres – Zoning: Rural Commercial (C-R) – REQUEST: Receive and file the Notice of Decision by the Planning Commission on March 18, 2015 to approve the Conditional Use Permit that proposes to permit an existing 3,680 square foot two-story building as a commercial center consisting of a 1,490 square foot convenience store with the sale of alcoholic beverages for off-premise consumption.

RECOMMENDED MOTION: That the Board of Supervisors:

RECEIVE AND FILE The Notice of Decision for the above referenced case acted on by the Planning Commission on March 18, 2015.

(Continued on the next page)

Steve Weiss, AICP
Planning Director

Juan C. Perez
TLMA Director

FINANCIAL DATA	Current Fiscal Year:	Next Fiscal Year:	Total Cost:	Ongoing Cost:	POLICY/CONSENT (per Exec. Office)
COST	\$ N/A	\$ N/A	\$ N/A	\$ N/A	Consent <input type="checkbox"/> Policy <input type="checkbox"/>
NET COUNTY COST	\$ N/A	\$ N/A	\$ N/A	\$ N/A	

SOURCE OF FUNDS: Deposit based funds	Budget Adjustment: N/A
	For Fiscal Year: N/A

C.E.O. RECOMMENDATION:

County Executive Office Signature

MINUTES OF THE BOARD OF SUPERVISORS

- A-30
- 4/5 Vote
- Positions Added
- Change Order

Prev. Agn. Ref.:

District: 3

Agenda Number:

Departmental Concurrence

**SUBMITTAL TO THE BOARD OF SUPERVISORS, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA
FORM 11: CONDITIONAL USE PERMIT NO. 3704**

DATE: April 6, 2015

PAGE: Page 2 of 2

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

ADOPTED a **NEGATIVE DECLARATION** for **ENVIRONMENTAL ASSESSMENT NO. 42696**, based on the findings incorporated in the initial study and the conclusion that the project will not have a significant effect on the environment; and,

ADOPTED a **FINDING** of "**PUBLIC CONVENIENCE AND NECESSITY**", regarding the sale of alcoholic beverages from the subject site for off-site consumption, based upon the findings and conclusions incorporated in the staff report; and,

APPROVED CONDITIONAL USE PERMIT NO. 3704, subject to the attached conditions of approval, and based upon the findings and conclusions incorporated in the staff report.

BACKGROUND:

Summary

The project is located within the mountainous community of Mountain Center and will serve the residents and visitors of the community. Currently, there are a limited number of convenience stores in the Mountain Center area. Conditional Use Permit No. 3704 (CUP No. 3704) proposes to permit an existing 3,680 square foot two-story building as a commercial center consisting of a 1,490 square foot convenience store with the sale of alcoholic beverages (Alcoholic Beverage Control (ABC) License Type 21) for off-premise consumption. The commercial center will also include a 350 square foot real estate office, a 1,840 square foot operator's residence, sixteen (16) standard parking spaces and one (1) accessible parking space. Two (2) secondary and separate motor vehicle gasoline pumps with two (2) new underground fuel storage tanks are also allowed by CUP No. 3704.

At the March 18, 2015 Planning Commission hearing, staff introduced into the record a memo which introduced modifications to the conditions of approval and the project description that provided clarifications to the proposed project. Condition of Approval 10.Every.1 (Project Description) clarified that the proposed project is a convenience store and the two gas pumps are ancillary and a separate use to the convenience store. Condition of Approval 10.Planning.34 (Alcoholic Beverage Sales) further clarified that since the convenience store and the gas pumps are two separate uses, any sales transaction for the motor vehicle fuel are to be separate from any sales transaction for alcoholic beverages and should not take place within the convenience store. Conditions of Approval 10.Planning.39 through 10.Planning.41 were also added to prohibit the sale of single units of beer and to not allow Video Arcades and Pay Phones at the project site.

The Planning Commission approved the project by a vote of 4-0.

Impact on Citizens and Businesses

The impacts of this project have been evaluated through the environmental review and public hearing process by Planning staff and the Planning Commission.

ATTACHMENTS:

- A. **PLANNING COMMISSION MINUTES**
- B. **PLANNING COMMISSION MEMO**
- C. **PLANNING COMMISSION STAFF REPORT**



RIVERSIDE COUNTY
PLANNING DEPARTMENT

**PLANNING COMMISSION
MINUTE ORDER
MARCH 18, 2015**

I. AGENDA ITEM 4.2

CONDITIONAL USE PERMIT NO. 3704 – Intent to Adopt a Negative Declaration – Applicant: Shane Stewart — Third Supervisorial District – San Jacinto Mountain Zoning District – Riverside Extended Mountain (REMAP) Area Plan: Community Development: Commercial Retail (CD: CR) (0.20 - 0.35 Floor Area Ratio) – Location: At the intersection of Highway 243 and Highway 74, more specifically 53660 Highway 74 – 0.14 Gross Acres – Zoning: Rural Commercial (C-R).

II. PROJECT DESCRIPTION:

The Conditional Use Permit proposes to permit an existing 3,680 square foot two-story building as a commercial center consisting of a 1,490 square foot convenience store with the sale of alcoholic beverages (Alcoholic Beverage Control (ABC) License Type 21) for off-premise consumption. The commercial center will also include a 350 square foot real estate office, a 1,840 square foot operator's residence, sixteen (16) standard parking spaces and one (1) accessible parking space. The permitted use also includes two (2) ancillary motor vehicle gasoline pumps covered by an awning with two (2) new underground fuel storage tanks.

III. MEETING SUMMARY:

The following staff presented the subject proposal:

Project Planner: Damaris Abraham at (951) 955-5719 or email dabraham@rctlma.org.

Spoke in favor of the proposed project:

Shane Stewart, Applicant, PO Box 243, Idyllwild (951) 500-6140.

No one spoke in a neutral position or in opposition.

IV. CONTROVERSIAL ISSUES:

None.

V. PLANNING COMMISSION ACTION:

Public Comments: Closed

Motion by Commissioner Petty, 2nd by Commissioner Sanchez

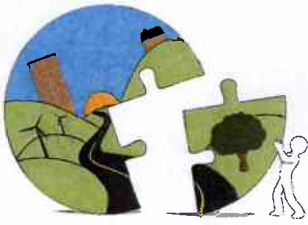
A vote of 4-0 (Commissioner Leach Absent)

ADOPTED A MITIGATED NEGATIVE DECLARATION; and,

ADOPTED A FINDING OF "PUBLIC CONVENIENCE AND NECESSITY"; and,

APPROVED CONITIONAL USE PERMIT NO. 3704.

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



Steve Weiss, AICP
Planning Director

RIVERSIDE COUNTY PLANNING DEPARTMENT

Memorandum

DATE: March 18, 2015
TO: Planning Commission
FROM: Damaris Abraham, Urban Regional Planner
RE: Item No. 4.2, CUP03704

1. Since the writing of the staff report the following changes were made to the conditions of approval:
 - a. 10.EVERY.1, 10.PLANNING.7, 10.PLANNING.19, and 10.PLANNING.34 – were modified.
 - b. 10.PLANNING.36 – was deleted.
 - c. 10.PLANNING.39 through 10.PLANNING.42 – were added.
2. Staff has also received the attached letter from Susan Hegarty dated March 13, 2015 raising concerns about the project that include: lighting, water usage, and aesthetics.
 - a. The project has been conditioned to ensure that the proposed lighting does not shine directly upon adjoining properties and is also conditioned to comply with the requirements of Ord. No. 655.
 - b. The project has been reviewed by the Department of Environmental Health to ensure that there is sufficient amount of water supply for the project.
 - c. The project is proposing to utilize an existing building and is not proposing substantial amount of construction.
3. The project description on the staff report has been revised to read as follows:

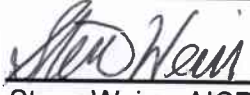
The Conditional Use Permit proposes to permit an existing 3,680 square foot two-story building as a commercial center consisting of a 1,490 square foot convenience store with the sale of alcoholic beverages (Alcoholic Beverage Control (ABC) License Type 21) for off-premise consumption. The commercial center will also include a 350 square foot real estate office, a 1,840 square foot operator's residence, sixteen (16) standard parking spaces and one (1) accessible parking space. The permitted use also includes two (2) ancillary motor vehicle gasoline pumps covered by an awning with two (2) new underground fuel storage tanks.

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

Agenda Item No.:
Area Plan: Riverside Extended Mountain
Zoning Area: San Jacinto Mountain
Supervisory District: Third
Project Planner: Damaris Abraham
Planning Commission: March 18, 2015

CONDITIONAL USE PERMIT NO. 3704
Environmental Assessment No. 42696
Applicant: Shane Stewart
Engineer/Representative: Idy Land Surveying, Inc.


Steve Weiss, AICP
Planning Director

**COUNTY OF RIVERSIDE PLANNING DEPARTMENT
STAFF REPORT**

PROJECT DESCRIPTION AND LOCATION:

The Conditional Use Permit proposes to permit an existing 3,680 square foot two-story building as a commercial center consisting of a 1,490 square foot convenience store with the sale of beer and wine (Alcoholic Beverage Control (ABC) License Type 21) for off-premise consumption, a 350 square foot real estate office, and a 1,840 square foot operator's residence. The project also proposes the construction of a service gas station with two (2) new underground fuel storage tanks, pumps, and awnings. The project also provides 16 standard parking spaces and one (1) accessible parking space.

The project is located at the intersection of Highway 243 and Highway 74, more specifically 53660 Highway 74.

BACKGROUND:

Plot Plan No. 21134 approved on December 6, 2005 permitted a real estate office and an operator's residence.

SUMMARY OF FINDINGS:

- | | |
|--|--|
| 1. Existing General Plan Land Use (Ex. #5): | Community Development: Commercial Retail (CD:CR) (0.20-0.35 Floor Area Ratio) |
| 2. Surrounding General Plan Land Use (Ex. #5): | Community Development: Commercial Retail (CD:CR) (0.20-0.35 Floor Area Ratio) to the north, east, and west
Agriculture: Agriculture (A:AG) (10 Acre Minimum) to the south |
| 3. Existing Zoning (Ex. #2): | Rural Commercial (C-R) |
| 4. Surrounding Zoning (Ex. #2): | Rural Commercial (C-R) to the north, east, and west
Residential Agricultural – 20 Acre Minimum (R-A-20) to the south |
| 5. Existing Land Use (Ex. #1): | Real estate office and operator's residence |
| 6. Surrounding Land Use (Ex. #1): | Commercial uses and scattered single family residences |
| 7. Project Data: | Total Acreage: 0.14
Total Building Square Footage: 3,680 |

Total Parking Spaces: 17

8. Environmental Concerns:

See attached environmental assessment

RECOMMENDATIONS:

ADOPT a **NEGATIVE DECLARATION** for **ENVIRONMENTAL ASSESSMENT NO. 42696**, based on the findings incorporated in the initial study and the conclusion that the project will not have a significant effect on the environment;

ADOPT a **FINDING** of "**PUBLIC CONVENIENCE AND NECESSITY**", regarding the sale of beer and wine from the subject site for off-site consumption, based upon the findings and conclusions incorporated in the staff report; and,

APPROVE **CONITIONAL USE PERMIT NO. 3704**, subject to the attached conditions of approval, and based upon the findings and conclusions incorporated in the staff report.

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

1. The project site is designated Community Development: Commercial Retail (CD:CR) (0.20-0.35 Floor Area Ratio) on the Riverside Extended Mountain (REMAP) Area Plan.
2. The Community Development: Commercial Retail land use designation allows for the development of commercial retail uses at a neighborhood, community and regional level, as well as for professional office and tourist-oriented commercial uses. The proposed project is proposing a convenience market with a gas station and a real estate office.
3. The project site is surrounded by properties which are designated Community Development: Commercial Retail (CD:CR) (0.20-0.35 Floor Area Ratio) to the north, east, and west and Agriculture: Agriculture (A:AG) (10 Acre Minimum) to the south.
4. The zoning for the subject site is Rural Commercial (C-R).
5. In accordance with Ordinance No. 348, Sections 9.62.a. (29) and (35), b. (5), (6) and (7), the proposed uses, convenience store, including the sale of motor vehicle fuel with sale of beer and wine for off-site premises consumption, real estate office, and operator's unit, are permitted uses subject to approval of a conditional use permit in the C-R zone.
6. The proposed project, as designed and conditioned, is consistent with the development standards set forth in the Rural Commercial (C-R) zone. The proposed project does not exceed the maximum allowable height of 40 feet buildings and structures and meets the minimum 25 feet setback from the front, side and rear yard property lines. The project, as designed and conditioned, complies with the development standards for automobile parking areas and landscaping and trash areas.
7. The project site is surrounded by properties which are zoned Rural Commercial (C-R) to the north, east, and west and Residential Agricultural – 20 Acre Minimum (R-A-20) to the south.

8. The project is not located within a Criteria Area of the Western Riverside County Multiple Species Habitat Conservation Plan (WRCMSHCP).
9. The project is located within census tract 444.04. The year 2010 census population for census tract 444.04 was 1,860 persons according to the US Census Bureau.
10. The maximum concentration level for General Liquor License (Type 21) is combined with Beer and Wine (Type 20) and is limited to one per 1,860 people by census tract (Alcoholic Beverage Control Act: California Business and Professions Code 238175).
11. Currently one (1) alcohol beverage control license is allowed in Census Tract 444.04. However, three (3) licenses have been issued. Approval of this Conditional Use Permit would increase the number of existing ABC licenses to four (4). Therefore, a Public Necessity and Convenience determination is required in order to allow the facility to obtain an ABC License.
12. The project site is consistent with the objectives and development standards of Section of No.18.48 (Alcoholic Beverage Sales) of Ordinance No. 348.
 - a. A conditional use permit is being processed for the concurrent sale of motor vehicle fuels and beer and wine for off-premises consumption.
 - b. A radius map buffering 2,400 feet from the subject site was prepared by Riverside County Geographic Information Systems (GIS) and concluded that no public elementary school or secondary school district is within 1,000 feet of the site.
 - c. A radius map buffering 2,400 feet from the subject site was prepared by Riverside County Geographic Information Systems and identified one church (Chapel in the Pines Christian Fellowship) within 1,000 feet of the site located approximately 800 feet from the project site. No playgrounds or parks were identified within 1,000 feet of the site.
 - d. There are no schools, public parks or playgrounds located with 1,000 feet of the site. Therefore, vehicle traffic from the facility will not be a potential hazard to a school, public park or playground.
 - e. The proposed use will not be situated in such a manner that the facility will cause undue vehicle traffic impacts to the church since adequate parking capacity is proposed. The addition of alcohol sales is not anticipated to create more traffic than what is anticipated and is intended to be a convenience to the customers of the convenience store.
 - f. Condition of Approval (10.PLANNING.34) has been added to ensure the project meets the development standards per Section 18.48.c.5. of Ordinance No. 348 for the concurrent sale of motor vehicle fuels and beer and wine for off-premises consumption.
13. Environmental Assessment No. 42696 concluded that there are no potentially significant impacts from the project proposal.

CONCLUSIONS:

1. The proposed project is in conformance with the Community Development: Commercial Retail (CD:CR) (0.20-35 Floor Area Ratio) Land Use Designation, and with all other elements of the Riverside County General Plan.
2. The proposed project is consistent with the Rural Commercial (C-R) 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. A Determination of Public Convenience and Necessity can be made to allow the sale of beer and wine for off-premises consumption for this project
7. The proposed project will not preclude reserve design for the Western Riverside County Multiple Species Habitat Conservation Plan (WRCMSHCP).

INFORMATIONAL ITEMS:

1. As of this writing, no letters, in support or opposition have been received.
2. The project site is not located within:
 - a. A Flood Zone;
 - b. A City sphere of influence;
 - c. A Subsidence Area;
 - d. An airport influence area;
 - e. An area of Liquefaction Potential; or,
 - f. The Stephens Kangaroo Rat Fee Area.
3. The project site is located within:
 - a. Within ½ mile of Hot Springs Fault;
 - b. A High Fire Area;
 - c. The boundaries of the Hemet Unified School District; and,
 - d. An area with low liquefaction potential.
4. The subject site is currently designated as Assessor's Parcel Number 557-100-010.

DA:da

Y:\Planning Case Files-Riverside office\CUP03704\DH-PC-BOS Hearings\DH-PC\CUP03704.Staff Report.docx

Date Prepared: 02/09/15

Date Revised: 02/23/15

**RIVERSIDE COUNTY PLANNING DEPARTMENT
CUP03704
VICINITY/POLICY AREAS**

Supervisor Stone
District 3

Date Drawn: 02/10/2015
Vicinity Map



Zoning Area: San Jacinto Mountain

Author: Vinnie Nguyen



DISCLAIMER: On October 7, 2003, the County of Riverside adopted a new General Plan providing new land use designations for unincorporated Riverside County. This vicinity map was prepared for informational purposes only and is not intended for official use. For further information, please contact the Riverside County Planning Department offices at Riverside at (951) 955-5200 (Western County) or in Palm Desert at (760) 320-3277 (Eastern County) or Website: <http://www.riversidecounty.net>

RIVERSIDE COUNTY PLANNING DEPARTMENT

CUP03704

LAND USE

Supervisor Stone
District 3

Date Drawn: 02/09/2015

Exhibit 1



Zoning Area: San Jacinto Mountain

Author: Vinnie Nguyen



DISCLAIMER: On October 7, 2003, the County of Riverside adopted a new General Plan providing new land use designations for unincorporated Riverside County parcels. The new General Plan may contain different type of land use than is provided for under existing zoning. For further information, please contact the Riverside County Planning Department offices in Riverside at (951)955-3200 (Western County) or in Palm Desert at (760)863-8277 (Eastern County) or Website <http://planning.rctlpa.org>

RIVERSIDE COUNTY PLANNING DEPARTMENT

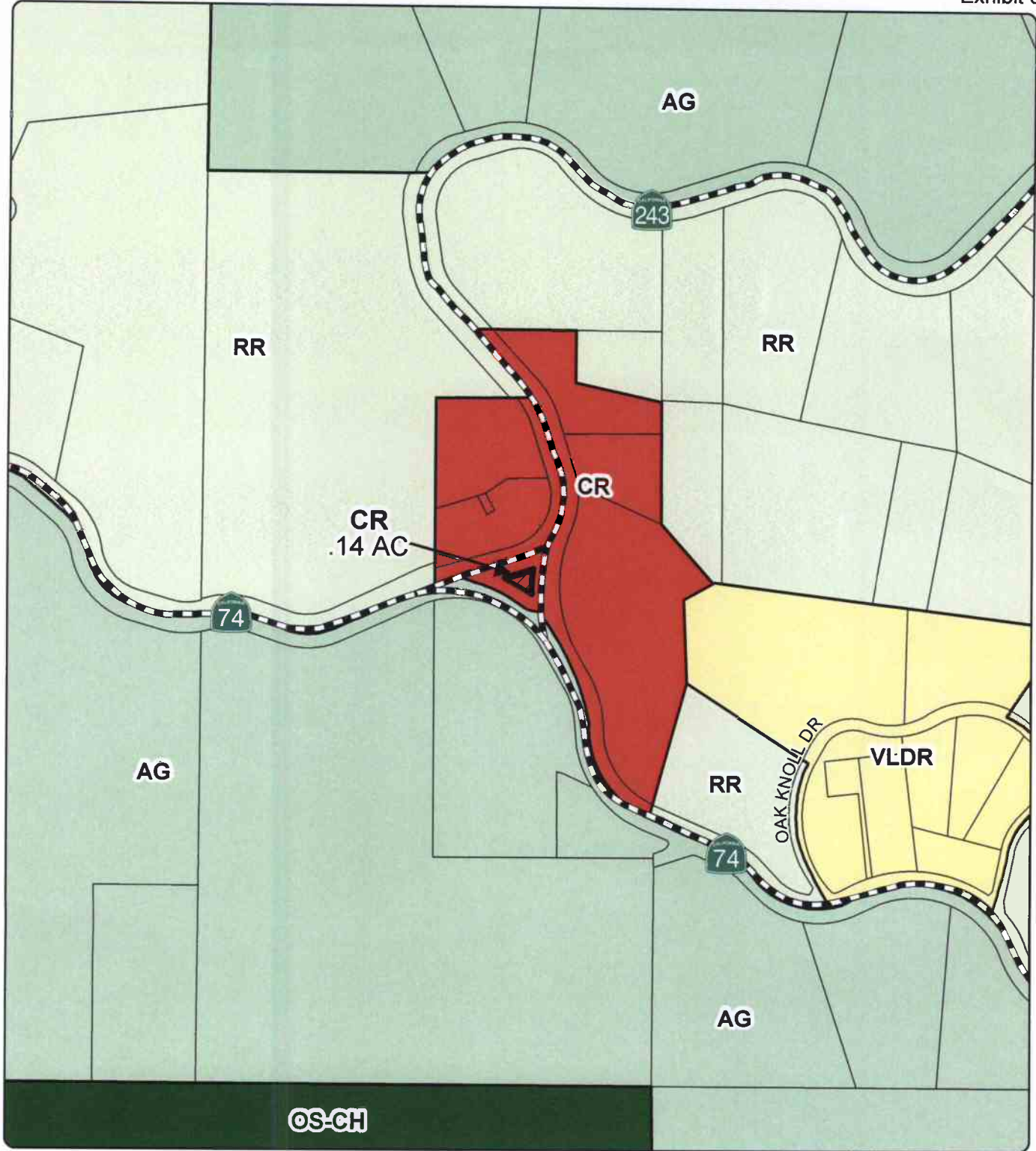
CUP03704

EXISTING GENERAL PLAN

Supervisor Stone
District: 3

Date Drawn: 02/09/2015

Exhibit 5



Zoning Area: San Jacinto Mountain

Author: Vinnie Nguyen



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RIVERSIDE COUNTY PLANNING DEPARTMENT

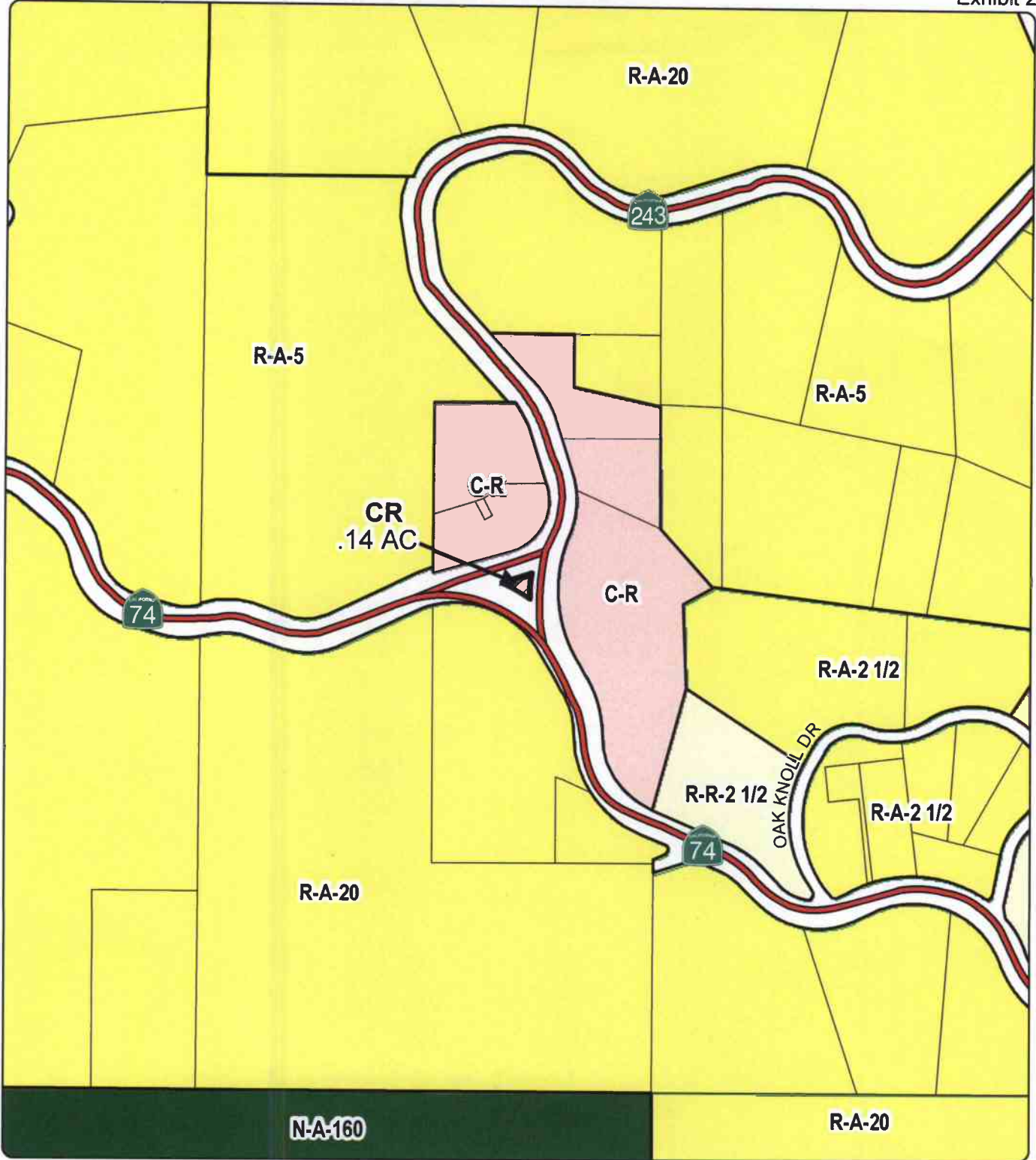
CUP03704

EXISTING ZONING

Supervisor Stone
District 3

Date Drawn: 02/09/2015

Exhibit 2



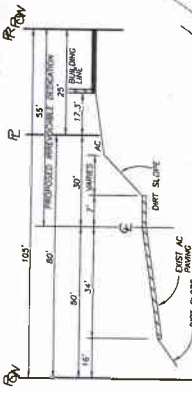
Zoning Area: San Jacinto Mountain

Author: Vinnie Nguyen

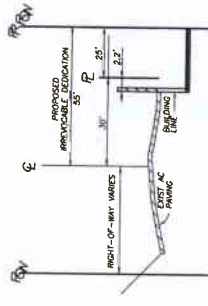


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MOUNTAIN CENTER GAS STATION - CONDITIONAL USE PERMIT NO. 3704



TYPICAL STREET SECTION OF BANNING IDYLLWILD ROAD-HWY 243 (EXISTING STREET) NO SCALE



TYPICAL STREET SECTION OF PALMS TO PINES HIGHWAY-HWY 74 (EXISTING STREET) NO SCALE

- LEGEND:**
- PROPERTY LINE OF BOB HILL
 - WOOD FENCE
 - OVERHEAD WIRE
 - DIRECTION OF DRAINAGE
 - PINE OR OAK TREES (VARIOUS SIZES)
 - POWER POLE ANCHOR
 - POWER POLE
 - PROPOSED CONCRETE
 - FINISH FLOOR
 - INDICATES DRAINAGE INLET
 - INDICATES ASPHALT CONCRETE
 - CONCRETE
 - LOW LINE
 - PROPOSED BRUSH ENCLOSURE WITH DECORATIVE TRELLIS ABOVE

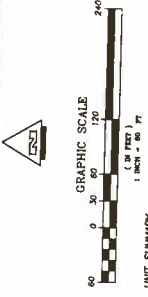
PARKING CALCULATIONS

UNIT NO.	REQUIREMENTS	SITE DATA	SPACES
A	1 space/200 sq. ft. gross floor area	350 sq. ft.	2
B	1 space/100 sq. ft. gross floor area	975 sq. ft.	10
C	2 spaces per unit	1 unit	2
TOTAL REQUIRED			14
TOTAL PROVIDED			18 PLUS 4 ACCESSIBLE SPACES

PROXY CALCULATIONS

TOTAL LANDING AREA = 4,184 SQ. FT. (4,038)
TOTAL BUILDING AREA = 1,840 SQ. FT. (1,838)
TOTAL NATURAL AREA = 171 SQ. FT. (1,678)

EXISTING & PROPOSED EASEMENTS:
NONE



BUILDING SUMMARY:
EXISTING ONE STORY WOOD BUILDING TO REMAIN
BUILDING FOOTPRINT AREA: 1,840 SQ. FT.
SECOND FLOOR AREA: 1,840 SQ. FT.
TOTAL FLOOR AREA: 3,680 SQ. FT.
EXISTING USE: OFFICE
PROPOSED USE: OFFICE
YEAR BUILT: XXXXX (AGE-DETERMINED YEARS OLD)
PERMITS: XXXXX (AGE-DETERMINED YEARS OLD)

UNIT A:
FLOOR AREA: 350 SQ. FT.
EXISTING USE: OFFICE

UNIT B:
FLOOR AREA: 1,490 SQ. FT.
EXISTING USE: MARKET

UNIT C:
FLOOR AREA: 1,840 SQ. FT.
EXISTING USE: RESIDENT

ZONING INFORMATION:
ZONING DISTRICT: SAN JACINTO MOUNTAIN
EXISTING AND PROPOSED ZONE: C-1R
OVERLAY ZONE: NONE
PLANNING AREA: NONE
FIRM FLOOD ZONE: 060655-700
FIRM FLOOD ZONE: ZONE 4

COUNTY OF RIVERSIDE
DEVELOPMENT CERTIFICATE
OFFICE, MARKET AND RESIDENT.

1. STREET ADDRESS: 23235 & 23245 OLD BANNING IDYLLWILD ROAD BETWEEN HWY 243 AND BANNING ROSE DRIVE

2. TOTAL SITE AREA (GROSS): 6.079 SQUARE FEET (0.14 ACRE)

3. TOTAL SITE AREA (NET): 6.079 SQUARE FEET (0.14 ACRE)

4. UTILITIES: SOUTHERN CALIFORNIA GAS COMPANY, SOUTHERN CALIFORNIA ELECTRICITY, SOUTHERN CALIFORNIA TELEPHONE, SOUTHERN CALIFORNIA WATER

5. SCHOOL DISTRICTS: HEART UNIFIED SCHOOL DISTRICT

6. COUNTY SERVICE AREA: NONE

7. NEW CONSTRUCTION OF UNDERGROUND FUEL STORAGE/TANKS/PUMPS/WARNING TRASH ETC.

8. PARKING: NONE

9. SUBJECT PARCEL IS NOT IN SUBJECT OF FLOOD HAZARD, OTHER GEOLOGIC HAZARD, OR IS WITH A SPECIAL STUDIES ZONE.

10. SUBJECT PARCEL IS NOT IN SUBJECT OF FLOOD HAZARD, INUNDATION OF FLOOD HAZARD.

11. NO CHANGES TO EXISTING NATURAL LANDSCAPING

12. ALL BUILDINGS TO REMAIN

13. NO PROPOSED GRADING

14. NO PROPOSED FENCING

15. THERE ARE NO RECREATION AREAS EXISTING OR PROPOSED

16. THERE ARE NO INTERFERENCES TO THE PUBLIC

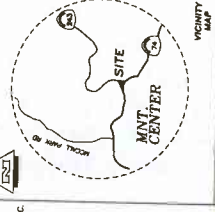
17. THERE ARE NO INTERFERENCES TO THE PUBLIC

18. NO OPEN CHANNELS

19. NO STREETS REQUIRED IN ZONE C-1R

20. EXISTING PLANTING PLAN PER ORDINANCE 348 DOES NOT APPLY.

PARCEL DATA:
APR 08/100210 6.079 SQ. FT. 0.14 AC.



CASE: CUP03704
EXHIBIT: A
DATE: 8/11/14
PLANNER: L. EDWARDS

Thomas Brothers Map Page: 04, GRID: C2, 2011-14
SECTION 06, TOWNSHIP 3 SOUTH, RANGE 1 EAST, 1834 E.
Source of Topography:
Field notes by Jeffrey Land Surveying on 06-11-2011

MOUNTAIN CENTER GAS STATION

CONDITIONAL USE PERMIT NO. _____
EXHIBIT "B"

BUILDING ELEVATION PHOTOS

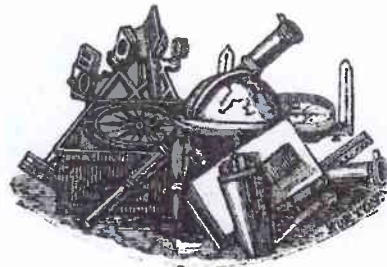


Prepared for:
MOUNTAIN CENTER, LLC.
PO BOX 243
IDYLLWILD, CA 92549
951-659-9505

Prepared by:
William Paul Tipple, PLS, RLS
54621 South Circle Drive, PO Box 3066
Idyllwild, CA 92549-3066
951-659-9827

APNs: 557-100-010

NOT TO SCALE
May 21, 2014



CASE: CUP03704
EXHIBIT: B (Sheets 1-4)
DATE: 6/5/14
PLANNER: L. EDWARDS



GAS STATION/CONVENIENCE STORE/OPERATOR'S RESIDENCE



SOUTH AND WEST VIEW



NORTH VIEW

GAS STATION/CONVENIENCE STORE/OPERATOR'S RESIDENCE



NORTH VIEW



EAST VIEW

GAS STATION/CONVENIENCE STORE/OPERATOR'S RESIDENCE



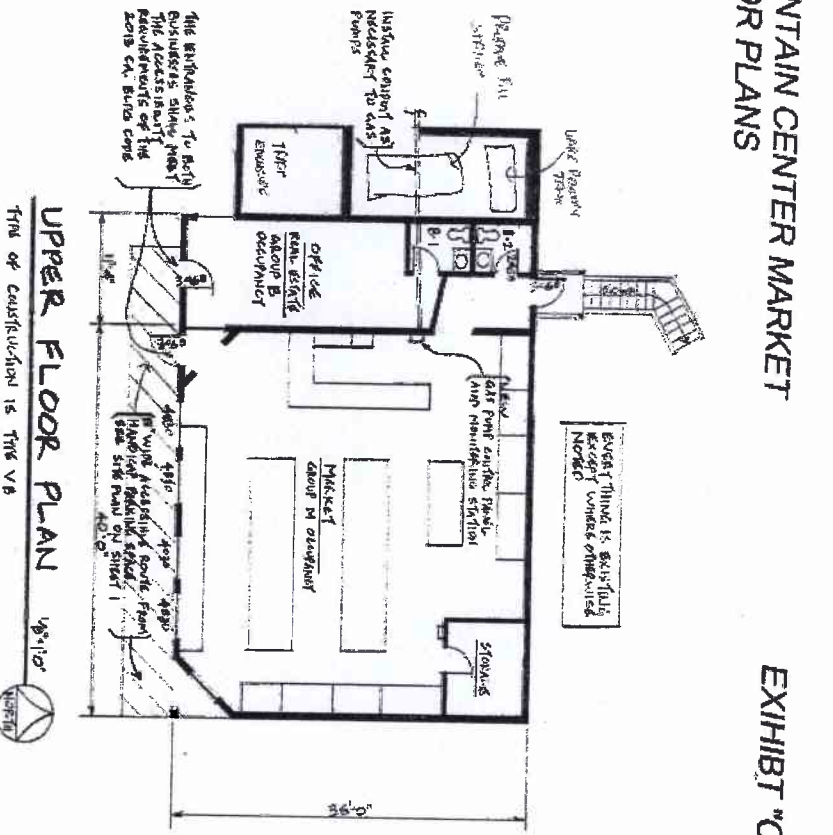
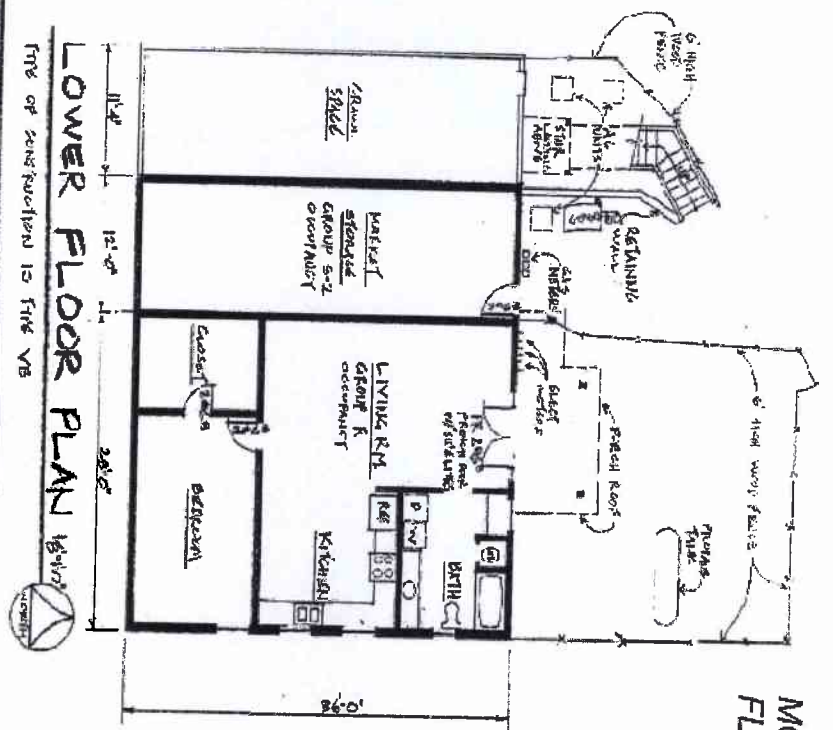
LOOKING WESTERLY

Trash Enclosure (approximate style)



MOUNTAIN CENTER MARKET FLOOR PLANS

EXHIBIT "C"



SQUARE FOOTAGE			
DESCRIPTION	LOWER FLOOR	UPPER FLOOR	TOTAL
OFFICE	-	317	317
MARKET	492	1513	1945
RESIDENCE	1008	...	1008
TOTAL	1440	1830	3270

EVERYTHING IS SHOWN EXCEPT WHERE OTHERWISE NOTED

EVERYTHING IS SHOWN EXCEPT WHERE OTHERWISE NOTED

APPROVED PROFESSIONAL SEAL
No. 8093

DATE: APR. 12, 2014
DRAWN BY: WEN
CHECKED BY: [Signature]

THE MARKET PLACE AT PINE COVE
For the exclusive use of
MOUNTAIN CENTER, LLC
IDYLLWILD, CA 92563

IDYLLWILD LAND SURVEYING
34924 South Circle Drive, Idyllwild, California 92544
14000 Cookwood Avenue, San Diego, California 92171
Phone: (951) 539-9927 Fax: (951) 418-7867

Scale: 1" = 8'
Drawing: 10000
Sheet 1 of 1 Sheet
A.P. N. 237-100-010

CASE: CUP03704
EXHIBIT: C
DATE: 3/18/15
PLANNER: D. ABRAHAM

COUNTY OF RIVERSIDE

ENVIRONMENTAL ASSESSMENT FORM: INITIAL STUDY

Environmental Assessment (E.A.) Number: 42696
Project Case Type (s) and Number(s): Conditional Use Permit No. 3704
Lead Agency Name: County of Riverside Planning Department
Address: P.O. Box 1409, Riverside, CA 92502-1409
Contact Person: Damaris Abraham
Telephone Number: (951) 955-5719
Applicant's Name: Shane Stewart
Applicant's Address: P.O. Box 246, Idyllwild, CA 92549
Engineer's Name: Idy Land Surveying, Inc.
Engineer's Address: 10109 Corkwood Avenue, Santee, CA 92071

I. PROJECT INFORMATION

A. Project Description: The Conditional Use Permit proposes to permit an existing 3,680 square foot two-story building as a commercial center consisting of a 1,490 square foot convenience store with the sale of beer and wine (Alcoholic Beverage Control (ABC) License Type 21) for off-premise consumption, a 350 square foot real estate office, and a 1,840 square foot operator's residence. The project also proposes the construction of a service gas station with two (2) new underground fuel storage tanks, pumps, and awnings. The project also provides 16 standard parking spaces and one (1) accessible parking space.

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

C. Total Project Area: 0.14 gross acres

Residential Acres:	Lots:	Units:	Projected No. of Residents:
Commercial Acres: 0.14	Lots: 1	Sq. Ft. of Bldg. Area: 3,680	Est. No. of Employees: 2
Industrial Acres:	Lots:	Sq. Ft. of Bldg. Area:	Est. No. of Employees:
Other:			

D. Assessor's Parcel No(s): 557-100-010

E. Street References: Intersection of Highway 243 and Highway 74, more specifically 53660 Highway 74.

F. Section, Township & Range Description or reference/attach a Legal Description:
Township 5 South, Range 2 East, Section 25

G. Brief description of the existing environmental setting of the project site and its surroundings: The project site is currently contains a real estate office with a caretaker's unit and is surrounded by commercial uses and scattered single family residences.

I. APPLICABLE GENERAL PLAN AND ZONING REGULATIONS

A. General Plan Elements/Policies:

1. Land Use: The proposed project meets the requirements of the Community Development: Commercial Retail (CD:CR) (0.20-0.35 Floor Area Ratio) general plan land use designation. The proposal meets all other applicable land use policies.

2. **Circulation:** The project has adequate circulation to the site and is therefore consistent with the Circulation Element of the General Plan. The proposed project meets all other applicable circulation policies of the General Plan.
3. **Multipurpose Open Space:** No natural open space land was required to be preserved within the boundaries of this project. The proposed project meets with all other applicable Multipurpose Open Space Element policies.
4. **Safety:** The project is located within a County of Riverside Fault Zone (Hot Springs Fault) and is located within a high fire hazard area. The proposed project is not located within any other special hazard zone (including high liquefaction, dam inundation zone, etc.). The proposed project has allowed for sufficient provision of emergency response services to the future users 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 have been provided for in the design of the project. The project will not generate noise levels in excess of standards established in the General Plan or noise ordinance. The project meets all other applicable Noise Element Policies.
6. **Housing:** The project site currently contains an existing 1,840 sq. ft. operator's residence. The project does not impact housing. There are no impacts to housing as a direct result of this project at this time.
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): Riverside Extended Mountain (REMAP)

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

D. Land Use Designation(s): Commercial Retail (CD: CR) (0.20-0.35 Floor Area Ratio)

E. Overlay(s), if any: Not Applicable

F. Policy Area(s), if any: Not Applicable

G. Adjacent and Surrounding Area Plan(s), Foundation Component(s), Land Use Designation(s), and Overlay(s) and Policy Area(s), if any: The project site is surrounded by properties which are designated Community Development: Commercial Retail (CD:CR) (0.20-0.35 Floor Area Ratio) to the north, east, and west and Agriculture: Agriculture (A:AG) (10 Acre Minimum) to the south.

H. Adopted Specific Plan Information

1. **Name and Number of Specific Plan, if any:** Not Applicable

2. **Specific Plan Planning Area, and Policies, if any:** Not Applicable

I. Existing Zoning: Rural Commercial (C-R)

J. **Proposed Zoning, if any:** Not Applicable

K. **Adjacent and Surrounding Zoning:** The project site is surrounded by properties which are zoned Rural Commercial (C-R) to the north, east, and west and Residential Agricultural – 20 Acre Minimum (R-A-20) to the south.

II. ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED

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

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

III. DETERMINATION

On the basis of this initial evaluation:

A PREVIOUS ENVIRONMENTAL IMPACT REPORT/NEGATIVE DECLARATION WAS NOT PREPARED

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

I find that although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because revisions in the project, described in this document, have been made or agreed to by the project proponent. **A MITIGATED NEGATIVE DECLARATION** will be prepared.

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

A PREVIOUS ENVIRONMENTAL IMPACT REPORT/NEGATIVE DECLARATION WAS PREPARED


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

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

will be considered by the approving body or bodies.

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

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


Signature

Damaris Abraham
Printed Name

February 19, 2015
Date


For Steve Weiss, AICP, Planning Director

IV. ENVIRONMENTAL ISSUES ASSESSMENT

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

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

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

Findings of Fact:

a) The project site is located at the intersection of Highway 243 and Highway 74. Both Highway 243 and Highway 74 are State Designated Scenic Highways. The proposed project proposes to utilize an existing facility and no substantial change is being proposed. The project will not have a substantial effect upon these scenic highways. The impact is considered less than significant.

b) The proposed project will not substantially damage scenic resources, including, but not limited to, trees, rock outcroppings and unique or landmark features; or obstruct any prominent scenic vista, as these features do not exist on the project site. The impact is considered less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No mitigation measures are required.

2. Mt. Palomar Observatory

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

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

Findings of Fact:

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

a) The project site is located 25.33 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 requires methods of installation, definition, requirements for lamp source and shielding, prohibition and exceptions. With incorporation of project lighting requirements of the Riverside County Ordinance No. 655 into the proposed project, this impact will be reduced to a less than significant impact. (COA 10.PLANNING.28) This is a standard condition of approval and is not considered mitigation pursuant to CEQA.

Mitigation: No mitigation measures are required.

Monitoring: No mitigation measures are required.

3. Other Lighting Issues

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

Source: On-site Inspection, Project Application Description

Findings of Fact:

a) The proposed project may result in a new source of light which would accompany any new limited commercial development; however the new source of light is not anticipated to be of significant levels due to the size of the project. Therefore, the impact is considered less than significant.

b) The proposed project is not expected to create unacceptable light levels as it has been conditioned for conformance with Ordinance No. 655. Therefore, the proposed project would not create a new source of substantial light or glare which would expose surrounding residential property to unacceptable light levels. Therefore, the impact is considered less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

AGRICULTURE & FOREST RESOURCES Would the project

4. Agriculture

a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland) as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Conflict with existing agricultural zoning, agricultural use or with land subject to a Williamson Act contract or land within a Riverside County Agricultural Preserve?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
c) Cause development of non-agricultural uses within 300 feet of agriculturally zoned property (Ordinance No. 625 "Right-to-Farm")?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: GIS database, and Project Application Materials.

Findings of Fact:

a) According to the County GIS database the project is not mapped by the Farmland Mapping and Monitoring Program of the California Resources Agency. Therefore, the proposed will not convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland) to non-agricultural use.

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

c) There are no agriculturally zoned properties within 300 feet of the project site. Therefore, the project will not cause development of non-agricultural uses within 300 feet of agriculturally zoned property (Ordinance No. 625 "Right-to-Farm").

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

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

5. Forest	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
a) Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code section 12220(g)), timberland (as defined by Public Resources Code section 4526), or timberland zoned Timberland Production (as defined by Govt. Code section 51104(g))?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Result in the loss of forest land or conversion of forest land to non-forest use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of forest land to non-forest use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

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

Findings of Fact:

a) The project is not located within the boundaries of a forest land (as defined in Public Resources Code section 12220(g)), timberland (as defined by Public Resources Code section 4526), or

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

timberland zoned Timberland Production (as defined by Govt. Code section 51104(g)). Therefore, the proposed project will not impact land designated as forest land, timberland, or timberland zoned Timberland Production.

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

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

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

AIR QUALITY Would the project

6. Air Quality Impacts

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

Source: SCAQMD CEQA Air Quality Handbook

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

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

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

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

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

The proposed project would primarily impact air quality through increased automotive emissions. Projects of this type do not generate enough traffic and associated air pollutants to violate clean air standards or contribute enough air pollutants to be considered a cumulatively considerable significant impact. Therefore, the impacts to air quality are considered less than significant.

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

e) The project will not create sensitive receptors located within one mile of an existing substantial point source emitter.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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f) The project will not create objectionable odors affecting a substantial number of people.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

BIOLOGICAL RESOURCES Would the project

7. Wildlife & Vegetation

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

Findings of Fact:

a) The project site does not conflict with the provisions of an adopted Habitat Conservation Plan, Natural Conservation Community Plan, or other approved local, regional, or state conservation plan. The project site is not located within a Western Riverside County Multiple Species Habitat

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Conservation Plan (WRCMSHCP) Criteria Area or cell. Therefore, the impact is considered less than significant.

b) The project site is not located within a WRCMSHCP Criteria Area or cell. The project will not 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 site is not located within a WRCMSHCP Criteria Area or cell. The project will not have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U. S. Wildlife Service. Therefore, the impact is considered less than significant.

d) The project will not interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident migratory wildlife corridors, or impede the use of native wildlife nursery sites. Therefore, the impact is considered less than significant.

e) The proposed project will not have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, and regulations or by the California Department of Fish and Game or U. S. Fish and Wildlife Service.

f) The proposed project will not have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means.

g) The proposed project will not conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

CULTURAL RESOURCES Would the project

8. Historic Resources

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

Source: Project Application Materials, County Archaeologist Review

Findings of Fact:

a-b) The project site has been previously disturbed with the existing building and no substantial construction is being proposed. The project is not anticipated to alter or destroy a historic site or cause substantial adverse change in the significance of a historical resource as defined in California Code of Regulations, Section 15064.5. If, however, during ground disturbing activities, unique

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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historical resources are discovered, all ground disturbances shall halt until a meeting is held between the developer and archaeologist to discuss the significance of the find. (COA 10.PLANNING.37) This is a standard condition and not considered mitigation for CEQA purposes. Therefore, the impact is considered less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

9. Archaeological Resources

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

Source: Project Application Materials, County Archaeologist Review

Findings of Fact:

a-b) The project site has been previously disturbed with the existing building and no substantial construction is being proposed. The project is not anticipated to alter or destroy an archaeological site or cause substantial adverse change in the significance of an archaeological resource as defined in California Code of Regulations, Section 15064.5. If, however, during ground disturbing activities, unique historical resources are discovered, all ground disturbances shall halt until a meeting is held between the developer and archaeologist to discuss the significance of the find. (COA 10.PLANNING.37) This is a standard condition and not considered mitigation for CEQA purposes. Therefore, the impact is considered less than significant.

c) There may be a possibility that ground disturbing activities will expose human remains. The project is subject to State Health and Safety Code Section 7050.5 if human remains are discovered during ground disturbing activities. (COA 10.PLANNING.38) This is a standard condition and not considered mitigation for CEQA purposes. Therefore, the impact is considered less than significant.

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

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

10. Paleontological Resources

a) Directly or indirectly destroy a unique paleontological resource, or site, or unique geologic feature?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Source: Riverside County General Plan, GIS database, County Geologist review

Findings of Fact:

a) According to General Plan, this site has been mapped as having a low potential for paleontological resources. This category encompasses lands for which previous field surveys and documentation demonstrates a low potential for containing significant paleontological resources subject to adverse impacts. As such, this project is not anticipated to require any direct mitigation for paleontological resources. (COA 10.PLANNING.1) This is a standard condition and not considered mitigation for CEQA purposes. Therefore, the impact is considered less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required

GEOLOGY AND SOILS Would the project

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

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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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?

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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Source: Riverside County General Plan Figure S-2 "Earthquake Fault Study Zones," GIS database, County Geologist review (GEO02418)

Findings of Fact:

a-b) According to GEO02418, the entire property is located within a County of Riverside Fault Zone for a splay of the Hot Springs Fault. The site is not within State of California Alquist-Priolo Earthquake Fault Zone. No known faults cross within 290 feet of the proposed improvements. The potential for faulting on the subject site is low. The potential for the existence of surface fault rupture within the area of the proposed improvements is considered to be nil. (COA 10.PLANNING.35) California Building Code (CBC) requirements pertaining to commercial development will mitigate the potential impact to less than significant. As CBC requirements are applicable to all commercial development they are not considered mitigation for CEQA implementation purposes. Therefore, the impact is considered less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

12. Liquefaction Potential Zone

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

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Source: Riverside County General Plan Figure S-3 "Generalized Liquefaction", GIS Database, County Geologist review (GEO02418)

Findings of Fact:

a) According to GEO02418, the potential for liquefaction at the site is considered nil. The project will have less than significant impact.

Mitigation: No mitigation measures required.

Monitoring: No monitoring measures are required.

13. Ground-shaking Zone

Be subject to strong seismic ground shaking?

Source: Riverside County General Plan Figure S-4 "Earthquake-Induced Slope Instability Map," and Figures S-13 through S-21 (showing General Ground Shaking Risk), County Geologist review (GEO02418)

Findings of Fact:

According to GEO02418, the entire property is located within a County of Riverside Fault Zone for a splay of the Hot Springs Fault. The site is not within State of California Alquist-Priolo Earthquake Fault Zone. No known faults cross within 290 feet of the proposed improvements. The potential for faulting on the subject site is low. The potential for the existence of surface fault rupture within the area of the proposed improvements is considered to be nil. (COA 10.PLANNING.35) California Building Code (CBC) requirements pertaining to commercial development will mitigate the potential impact to less than significant. As CBC requirements are applicable to all commercial development they are not considered mitigation for CEQA implementation purposes. Therefore, the impact is considered less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No mitigation measures are required.

14. Landslide Risk

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

Source: Riverside County General Plan Figure S-5 "Regions Underlain by Steep Slope", County Geologist review (GEO02418)

Findings of Fact:

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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a) According to GEO02418, the potential for landsliding, debris flows or slope instabilities are considered very low. The project will have less than significant impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

15. Ground Subsidence

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

Source: GIS database, Riverside County General Plan Figure S-7 "Documented Subsidence Areas", County Geologist review

Findings of Fact:

a) According to GIS, the project site is not located in an area susceptible to subsidence. No impacts will occur as a result of the proposed project.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

16. Other Geologic Hazards

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

Source: Project Application Materials, County Geologist review (GEO02418)

a) According to GEO02418, the site cannot be impacted by seiches due to the lack of a nearby body of water.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

17. 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?

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

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

- a) The project will not significantly change the existing topography on the subject site. The grading will follow the natural slopes and not alter any significant elevated topographic features located on the site.
- b) The project will not cut or fill slopes greater than 2:1 or create a slope higher than 10 feet.
- c) The project does not result in grading that affects or negates subsurface sewage disposal systems.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

18. Soils

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

Source: General Plan figure S-6 "Engineering Geologic Materials Map", Project Application Materials, Building and Safety Grading review, Department of Environmental Health (DEH) review

- a) The development of the site could result in the loss of topsoil from grading activities, but not in a manner that would result in significant amounts of soil erosion. Implementation of Best Management Practices (BMPs) would reduce the impact to below a level of significance. Impacts would be less than significant.
- b) The project may be located on expansive soil; however, California Building Code (CBC) requirements pertaining to commercial development will mitigate the potential impact to less than significant. As CBC requirements are applicable to all development, they are not considered mitigation for CEQA implementation purposes.
- c) The project is proposing to utilize an Onsite Wastewater Treatment System. The project does not have soils incapable of supporting use of septic tanks. The applicant is required to submit to DEH for review detailed plans drawn to scale of the proposed subsurface sewage disposal system and floor plan/plumbing schedule to ensure septic tank sizing. (COA 80.E HEALTH. 3) This is a standard Condition of Approval and pursuant to CEQA is not considered mitigation. The project will have less than significant impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
19. Erosion				
a) Change deposition, siltation, or erosion that may modify the channel of a river or stream or the bed of a lake?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Result in any increase in water erosion either on or off site?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Source: Building and Safety Grading review, Project Application Materials

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.

b) The potential for on-site erosion will increase due to grading and excavating activities during the construction phase. However, BMPs will be implemented for maintaining water quality and reducing erosion.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

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

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

GREENHOUSE GAS EMISSIONS Would the project

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
21. Greenhouse Gas Emissions				
a) Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Source: Project application materials

Findings of Fact:

a) The project proposes to utilize an existing building as a convenience market and gas station in conjunction with an existing office and caretaker's unit. The installation of the gas station will involve small-scale construction activities that will not involve an extensive amount of heavy duty equipment or labor. Therefore, greenhouse gas emissions generated during construction phase are minimal. Possible greenhouse gas producing elements of the proposed use will include onsite vehicle idling and the delivery of fuel and market deliveries to the site. Both of these elements will produce less than significant amounts of additional greenhouse gasses. Therefore, project is not anticipated to generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment.

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

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

HAZARDS AND HAZARDOUS MATERIALS Would the project

22. Hazards and Hazardous Materials				
a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Impair implementation of or physically interfere with an adopted emergency response plan or an emergency evacuation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter 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 environ-	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

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

Source: Project Application Materials, Department of Environmental Health Review and Fire Department Review

Findings of Fact:

a-b) The project proposes to utilize an existing building as a convenience market and gas station in conjunction with an existing office and caretaker's unit. The project has been reviewed by the Department of Environmental Health and is not anticipated to create a significant hazard to the public or the environment transport, use, or disposal of hazardous materials or 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. The Department of Environmental Health has required 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 materials to be provided. (COA 10.E Health.1) This is a standard condition and not considered mitigation for CEQA purposes. Therefore, the impact is considered less than significant.

c) The project has been reviewed by the Riverside County Fire Department for emergency access, and will not impair the implementation or physically interfere with an adopted emergency response plan or an emergency evacuation plan.

d) The project site is not located within one-quarter mile of an existing or proposed school.

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 would not create a significant hazard to the public or the environment.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

23. Airports

a) Result in an inconsistency with an Airport Master Plan?

b) Require review by the Airport Land Use Commission?

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?

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?

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

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

24. Hazardous Fire Area

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

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

Findings of Fact:

a) According to the General Plan, the proposed project site is located within a hazardous fire area. The proposed project will not 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. The project shall adhere to all Fire Departments requirements for projects located within high fire hazard areas and all buildings constructed on this property must comply with the special construction provisions contained in Riverside County Ordinance No. 787. These are standard conditions of approval and are not considered mitigation under CEQA. Therefore, the impact is considered less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

HYDROLOGY AND WATER QUALITY Would the project

25. Water Quality Impacts

a) Substantially alter the existing drainage pattern of the site or area, including the alteration of the course of a stream or river, in a manner that would result in substantial erosion or siltation on- or off-site?

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
b) Violate any water quality standards or waste discharge requirements?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Create or contribute runoff water that would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Place housing within a 100-year flood hazard area, as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Place within a 100-year flood hazard area structures which would impede or redirect flood flows?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
g) Otherwise substantially degrade water quality?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
h) Include new or retrofitted stormwater Treatment Control Best Management Practices (BMPs) (e.g. water quality treatment basins, constructed treatment wetlands), the operation of which could result in significant environmental effects (e.g. increased vectors or odors)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Source: Riverside County Flood Control District Flood Hazard Report/Condition, Transportation Department Review

Findings of Fact:

a) The project site slopes down to the north and northwesterly direction towards Coldwater Creek, which has mapped California Department of Water Resources (DWR) awareness floodplain. Coldwater Creek along with Dry Creek and Strawberry Creek form the upper or north fork for the San Jacinto River. The project site is located on high ground adjacent to and well above the creek and its associated floodplain. Except for nuisance nature local runoff that may traverse portions of the property, the project is considered free from ordinary storm flood hazard. (COA 10.FLOOD RI. 1) Therefore, the project shall 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. The impact is considered less than significant.

b) Due to the small size and limited development of the project site, the project is not anticipated to violate any water quality standards or waste discharge requirements.

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.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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d) The project site slopes down to the north and northwesterly direction towards Coldwater Creek, which has mapped California Department of Water Resources (DWR) awareness floodplain. Coldwater Creek along with Dry Creek and Strawberry Creek form the upper or north fork for the San Jacinto River. The project site is located on high ground adjacent to and well above the creek and its associated floodplain. Except for nuisance nature local runoff that may traverse portions of the property, the project is considered free from ordinary storm flood hazard. (COA 10.FLOOD RI. 1) Therefore, the project shall not 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. The impact is considered less than significant.

e-f) The project proposed project will not place housing or structures within a 100-year flood hazard area. Therefore, there is no significant impact.

g-h) The project will not substantially degrade water quality or include new or retrofitted stormwater Treatment Control Best Management Practices (BMPs) (e.g. water quality treatment basins, constructed treatment wetlands), the operation of which could result in significant environmental effects (e.g. increased vectors and odors). Therefore, there is no significant impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

26. Floodplains

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

NA - Not Applicable <input checked="" type="checkbox"/>	U - Generally Unsuitable <input type="checkbox"/>	R - Restricted <input type="checkbox"/>
a) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner that would result in flooding on- or off-site?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Changes in absorption rates or the rate and amount of surface runoff?	<input type="checkbox"/>	<input checked="" 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 checked="" type="checkbox"/>
d) Changes in the amount of surface water in any water body?	<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:

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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- a) The project will not substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner that would result in flooding on- or off-site.
- b) The project will not substantially change absorption rates or the rate and amount of surface runoff.
- c) The project will not place housing within a 100-year flood hazard area, as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map.
- d) The project will not cause changes in the amount of surface water in any water body.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

LAND USE/PLANNING Would the project

27. Land Use

a) Result in a substantial alteration of the present or planned land use of an area?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Affect land use within a city sphere of influence and/or within adjacent city or county boundaries?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

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

Findings of Fact:

a) The project proposes a convenience market with a gas station and a real estate office. The project site is currently designated Community Development: Commercial Retail (CD:CR) (0.20-0.35 Floor Area Ratio) on the Riverside Extended Mountain (REMAP) Area Plan. Commercial retail uses at a neighborhood, community and regional level, as well as for professional office and tourist-oriented commercial uses are allowed within the Community Development: Commercial Retail (CD:CR) (0.20-0.35 Floor Area Ratio) Land Use designation. The proposed project is in conformance with the land use designation; therefore shall not result in the substantial alteration of the present or planned land use of an area. Therefore, there is no significant impact.

b) The project is not located within a city sphere of influence. Therefore, it will not affect land use within a city sphere of influence and/or within adjacent city or county boundaries. The project will have no impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

28. Planning

a) Be consistent with the site's existing or proposed zoning?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Be compatible with existing surrounding zoning?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

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

a) The proposed project is consistent with the site's existing zoning of Rural Commercial (C-R). The proposed uses, convenience store, including the sale of motor vehicle fuel with sale of beer and wine for off-site premises consumption, real estate office, and operator's unit, subject to approval of a conditional use permit in the C-R zone.

b) The surrounding zoning is Rural Commercial (C-R) to the north, east, and west and Residential Agricultural – 20 Acre Minimum (R-A-20) to the south. The project will be compatible with the surrounding zoning classifications.

c) The project site is designated Community Development: Commercial Retail (CD:CR) (0.20-0.35 Floor Area Ratio) and surrounding properties are designated Community Development: Commercial Retail (CD:CR) (0.20-0.35 Floor Area Ratio) to the north, east, and west and Agriculture: Agriculture (A:AG) (10 Acre Minimum) to the south. There are existing commercial uses surrounding the project site. The project is compatible with existing and planned surrounding land uses.

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

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

MINERAL RESOURCES Would the project

29. Mineral Resources

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

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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proposed, existing or abandoned quarries or mines?

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

a) The project site is within MRZ-3, which is defined as areas where the available geologic information indicates that mineral deposits are likely to exist; however, the significance of the deposit is undetermined. The General Plan identifies policies that encourage protection for existing mining operations and for appropriate management of mineral extraction. A significant impact that would constitute a loss of availability of a known mineral resource would include unmanaged extraction or encroach on existing extraction. No existing or abandoned quarries or mines exist in the area surrounding the project site. The project does not propose any mineral extraction on the project site. Any mineral resources on the project site will be unavailable for the life of the project; however, the project will not result in the permanent loss of significant mineral resources.

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

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

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

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

NOISE Would the project result in

Definitions for Noise Acceptability Ratings

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

NA - Not Applicable A - Generally Acceptable B - Conditionally Acceptable
 C - Generally Unacceptable D - Land Use Discouraged

30. Airport Noise

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

NA A B C D

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

NA A B C D

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

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

- a) The project 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

31. Railroad Noise

NA A B C D

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

Findings of Fact: The project site is not located adjacent a railroad line. The project has no significant impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

32. Highway Noise

NA A B C D

Source: On-site Inspection, Project Application Materials

Findings of Fact: The project site is located adjacent to Highway 74 and Highway 243. However, the project is for a convenience market with a gas station that does not create a noise sensitive use. The existing highway noise will have no significant impact on the project.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

33. Other Noise

NA A B C D

Source: Project Application Materials, GIS database

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

Mitigation: No mitigation measures are required.

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.

34. Noise Effects on or by the Project

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

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

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

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

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

Findings of Fact:

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

b) The project might create a substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project. However, all noise generated during project construction and the operation of the site must comply with the County's noise standards, which restricts construction (short-term) and operational (long-term) noise levels. Therefore, any potential noise impact is considered less than significant.

c) The project will not cause exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies.

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

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

POPULATION AND HOUSING Would the project

35. Housing

a) Displace substantial numbers of existing housing,

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

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

Findings of Fact:

- a) The proposed project will not displace any housing, necessitating the construction of replacement housing elsewhere. The project will have no significant impact.
- b) The project will not create a demand for additional housing, particularly housing affordable to households earning 80% or less of the County's median income. The project will have no significant impact.
- c) The project will not displace substantial numbers of people, necessitating the construction of replacement housing elsewhere. The project will have no significant impact.
- d) The project is not located within a County Redevelopment Project Area. Therefore, the project will have no significant impact.
- e) The project will not cumulatively exceed official regional or local population projections. The project will have no significant impact.
- f) Development of the project site will have a less than significant impact on inducing substantial population growth in an area either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure).

Mitigation: No mitigation measures are required.

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

36. Fire Services

Source: Riverside County General Plan Safety Element

Findings of Fact:

The 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.28) 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. Sheriff Services

Source: Riverside County General Plan

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. (COA 90.PLANNING.28) 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. 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

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

39. Libraries

Source: Riverside County General Plan

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.28) 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.

40. Health Services

Source: Riverside County General Plan

Findings of Fact:

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

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

RECREATION

41. Parks and Recreation

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

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
b) Would the project include the use of existing neighborhood or regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Is the project located within a Community Service Area (CSA) or recreation and park district with a Community Parks and Recreation Plan (Quimby fees)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: GIS database, Ord. No. 659 (Establishing Development Impact Fees), Parks & Open Space Department Review

Findings of Fact:

- a) The project would not include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment. The project will have no significant impact.
- b) The project would not include the use of existing neighborhood or regional parks or other recreation facilities such that substantial physical deterioration of the facility would occur or be accelerated. The project will have no significant impact.
- c) The project is not located within a County Service Area. In addition, this is a commercial project, and as such, is not required to pay Quimby fees. The project will have no significant impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

42. Recreational Trails

Source: Riverside County General Plan

Findings of Fact: The proposed project has not incorporated any trails into its design; therefore, the project will have no impacts to recreational trails.

Mitigation: No mitigation measures are required.

Monitoring: No mitigation measures are required.

TRANSPORTATION/TRAFFIC Would the project

43. Circulation

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

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
highways and freeways, pedestrian and bicycle paths, and mass transit?				
b) Conflict with an applicable congestion management program, including, but not limited to level of service standards and travel demand measures, or other standards established by the county congestion management agency for designated roads or highways?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Alter waterborne, rail or air traffic?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g. farm equipment)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f) Cause an effect upon, or a need for new or altered maintenance of roads?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
g) Cause an effect upon circulation during the project's construction?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
h) Result in inadequate emergency access or access to nearby uses?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
i) Conflict with adopted policies, plans or programs regarding public transit, bikeways or pedestrian facilities, or otherwise substantially decrease the performance or safety of such facilities?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: Riverside County General Plan, Transportation Department Review, Mountain Center Market and Spirit Gas, Traffic Impact Analysis, prepared by Kunzman Associates, Inc., October 28, 2014

Findings of Fact:

a) The Transportation Department has reviewed the traffic study submitted for the referenced project. The study has been prepared in accordance with County-approved guidelines. We generally concur with the findings relative to traffic impacts.

The General Plan circulation policies require a minimum of Level of Service 'C', except that Level of Service 'D' may be allowed in community development areas at intersections of any combination of secondary highways, major highways, arterials, urban arterials, expressways or state highways and ramp intersections.

The study indicates that it is possible to achieve adequate levels of service for the following intersections based on the traffic study assumptions.

Pines to Palms Highway (SR-74) (NS) at:
Idyllwild National Forest Highway (SR-74) (EW)

Esperanza Firefighters Memorial Highway (SR-243) (NS) at:
Idyllwild National Forest Highway (SR-74) (EW)

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Pines to Palms Highway (SR-74) (EW)

As such, the proposed project is consistent with this General Plan policy.

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

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

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

g) The project could cause an effect upon circulation during the project's construction; this impact will be temporary in nature. The impact is considered less than significant.

h) The project has been reviewed and conditioned by the Riverside County Fire Department. Accordingly, the Fire Department has approved the design of the project. The project will have no significant impact.

i) The project site will not conflict with adopted policies, plans or programs regarding public transit, bikeways or pedestrian facilities, or otherwise substantially decrease the performance or safety of such facilities. The project will have no significant impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

44. Bike Trails

Source: Riverside County General Plan

Findings of Fact: The proposed project has not incorporated any trails into its design; therefore, the project will have no impacts to bike trails.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

UTILITY AND SERVICE SYSTEMS Would the project

45. Water

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

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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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 (DEH) Review

Findings of Fact:

a-b) The project proposes to utilize an existing well and would not result in the construction of new water treatment facilities. The applicant shall submit to DEH for review plans showing all details of the proposed connection to "MOUNTAIN CENTER CAFE" transient-non community water system to ensure sufficient water supply is available to serve the project. (COA 80.E HEALTH. 1) This is a standard Condition of Approval and pursuant to CEQA is not considered mitigation. The project will have less than significant impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

46. Sewer

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

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

Source: Department of Environmental Health (DEH) Review

Findings of Fact:

a-b) The project proposes to utilize an Onsite Wastewater Treatment System. The applicant shall submit to DEH for review detailed plans drawn to scale of the proposed subsurface sewage disposal system and floor plan/plumbing schedule to ensure septic tank sizing. (COA 80.E HEALTH. 3) This is a standard Condition of Approval and pursuant to CEQA is not considered mitigation. The project will have less than significant impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

47. Solid Waste

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

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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b) Does the project comply with federal, state, and local statutes and regulations related to solid wastes including the CIWMP (County Integrated Waste Management Plan)?

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

Findings of Fact:

- a) The project will not substantially alter existing or future solid waste generation patterns and disposal services. The landfill that will serve the project has sufficient capacity to accommodate the project's anticipated solid waste disposal needs.
- b) The development will comply with federal, state, and local statutes and regulations related to solid wastes (including the CIWMP- County Integrated Waste Management Plan).

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

48. Utilities

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

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

Source: Riverside County General Plan

Findings of Fact:

- a-c) The project will require utility services in the form of Electricity, Natural gas, and Communications systems. Utility service infrastructure is available to the project site and the project site and the project is not anticipated to create a need for new facilities.
- d) Storm water drainage will be handled on-site.
- e-f) Street lighting exists for access to the project site. The project will have an incremental impact on the maintenance of public facilities, including roads.
- g) The project will not require additional governmental services.

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.

49. Energy Conservation

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

Source:

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

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

MANDATORY FINDINGS OF SIGNIFICANCE

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

Source: Staff review, Project Application Materials

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

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

Source: Staff review, Project Application Materials

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

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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52. 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: Not Applicable

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

VII. AUTHORITIES CITED

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

Revised: 2/23/2015 9:55 AM
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10. GENERAL CONDITIONS

EVERY DEPARTMENT

10. EVERY. 1

USE - PROJECT DESCRIPTION

RECOMMND

The use hereby permitted is to permit an existing 3,680 square foot two-story building as a commercial center consisting of a 1,490 square foot convenience store with the sale of alcoholic beverages (Alcoholic Beverage Control (ABC) License Type 21) for off-premise consumption. The commercial center will also include a 350 square foot real estate office, a 1,840 square foot operator's residence, sixteen (16) standard parking spaces and one (1) accessible parking space. The permitted use also includes two (2) ancillary motor vehicle gasoline pumps covered by an awning with two (2) new underground fuel storage tanks and a propane fill station tank as reflected on the site plan.

(Modified per 3/18/15 PC)

10. EVERY. 2

USE - HOLD HARMLESS

RECOMMND

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

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

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

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

The obligations imposed by this condition include, but are

CONDITIONAL USE PERMIT Case #: CUP03704

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10. GENERAL CONDITIONS

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

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

10. EVERY. 3 USE - DEFINITIONS RECOMMND

The words identified in the following list that appear in all capitals in the attached conditions of Conditional Use Permit No. 3704 shall be henceforth defined as follows:

APPROVED EXHIBIT A = Conditional Use Permit No. 3704, Exhibit A, Site Plan, dated August 11, 2014.

APPROVED EXHIBIT B = Conditional Use Permit No. 3704, Exhibit B, Elevations, dated June 5, 2014.

APPROVED EXHIBIT C = Conditional Use Permit No. 3704, Exhibit C, Floor Plan, dated March 18, 2015.

(Modified per 3/18/15 PC)

10. EVERY. 4 USE - 90 DAYS TO PROTEST RECOMMND

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

BS GRADE DEPARTMENT

10.BS GRADE. 2 USE - GIN VARY INTRO RECOMMND

Conditional Use Permit No. proposes to allow a service station and market in conjunction with an existing office and residential use. The project proposes to install two (2) new fuel storage tanks and to provide 16 standard parking spaces and one (1) accessible parking space. The Grading Division does not object to this proposal with the following included conditions.

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10. GENERAL CONDITIONS

E HEALTH DEPARTMENT

10.E HEALTH. 1 USE - HAZMAT BEP

RECOMMND

The facility requires a business 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.

FIRE DEPARTMENT

10.FIRE. 1 USE-#20-SUPER FIRE HYDRANT

RECOMMND

Super fire hydrants) (6"x4"x 2-2 1/2") shall be located ot less than 25 feet or more than 165 feet from any portion of the building as measured along approved vehicular travel ways.

10.FIRE. 2 USE-#84-TANK PERMITS

RECOMMND

Applicant or Developer shall be responsible for obtaining under/aboveground fuel, chemical and mixed liquid storage tank permits, from the Riverside County Fire Department and Environmental Health Departments. Plans must be submitted for approval prior to installation. Aboveground fuel/mixed liquid tanks(s) shall meet the following standard: Tank must be tested and labeled o UL2085 Protected Tank Standard or SwRI 93-01. The test must include the Projectile Penetration Test and the Heavy Vehicle Impact Test. A sample copy of the tank's label from an independent test laboratory must be included with your plans.

10.FIRE. 3 USE-#89-RAPID HAZMAT BOX

RECOMMND

Rapid entry Hazardous Material data and key storage cabinet shall be installed on the outside of the building. Plans shall be submitted to the Riverside County Fire Department for approval prior to installation.

FLOOD RI DEPARTMENT

10.FLOOD RI. 1 USE FLOOD HAZARD REPORT

RECOMMND

Conditional Use Permit No. 3704 is a proposal for a market and gas station on a 0.14-acre site in the Mountain Center area located at the intersection of Highways 74 and 243. This project proposes to utilize the existing office

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10. GENERAL CONDITIONS

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

RECOMMND

building for the market and install 2 fuel storage tanks.

The project site slopes down to the north and northwesterly direction towards Coldwater Creek, which has mapped California Department of Water Resources (DWR) awareness floodplain. Coldwater Creek along with Dry Creek and Strawberry Creek form the upper or north fork for the San Jacinto River. The project site is located on high ground adjacent to and well above the creek and its associated floodplain. Except for nuisance nature local runoff that may traverse portions of the property, the project is considered free from ordinary storm flood hazard. However, a storm of unusual magnitude could cause some damage. New construction should comply with all applicable ordinances.

PLANNING DEPARTMENT

10.PLANNING. 1 USE - LOW PALEO

RECOMMND

According to the County's General Plan, this site has been mapped as having a "Low Potential" for paleontological resources. This category encompasses lands for which previous field surveys and documentation demonstrates a low potential for containing significant paleontological resources subject to adverse impacts. As such, this project is not anticipated to require any direct mitigation for paleontological resources. However, should fossil remains be encountered during site development:

1.All site earthmoving shall be ceased in the area of where the fossil remains are encountered. Earthmoving activities may be diverted to other areas of the site.

2.The owner of the property shall be immediately notified of the fossil discovery who will in turn immediately notify the County Geologist of the discovery.

3.The applicant shall retain a qualified paleontologist approved by the County of Riverside.

4.The paleontologist shall determine the significance of the encountered fossil remains.

5.Paleontological monitoring of earthmoving activities will continue thereafter on an as-needed basis by the paleontologist during all earthmoving activities that may

CONDITIONAL USE PERMIT Case #: CUP03704

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10. GENERAL CONDITIONS

10.PLANNING. 1

USE - LOW PALEO (cont.)

RECOMMND

expose sensitive strata. Earthmoving activities in areas of the project area where previously undisturbed strata will be buried but not otherwise disturbed will not be monitored. The supervising paleontologist will have the authority to reduce monitoring once he/she determines the probability of encountering any additional fossils has dropped below an acceptable level.

6.If fossil remains are encountered by earthmoving activities when the paleontologist is not onsite, these activities will be diverted around the fossil site and the paleontologist called to the site immediately to recover the remains.

7.Any recovered fossil remains will be prepared to the point of identification and identified to the lowest taxonomic level possible by knowledgeable paleontologists. The remains then will be curated (assigned and labeled with museum* repository fossil specimen numbers and corresponding fossil site numbers, as appropriate; places in specimen trays and, if necessary, vials with completed specimen data cards) and catalogued, an associated specimen data and corresponding geologic and geographic site data will be archived (specimen and site numbers and corresponding data entered into appropriate museum repository catalogs and computerized data bases) at the museum repository by a laboratory technician. The remains will then be accessioned into the museum repository fossil collection, where they will be permanently stored, maintained, and, along with associated specimen and site data, made available for future study by qualified scientific investigators. * Per the County of Riverside "SABER Policy", paleontological fossils found in the County of Riverside should, by preference, be directed to the Western Science Center in the City of Hemet.

8.The property owner and/or applicant on whose land the paleontological fossils are discovered shall provide appropriate funding for monitoring, reporting, delivery and curating the fossils at the institution where the fossils will be placed, and will provide confirmation to the County that such funding has been paid to the institution.

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10. GENERAL CONDITIONS

10.PLANNING. 2 USE - COMPLY WITH ORD./CODES RECOMMND

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

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

10.PLANNING. 3 USE - FEES FOR REVIEW RECOMMND

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

10.PLANNING. 4 USE - LIGHTING HOODED/DIRECTED RECOMMND

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

10.PLANNING. 7 USE - HOURS OF OPERATION RECOMMND

Use of the facilities approved under this conditional use permit shall be limited to the hours of 6:00 a.m. to 9:00 p.m., Sunday through Thursday and 6:00 a.m. to Midnight Friday and Saturday in order to reduce conflict with adjacent residential zones and/or land uses. The gasoline service station may operate 24 hours a day.

(Modified per 3/18/15 PC)

10.PLANNING. 8 USE - BASIS FOR PARKING RECOMMND

Parking for this project was determined primarily on the basis of County Ordinance No. 348, Section 18.12. a.(2).b), general retail; including, but not limited to, freestanding convenience markets, liquor stores and supermarkets: 1 space per 200 sq. ft. of gross floor area.

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10. GENERAL CONDITIONS

10.PLANNING. 10 USE - NO OUTDOOR ADVERTISING RECOMMND

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

10.PLANNING. 16 USE - RECLAIMED WATER RECOMMND

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

10.PLANNING. 18 USE - NO RESIDENT OCCUPANCY RECOMMND

No permanent occupancy shall be permitted within the property approved under this conditional use permit as a principal place of residence except the operator's dwelling as shown on the APPROVED EXHIBIT A. No person, except the operator and members of the operator's family, shall use the premises as a permanent mailing address nor be entitled to vote using an address within the premises as a place of residence.

10.PLANNING. 19 USE - MAINTAIN LICENSING RECOMMND

At all times during the conduct of the permitted use the permittee shall maintain and keep in effect valid licensing approval from the California Department of Alcoholic Beverage Control (ABC), or equivalent agency as provided by law. Should such licensing be denied, expire or lapse at any time in the future, the sale of alcoholic beverages for off-premise consumption shall not be allowed under this permit.

(Modified per 3/18/15 PC)

10.PLANNING. 20 USE - EXTERIOR NOISE LEVELS RECOMMND

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

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10. GENERAL CONDITIONS

10.PLANNING. 20 USE - EXTERIOR NOISE LEVELS (cont.) RECOMMND

necessary steps to remedy the situation, which may include discontinued operation of the facilities. he permit holder shall comply with the applicable standards of Ordinance No. 847.

10.PLANNING. 21 USE - NOISE MONITORING REPORTS RECOMMND

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

10.PLANNING. 23 USE - CAUSES FOR REVOCATION RECOMMND

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

10.PLANNING. 24 USE - CEASED OPERATIONS RECOMMND

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

10.PLANNING. 28 USE - MT PALOMAR LIGHTING AREA RECOMMND

The subject property lies within the boundary of Zone B of Ordinance No. 655 (Mt. Palomar Special Lighting Area.) In accordance with Section 5 (General Requirements) of this Ordinance, Low Pressure Sodium lamps and other lamps below

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10. GENERAL CONDITIONS

10.PLANNING. 28 USE - MT PALOMAR LIGHTING AREA (cont.) RECOMMND

4050 lumens are allowed, and other lamps above 4050 lumens are prohibited.

Note that all outdoor lighting must be fully shielded if feasible or partially shielded in all other cases, and must be focused to minimize spill light into the night sky and onto adjacent properties. All outdoor lighting must remain in compliance with the requirements of Ord. No. 655 for the life of this permit.

10.PLANNING. 30 USE - PERMIT SIGNS RECOMMND

No signs are approved pursuant to this project approval. Prior to the installation of any on-site advertising or directional signs, a signing plan shall be submitted to and approved by the Planning Department pursuant to the requirements of Section 18.43.B and D (Substantial Conformance-uncirculated) of Ordinance No. 348.

10.PLANNING. 33 USE - BUSINESS LICENSING RECOMMND

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

10.PLANNING. 34 USE - ALCOHOLIC BEVERAGE SALES RECOMMND

The following development standards shall apply to the sale of motor vehicle fuels and alcoholic beverages for off-premises consumption:

a. Any sales transaction for motor vehicle fuel shall be separate from any sales transaction for alcoholic beverages and shall not take place within the convenience store.

b. The owner and the management shall educate the public regarding driving under the influence of intoxicating beverages, minimum age for purchase and consumption of alcoholic beverages, driving with open containers and the penalty associated with violation of these laws. In addition, the owner and management shall provide health warnings about the consumption of alcoholic beverages.

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10. GENERAL CONDITIONS

10.PLANNING. 34 USE - ALCOHOLIC BEVERAGE SALES (cont.) RECOMMND

This educational requirement may be met by posting prominent signs, decals or brochures at points of purchase. In addition, the owner and management shall provide adequate training for all employees at the location as to these matters.

c. No displays of beer, wine or other alcoholic beverages shall be located within five feet of any building entrance.

d. Cold beer or wine shall be sold from, or displayed in, the main, permanently affixed electrical coolers only.

e. No beer, wine or other alcoholic beverage advertising shall be located on gasoline islands; and, no lighted advertising for beer, wine or other alcoholic beverages shall be located on the exterior of buildings or within window areas.

f. Employees selling alcoholic beverages between the hours of 10pm and 2am shall be at least 21 years of age.

g. No sale of alcoholic beverages shall be made from a drive-in window.

(Modified per 3/18/15 PC)

10.PLANNING. 35 USE - GEO 02418 RECOMMND

County Geologic Report (GEO) No. 2418, submitted for this project (CUP03704) was prepared by Inland Foundation Engineering Inc. and is entitled: "Preliminary Geologic/Fault Hazard Review Proposed Mountain Center Market 53660 Highway 74, Mountain center Area Riverside County, California A.P.N. 557-100-010", dated August 8, 2014.

In addition, Associated Soils Engineering Inc. prepared: "Fault Investigation, Proposed Mountain center Gas Station, APN 557-100-010, Mountain Center, Riverside County, California", dated January 15, 2015 and "Response to Riverside County Review Comments for Fault Investigation, Proposed Mountain Center Gas Station, APN 557-100-010, Mountain Center, Riverside County, California", dated January 30, 2015.

GEO02418 concluded:

1.The entire property is located within a County of

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10. GENERAL CONDITIONS

10.PLANNING. 35 USE - GEO 02418 (cont.) RECOMMND

- Riverside Fault Zone for a splay of the Hot Springs Fault.
2.The site is not within a State of California
Alquist-Priolo Earthquake Fault Zone.
3.No known faults cross within 290 feet of the proposed
improvements.
4.The potential for faulting on the subject site is low.
5.The potential for the existence of surface fault rupture
within the area of the proposed improvements is considered
to be nil.
6.The potential for liquefaction is considered nil.
7.The potential for landsliding, debris flows or slope
instabilities are considered very low.
8.The site cannot be impacted by seiches due to the lack of
a nearby body of water.

GEO No. 2418 satisfies the requirement for a
geologic/geotechnical study for Planning/CEQA purposes.
GEO No. 2418 is hereby accepted for Planning purposes.
Engineering and other Building Code parameters were not
included as a part of this review or approval. This
approval is not intended and should not be misconstrued as
approval for grading permit. Engineering and other
building code parameters should be reviewed and additional
comments and/or conditions may be imposed by the County
upon application for grading and/or building permits.

10.PLANNING. 36 USE - ABC20 OFF SALE BEER/WINE DELETED

OFF SALE BEER & WINE - (Package Store) Authorizes the sale
of beer and wine for consumption off the premises where
sold. Minors are allowed on the premises.

(Deleted per 3/18/15 PC)

10.PLANNING. 37 USE - UNANTICIPATED RESOURCES RECOMMND

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

If during ground disturbance activities, unanticipated
cultural resources* are discovered, the following
procedures shall be followed:

- 1)All ground disturbance activities within 100 feet of the

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10. GENERAL CONDITIONS

10.PLANNING. 37 USE - UNANTICIPATED RESOURCES (cont.)

RECOMMND

discovered cultural resource shall be halted until a meeting is convened between the developer, the project archaeologist**, the Native American tribal representative (or other appropriate ethnic/cultural group representative), and the County Archaeologist to discuss the significance of the find.

2)The developer shall call the County Archaeologist immediately upon discovery of the cultural resource to convene the meeting.

3)At the meeting with the aforementioned parties, the significance of the discoveries shall be discussed and a decision is to be made, with the concurrence of the County Archaeologist, as to the appropriate mitigation (documentation, recovery, avoidance, etc) for the cultural resource.

4)Further ground disturbance shall not resume within the area of the discovery until a meeting has been convened with the aforementioned parties and a decision is made, with the concurrence of the County Archaeologist, as to the appropriate mitigation measures.

* A cultural resource site is defined, for this condition, as being a feature and/or three or more artifacts in close association with each other, but may include fewer artifacts if the area of the find is determined to be of significance due to sacred or cultural importance.

** If not already employed by the project developer, a County approved archaeologist shall be employed by the project developer to assess the value/importance of the cultural resource, attend the meeting described above, and continue monitoring of all future site grading activities as necessary."

10.PLANNING. 38 USE - IF HUMAN REMAINS FOUND

RECOMMND

IF HUMAN REMAINS ARE FOUND ON THIS SITE:

The developer/permit holder or any successor in interest shall comply with the following codes:

Pursuant to State Health and Safety Code Section 7050.5, if human remains are encountered, no further disturbance shall

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10. GENERAL CONDITIONS

10.PLANNING. 38 USE - IF HUMAN REMAINS FOUND (cont.) RECOMMND

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 by the Coroner within the period specified by law (24 hours). Subsequently, the Native American Heritage Commission shall identify the "Most Likely Descendant". The Most Likely Descendant shall then make recommendations and engage in consultation with the property owner and the County Archaeologist concerning the treatment of the remains as provided in Public Resources Code Section 5097.98. Human remains from other ethnic/cultural groups with recognized historical associations to the project area shall also be subject to consultation between appropriate representatives from that group and the County Archaeologist.

10.PLANNING. 39 USE- PROHIBIT SALES OF SINGLES RECOMMND

The sale of single units of beer, regardless of size, not withstanding the sale of craft beers, shall be prohibited.

(Added per 3/18/15 PC)

10.PLANNING. 40 USE - VIDEO ARCADES RECOMMND

Video Arcades shall not be allowed within the property subject to this approval.

(Added per 3/18/15 PC)

10.PLANNING. 41 USE - PAY PHONES RECOMMND

Pay Phones shall not be allowed within the property subject to this approval.

(Added per 3/18/15 PC)

10.PLANNING. 42 USE - ABC21 OFF SALE GENERAL RECOMMND

OFF SALE GENERAL - (Package Store) Authorizes the sale of beer, wine and distilled spirits for consumption off the premises where sold. Minors are allowed on the premises.

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10. GENERAL CONDITIONS

10.PLANNING. 42 USE - ABC21 OFF SALE GENERAL (cont.) RECOMMND

(Added per 3/18/15 PC)

TRANS DEPARTMENT

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

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

10.TRANS. 2 USE - COUNTY WEB SITE RECOMMND

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

10.TRANS. 3 USE - TS/CONDITIONS RECOMMND

The Transportation Department has reviewed the traffic study submitted for the referenced project. The study has been prepared in accordance with County-approved guidelines. We generally concur with the findings relative to traffic impacts.

The General Plan circulation policies require a minimum of Level of Service 'C', except that Level of Service 'D' may be allowed in community development areas at intersections of any combination of secondary highways, major highways, arterials, urban arterials, expressways or state highways and ramp intersections.

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10. GENERAL CONDITIONS

10.TRANS. 3 USE - TS/CONDITIONS (cont.)

RECOMMND

The study indicates that it is possible to achieve adequate levels of service for the following intersections based on the traffic study assumptions.

Pines to Palms Highway (SR-74) (NS) at:
Idyllwild National Forest Highway (SR-74) (EW)

Esperanza Firefighters Memorial Highway (SR-243) (NS) at:
Idyllwild National Forest Highway (SR-74) (EW)
Pines to Palms Highway (SR-74) (EW)

As such, the proposed project is consistent with this General Plan policy.

The associated conditions of approval incorporate mitigation measures identified in the traffic study, which are necessary to achieve or maintain the required level of service.

10.TRANS. 4 USE - R/W ENCROACHMENT

RECOMMND

No new encroachments, above or below grade, shall be allowed within the road right-of-way unless permitted by an encroachment permit from Caltrans.

20. PRIOR TO A CERTAIN DATE

BS PLNCK DEPARTMENT

20.BS PLNCK. 1 USE* - BUILD & SAFETY PLNCK

RECOMMND

The proposed project consists of allowing a service gas station and market in conjunction with an existing real estate office, residence (caretakers quarters), & market contained in a two story building.

The previous approved PP21134 in 2005 was to "legalize" the 3,185 square foot building. The conditions of approval included compliance with Building Department directive requirements.

The owner, Shane Stewart has agreed to submit all required construction documents within 90 days of the current CUP03704 approval date.

If records can be supplied to verify permits of the

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20. PRIOR TO A CERTAIN DATE

20.BS PLNCK. 1 USE* - BUILD & SAFETY PLNCK (cont.) RECOMMND

existing building, a single full T.I. permit will be required for the gas station construction/modification and include the certification of occupancy for the real estate/market/caretakers spaces as Mr. Stewart is owner of all businesses.

All applicable accessibility exterior and interior requirements will be reviewed during the T.I. plan review. accessibility requirementsl 1

PLANNING DEPARTMENT

20.PLANNING. 3 USE - REVIEW OPERATION HOURS RECOMMND

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

20.PLANNING. 6 USE - EXISTING STRUCTURE CHECK RECOMMND

WITHIN NINETY (90) DAYS OF THE EFFECTIVE DATE OF THIS PERMIT, the permittee or the permittee's successors-in-interest shall apply to the Building and Safety Department for all necessary permits, including the submission of all required documents and fees for any plan check review as determined by the Director of the Department of Building and Safety, to ensure that all existing buildings, structures and uses are in compliance with Ordinance No. 348 and Ordinance No. 457 and the conditions of approval of this permit.

20.PLANNING. 7 USE - ARCHITECTURAL REVIEW RECOMMND

Within thirty (30) days of the effective date of this permit, the permit holder shall submit architectural plans along with building colors and materials for review and approval by the Planning Director or his designee.

(Added per 3/18/15 PC)

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60. PRIOR TO GRADING PRMT ISSUANCE

PLANNING DEPARTMENT

60.PLANNING. 10 USE - FEE STATUS

RECOMMND

Prior to the issuance of grading permits for Conditional Use Permit No. 3704, the Planning Department shall determine the status of the deposit based fees. If the fees are in a negative status, the permit holder shall pay the outstanding balance.

TRANS DEPARTMENT

60.TRANS. 1 USE - SUBMIT GRADING PLAN

RECOMMND

When you submit a grading plan to the Department of Building and Safety, a copy of the grading plan (24" X 36") shall be submitted to the Transportation Department for review and subsequently for the required clearance of the condition of approval prior to the issuance of a grading permit.

Please note, if improvements within the road right-of-way are required per the conditions of approval, the grading clearance may be dependent on the submittal of street improvement plans, the opening of an IP account, and payment of the processing fee.

Otherwise, please submit required grading plan to the Transportation Department, Plan Check Section, 8th Floor, 4080 Lemon Street, Riverside, CA

80. PRIOR TO BLDG PRMT ISSUANCE

BS GRADE DEPARTMENT

80.BS GRADE. 1 USE-NO GRADING VERIFICATION

RECOMMND

Prior to the issuance of any building permit, the applicant shall comply with the County of Riverside Department of Building and Safety "NO GRADING VERIFICATION" requirements.

E HEALTH DEPARTMENT

80.E HEALTH. 1 USE - FOOD PLANS REQD

RECOMMND

A total of 3 complete set of plans for each food establishment are needed including a fixture schedule, a finish schedule, and a plumbing schedule in order to ensure

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80. PRIOR TO BLDG PRMT ISSUANCE

80.E HEALTH. 1 USE - FOOD PLANS REQD (cont.) RECOMMND

compliance with current State and Local regulations.

80.E HEALTH. 2 USE - WATER IMPROVEMENT PLANS RECOMMND

Submit a complete set of plans showing all details of the proposed connection to "MOUNTAIN CENTER CAFE" transient-non community water system. Plans must include proposed piping, booster pumps, storage facilities, as-built drawings of existing distribution system on subject property, and disconnection point from the existing, high nitrate well.

80.E HEALTH. 3 USE - SEPTIC PLANS RECOMMND

A set of three detailed plans drawn to scale (1" = 20') of the proposed subsurface sewage disposal system and floor plan/plumbing schedule to ensure septic tank sizing.

FIRE DEPARTMENT

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

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

80.FIRE. 2 USE*-#51-WATER CERTIFICATION RECOMMND

The applicant or developer shall be responsible to submit written certification from the water company noting the location of the existing fire hydrant and that the existing water system is capable of delivering 2250 GPM fire flow for a 2 hour duration at 20 PSI residual operating pressure. If a water system currently does not exist, the applicant or developer shall be responsible to provide written certification that financial arrangements have been made to provide them. Need type of construction for accurate gpm.

PLANNING DEPARTMENT

80.PLANNING. 3 USE - CONFORM TO ELEVATIONS RECOMMND

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

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80. PRIOR TO BLDG PRMT ISSUANCE

80.PLANNING. 3 USE - CONFORM TO ELEVATIONS (cont.) RECOMMND

B.

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

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

80.PLANNING. 5 USE - ROOF EQUIPMENT SHIELDING RECOMMND

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

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

A clearance letter from Riverside County Waste Management District shall be provided to the Riverside County Planning Department verifying compliance with the conditions contained in their letter dated July 9, 2014, summarized as follows:

Prior to issuance of a building permit, the applicant shall submit three (3) copies of a Recyclables Collection and Loading Area plot plan to the Riverside County Waste Management Department for review and approval. The plot plan shall conform to Design Guidelines for Recyclables Collection and Loading Areas, provided by the Waste Management Department, and shall show the location of and access to the collection area for recyclable materials, along with its dimensions and construction detail, including elevation/facade, construction materials and signage. The plot plan shall clearly indicate how the trash and recycling enclosures shall be accessed by the hauler.

Prior to issuance of a building permit, A Waste Recycling Plan (WRP) shall be submitted to the Riverside County Waste Management Department for approval. At a minimum, the WRP must identify the materials (i.e., concrete, asphalt, wood, etc.) that will be generated by construction and development, the projected amounts, the measures/methods that will be taken to recycle, reuse, and/or reduce the amount of materials, the facilities and/or haulers that will be utilized, and the targeted recycling or reduction rate. During project construction, the project site shall have, at a minimum, two (2) bins: one for waste disposal and the other for the recycling of Construction and

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80. PRIOR TO BLDG PRMT ISSUANCE

80.PLANNING. 16 USE - WASTE MGMT. CLEARANCE (cont.) DELETED

Demolition (C&D) materials. Additional bins are encouraged to be used for further source separation of C&D recyclable materials. Accurate record keeping (receipts) for recycling of C&D recyclable materials and solid waste disposal must be kept. Arrangements can be made through the franchise hauler.

(Deleted per 3/18/15 PC)

80.PLANNING. 17 USE - SCHOOL MITIGATION RECOMMND

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

80.PLANNING. 18 USE - LIGHTING PLANS RECOMMND

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

80.PLANNING. 19 USE - FEE STATUS RECOMMND

Prior to issuance of building permits for Conditional Use Permit No. 3704, the Planning Department shall determine the status of the deposit based fees for project. If the case fees are in a negative state, the permit holder shall pay the outstanding balance.

TRANS DEPARTMENT

80.TRANS. 1 USE - TS/DESIGN RECOMMND

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

None

80.TRANS. 2 USE - CALTRANS ENCRCHMNT PRMT RECOMMND

Prior to issuance of a building permit or any use allowed by this permit, and prior to doing any work within the State highway right-of-way, clearance and/or an encroachment permit must be obtained by the applicant from

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80. PRIOR TO BLDG PRMT ISSUANCE

80.TRANS. 2 USE - CALTRANS ENCRCHMNT PRMT (cont.) RECOMMND

the District 08 Office of the State Department of
Transportation in San Bernardino.

90. PRIOR TO BLDG FINAL INSPECTION

BS GRADE DEPARTMENT

90.BS GRADE. 1 USE - BUSINESS REGISTRATION RECOMMND

Prior to final building inspection, the applicant/owner shall register the project 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.

E HEALTH DEPARTMENT

90.E HEALTH. 1 USE - HAZMAT TANKS RECOMMND

Construction plans must be reviewed and approved by the Hazardous Materials Division prior to the installation of the underground storage tank (UST) system. There is a construction fee based on the number of UST's installed. Permits from the Hazardous Materials Division must be obtained for the operation of the UST's prior to occupancy.

90.E HEALTH. 2 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. 3 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. 4 USE- E.HEALTH CLEARANCE REQ RECOMMND

Environmental Health Clearance prior to final inspection.

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90. PRIOR TO BLDG FINAL INSPECTION

FIRE DEPARTMENT

90.FIRE. 1 USE-#12A-SPRINKLER SYSTEM

RECOMMND

Install a complete fire sprinkler system per NFPA 13 2013 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. 2 USE-#83-AUTO/MAN FIRE ALARM

RECOMMND

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. 3 USE-#37- EXIT SIGN

RECOMMND

Exit signs, exit markers and exit path marking shall be installed per the California Building Code.

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. PRIOR TO BLDG FINAL INSPECTION

PLANNING DEPARTMENT

90.PLANNING. 3 USE - PARKING PAVING MATERIAL

RECOMMND

A minimum of 17 parking spaces shall be provided as shown on the APPROVED EXHIBIT A, unless otherwise approved by the Planning Department. The parking area shall be surfaced with asphaltic concrete or concrete to current standards as approved by the Department of Building and Safety.

90.PLANNING. 4 USE - ACCESSIBLE PARKING

RECOMMND

A minimum of one (1) accessible parking space[s] for persons with disabilities shall be provided as shown on APPROVED EXHIBIT A. Each parking space reserved for persons with disabilities shall be identified by a permanently affixed reflectorized sign constructed of porcelain on steel, beaded text or equal, displaying the International Symbol of Accessibility. The sign shall not be smaller than 70 square inches in area and shall be centered at the interior end of the parking space at a minimum height of 80 inches from the bottom of the sign to the parking space finished grade, or centered at a minimum height of 36 inches from the parking space finished grade, ground, or sidewalk. A sign shall also be posted in a conspicuous place, at each entrance to the off-street parking facility, not less than 17 inches by 22 inches, clearly and conspicuously stating the following:

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

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

90.PLANNING. 8 USE - ROOF EQUIPMENT SHIELDING

RECOMMND

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

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90. PRIOR TO BLDG FINAL INSPECTION

90.PLANNING. 15 USE - TRASH ENCLOSURES RECOMMND

One (1) trash enclosure which is adequate to enclose a to enclose a minimum of one (1) bin shall be located as shown on the APPROVED EXHIBIT A, and shall be constructed prior to the issuance of occupancy permits. The enclosure shall be a minimum of six (6) feet in height and shall be made with masonry block and a solid gate which screens the bins from external view.

(Modified per 3/18/15 PC)

90.PLANNING. 16 USE - EXISTING STRUCTURES RECOMMND

All existing buildings, structures and uses on the entire property shall conform to all the applicable requirements of Ordinance No. 348 and Ordinance No. 457, and the conditions of this permit.

90.PLANNING. 22 USE - WASTE MGMT. CLEARANCE DELETED

A clearance letter from Riverside County Waste Management District shall be provided to the Riverside County Planning Department verifying compliance with the conditions of contained in their letter dated July 9, 2014, summarized as follows:

Prior to final building inspection, the applicant shall construct the recyclables collection and loading area in compliance with the Recyclables Collection and Loading Area plot plan, as approved and stamped by the Riverside County Waste Management Department.

Prior to issuance of an occupancy permit, evidence (i.e., receipts or other type of verification) to demonstrate project compliance with the approved WRP shall be presented by the project proponent to the Planning Division of the Riverside County Waste Management Department in order to clear the project for occupancy permits. Receipts must clearly identify the amount of waste disposed and Construction and Demolition (C&D) materials recycled.

(Deleted per 3/18/15 PC)

90.PLANNING. 24 USE - CONDITION COMPLIANCE RECOMMND

The Department of Building and Safety shall verify that the Development Standards of this approval and all other

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90. PRIOR TO BLDG FINAL INSPECTION

90.PLANNING. 24 USE - CONDITION COMPLIANCE (cont.) RECOMMND

preceding conditions have been complied with prior to any use allowed by this permit.

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

Prior to the issuance of a certificate of occupancy, or upon building permit final inspection, 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 Conditional Use Permit No. 3704 is calculated to be 0.14 net acres. In the event Riverside County Ordinance No. 810 is rescinded, this condition will no longer be applicable. However, should Riverside County Ordinance No. 810 be rescinded and superseded by a subsequent mitigation fee ordinance, payment of the appropriate fee set forth in that ordinance shall be required.

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

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

The amount of the fee for commercial or industrial development shall be calculated on the basis of the "Project Area," as defined in the Ordinance, which shall mean the net area, measured in acres, from the adjacent road right-of-way to the limits of the project development. The Project Area for Conditional Use Permit No. 3704 has been calculated to be 0.14 net acres.

In the event Riverside County Ordinance No. 659 is

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90. PRIOR TO BLDG FINAL INSPECTION

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

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.

TRANS DEPARTMENT

90.TRANS. 1 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.

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

DATE: June 26, 2014

TO

Riv. Co. Transportation Dept.
Riv. Co. Environmental Health Dept.
Riv. Co. Public Health
Riv. Co. Fire Dept.
Riv. Co. Building & Safety – Grading
Riv. Co. Building & Safety – Plan Check
Riv. Co. Parks & Open Space District

Riv. Co. Environmental Programs Dept.
P.D. Geology Section-D. Jones
P.D. Landscaping Section-Mark Hughes
P.D. Archaeology Section-Heather Thomson
P. D. Sheriff Department
Riv. Co. Waste Management
Riv. Co. Parks & Recreation Cty.Svc #153

3rd District Board of Supervisors
3rd District Planning Commission
Hemet Unified School District
SoCal Edison
SoCal Gas
CALTRANS District #8

CONDITIONAL USE PERMIT NO. 3704 – EA42696 – Applicant: Shane Stewart – Engineer/Representative: Idy Land Surveying, Inc. – Third/Third Supervisorial District – San Jacinto Mountain Zoning District - Riverside Extended Mountain (REMAP) Area Plan : Community Development: Commercial Retail (CD: CR) (0.20 - 0.35 Floor Area Ratio) – Location: Southerly of Hwy 74, Easterly of Hwy 74, Westerly of Esperanza Firefighters Memorial Hwy – 0.14 Gross Acres – Zoning: Rural Commercial (C-R) – **REQUEST:** The Conditional Use Permit proposes to allow a service gas station and market in conjunction with an existing office and residential use. The project proposes to installation two (2) new fuel storage tanks and to provide a 16 standard parking spaces plus 1 accessible parking space. – APN: 557-100-010 – Related Cases: PP21134

Routes in LMS have only been added for those departments that previously required corrections (denials). We are still requesting that your department review the attached map(s) and/or exhibit(s) for the above-described project. **If your department is not provided a route line, but you elect to provide comments (denial to the route) you may add a route for your department.** Otherwise please assure your files reflect this stamped version of the document and review any conditions accordingly. This case is scheduled for a **LDC meeting on July 17, 2014.** 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. Please keep ahold of this exhibit for your files as it supersedes previously transmitted exhibits. The following departments received a route on this project:

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 **Lisa Edwards**, Project Planner, at **(951) 955-1888** or email at **ledwards@rctlma.org / MAILSTOP# 1070.**

COMMENTS:

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.

Susan Hegarty
P.O. Box 415
Mountain Center, CA 92561

March 13, 2015

Riverside County Planning Department
Attn: Damaris Abraham
P.O. Box 1409
Riverside, CA 92502-1409

Dear Mr. Abraham and the Members of the Planning Commission:

I am extremely concerned about the proposal (Conditional Use Permit No. 3704) of Mr. Shane Stewart to put in a gas station and convenience store at the junction of SR-74 and SR-243 in Mountain Center. I can't imagine a worse use of that property. It will seriously impact the beauty and quality of life of our area - a beauty and quality of life that, because it is so different from what lies below in the flatlands, draws people to our mountain communities for refuge, recreation, relaxation and restoration.

I am a full-time resident and property owner in Mountain Center (13 years) and live less than a half a mile away from the proposed site. I pass it every day. I understand that the property is commercially zoned, and would welcome a business that would contribute to the life of our community - but a gas station/convenience store would only degrade it.

My concerns are about the effects of bright lighting (including on safety and wildlife), water usage (I assume there will be restrooms built), increased congestion (during and after construction), and the sheer ugliness of the project. (It's true I have not seen a drawing of the proposal, but I am hard-pressed to imagine a gas station/convenience store which is not ugly.)

In our little Mt. Center post office, where we all fetch our mail every day, there is a government issued poster on the wall which urges: "Don't Light Up the Night". There are compelling reasons for this. Inappropriate and unnecessary lighting disturbs wildlife and upsets the dynamic between predator and prey. In an area like ours it disturbs human life as well. Human beings need darkness, we need relief from glare, our systems need to rest at night. For years now I have found it baffling that the existing building on this same property has lurid, too-bright exterior lights that are on all night long. For safety? Law enforcement experts recommend businesses set *interior* lights for

safety at night - such as the low, effective lighting we have at night inside the post office. Exterior lights do not increase safety, they merely contribute to light pollution, and can cause safety hazards. I frequently drive into Mountain Center from the Lake Hemet area after dark, and the shock of the bright lights on that property always cause me disorientation, and affect my ability to see the road clearly. Increasing that light by orders of magnitude can only cause a safety risk, and turn that junction into an eyesore. (I'm sure you're all aware of work being done in cities and elsewhere in what is known as the Dark Sky movement: <http://darksky.org/nightskyconservation>)

I also believe snow conditions would cause safety problems with a gas station. As some of you may know, when we have snow on the mountain, we see huge numbers of people come from off the mountain - which is fine, I would do the same if I lived in Hemet - but they come ill-equipped, parking and dangerously playing with their children on the side of the highway, and jamming the roads, instead of finding safe places to enjoy the snow. I can only imagine how much worse this would be, in hazardous road conditions, with a gas station right there at the junction.

Water usage is also of concern - where will the water come from for the gas station restrooms? There is no public water supply that I'm aware of in Mountain Center. I have a 500' deep well which only pumps 2 gal/min, and will quickly go temporarily dry if I so much as leave a drip hose on over night. My neighbors are in a similar situation. The ground water table here, I'm sure, is extremely low currently due to the extended drought. And I've heard the heads of Fern Valley and Pine Cove Water Districts say that there is no data as to how long the aquifers would take to refill even if the drought were to end tomorrow. So what assurance do we have that this additional demand on the aquifers can be met?

People do not stop at the 74/243 junction looking for gasoline or chips - why would they? There are two gas stations at the bottom of Highway 74, and two more just five miles up the road in Idyllwild. I have never seen any of these stations crowded. There is also a market at Lake Hemet with a large supply of food, drinks, and outdoor travel supplies, as well as full groceries in Idyllwild. But people will stop to use restrooms if they're put in at the junction. For years I have been asked by people, or heard people ask when I'm at the post office, not where is the nearest gas station, but where is the nearest restroom. New restrooms could deplete the local water table.

Finally, the question of beauty and quality of life is central to our mountain. The lower elevations have been turned into places where gas stations and convenience stores are a normal part of the landscape. There are fewer and fewer places in Riverside County, especially after the housing boom before the Recession, where one can experience the

land without so much man-made, soul-killing alteration and interference. We need such places to restore our souls, and that is what brings people to the San Jacinto Mountains. Every time that environment is degraded, it takes away from the very thing we seek in these mountains, the thing which makes it a delight and refuge for everyone who comes here, not just the residents.

You are the members of the Planning Commission. Please - do your job: plan. Plan carefully and wisely, not just for the tax base or one person's profit motive, but for the good of all the citizens, the mountain's wildlife, and yes, future generations. Please do not approve this Conditional Use Permit No. 3704.

Sincerely,


Susan Hegarty
susanhegarty@earthlink.net
(951) 659-6225



Riverside County
Waste Management Department

Hans W. Kernkamp, General Manager-Chief Engineer

July 9, 2014

RECEIVED
JUL 14 2014

Lisa Edwards, Project Planner
Riverside County Planning Department
P.O. Box 1409
Riverside, CA 92502-1409

RIVERSIDE COUNTY
PLANNING DEPARTMENT

RE: Conditional Use Permit (CUP) No. 3704

Proposal: The CUP proposes to allow a service gas station and market in conjunction with an existing office and residential use.

APN: 557-100-010

Dear Ms. Edwards:

The Riverside County Waste Management Department (RCWMD) has reviewed the proposed project located south and east of Highway 74, and west of Esperanza Firefighters Memorial Highway, in the Riverside Extended Mountain Area Plan. In order to mitigate the project's potential solid waste impacts and help the County comply with AB 939 (Integrated Waste Management Act), AB 1327 (California Solid Waste Reuse and Recycling Access Act), the California Green Building Standards, and AB 341 (Mandatory Commercial Recycling) through diverting solid waste from landfill disposal, the RCWMD recommends that the following conditions be made a part of any Conditions of Approval for the project:

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

4. **Prior to issuance of an occupancy permit**, evidence (i.e., receipts or other type of verification) to demonstrate project compliance with the approved WRP shall be presented by the project proponent to the Planning Division of the Riverside County Waste Management Department in order to clear the project for occupancy permits. Receipts must clearly identify the amount of waste disposed and Construction and Demolition (C&D) materials recycled.
5. Hazardous materials are not accepted at Riverside County landfills. In compliance with federal, state, and local regulations and ordinances, any hazardous waste generated in association with the project shall be disposed of at a permitted Hazardous Waste disposal facility. Hazardous waste materials include, but are not limited to, paint, batteries, oil, asbestos, and solvents. For further information regarding the determination, transport, and disposal of hazardous waste, please contact the Riverside County Department of Environmental Health, Environmental Protection and Oversight Division, at 1.888.722.4234.
6. AB 341 focuses on increased commercial waste recycling as a method to reduce greenhouse gas (GHG) emissions. The regulation requires businesses and organizations that generate four or more cubic yards of waste per week and multifamily units of 5 or more, to recycle. A business shall take at least one of the following actions in order to reuse, recycle, compost, or otherwise divert commercial solid waste from disposal:
 - Source separate recyclable and/or compostable material from solid waste and donate or self-haul the material to recycling facilities.
 - Subscribe to a recycling service with their waste hauler.
 - Provide recycling service to their tenants (if commercial or multi-family complex).
 - Demonstrate compliance with the requirements of California Code of Regulations Title 14.

For more information, please visit:

www.rivcowm.org/opencms/recycling/recycling_and_compost_business.html#mandatory

7. Consider xeriscaping and using drought tolerant/low maintenance vegetation in all landscaped areas of the project.

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

Sincerely,



Ryan Ross
Principal Planner

Square Peg Round Hole, LLC.

Post Office Box 243

Idyllwild CA 92549

(951) 659-9505 x10 (951) 659-2127 fax

(951) 500-6140 Mobile

shane@idyrealty.com

Business Plan For CUP # 03704

Wednesday, July 02, 2014

Mountain Center Market & Spirit Gas, Hilltop Realty and a caretakers unit

The Business of the market and gas sales are open seven days a week from 7:00 a.m. to 9:00 p.m. Sunday through Thursday and 7:00 a.m. to 10:00 p.m. Friday & Saturday year round.

We have one Fulltime Manager who lives on-site in the caretakers/ managers apartment below the Market. We have one part time employee that relieves the manager two days a week. Our Gas pumps are open 24 hours a day automated. Propane is sold during market hours. Hilltop Realty is a real estate sales office with a maximum of two agents and is open daily year round from 8:30 to 5:00. It has a ½ bath for the agent(s) and customers.

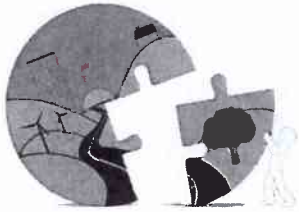
In the market we sell convenience and market products, tobacco, fishing and camping products and including the sale of beer, wine and hard alcohol, Lotto & Lottery. From the Market we also control the gas pumps and sales.. We receive fuel deliveries between the hours of 5:00 a.m. and 7:00 a.m. on various days depending on when we need fuel. We receive market deliveries on Tuesdays and Fridays in the morning hours. We have a public single bathroom that is open daily during market hours. Our parking lot is shared amongst all of the operation.

Our business is a business of convenience for the Mountain Center Community and tourist traffic as we are the only commercial retail business located in Mountain Center. The next closest retail location is located Six miles away in Idyllwild or twenty miles away in Hemet/ Valle Vista.

Should you have any questions please feel free to contact me direct at (951) 500-6140

Thank you


Shane Stewart



RIVERSIDE COUNTY PLANNING DEPARTMENT

Carolyn Syms Luna
Director

22006558

APPLICATION FOR LAND USE PROJECT

CHECK ONE AS APPROPRIATE:

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

PROPOSED LAND USE: Convenience market and Gas Station

ORDINANCE NO. 348 SECTION AUTHORIZING PROPOSED LAND USE: _____

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

CASE NUMBER: _____ DATE SUBMITTED: _____

APPLICATION INFORMATION

Applicant's Name: Shane Stewart E-Mail: shane@idyrealty.com

Mailing Address: Post Office Box 243
 _____ Street
Idyllwild CA 92549
 _____ City State ZIP

Daytime Phone No: (951) 500-6140 Fax No: (951) 659-2127

Engineer/Representative's Name: William Tipple, Idy Land Surveying, Inc. E-Mail: WTIPPLE@IDY-LS.COM

Mailing Address: 10109 Corkwood Avenue
 _____ Street
Santee CA 92071
 _____ City State ZIP

Daytime Phone No: (619) 884-5707 Fax No: () none

Property Owner's Name: Mountain Center, LLC. E-Mail: shane@idyrealty.com

Mailing Address: Post Office Box 243
 _____ Street
Idyllwild CA 92549
 _____ City State ZIP

Daytime Phone No: (951) 500-6140 Fax No: (951) 659-2127

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

Desert Office · 77-588 El Duna Court, Suite H
Palm Desert, California 92211
(760) 863-8277 · Fax (760) 863-7555

"Planning Our Future... Preserving Our Past"

APPLICATION FOR LAND USE PROJECT

Approximate Gross Acreage: 0.139 acre

General location (nearby or cross streets): North of Hwy 74, South of Hwy 243, East of Mc Call Ranch, West of None

Thomas Brothers map, edition year, page number, and coordinates: 2011; 884; C5

Project Description: (describe the proposed project in detail)
Re Open Existing Pre Packaged Mountain Center Market and Gas Station with two dispensers serving all grades of fuel with Propane fill, Type 21 Full Alcohol off sale general license, an on-site 2 bedroom 1 bath managers quarters and a 350 sqft Real Estate Office.
No proposed building construction proposes only the installation of 2 new 12,000 gallon fuel tanks and two new fuel dispensers with covered canopy. Same owner owns all adjoining properties within 1000'

Related cases filed in conjunction with this application:
Plot Plan # 8633 Recorded 6/21/1985 Minor Plot Plan Revision # 21134 recorded 11/29/2005

Is there a previous application filed on the same site: Yes No
If yes, provide Case No(s). PP # 8633 & 21134 (Parcel Map, Zone Change, etc.)

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

Have any special studies or reports, such as a traffic study, biological report, archaeological report, geological or geotechnical reports, been prepared for the subject property? Yes No
If yes, indicate the type of report(s) and provide a copy: _____

Is water service available at the project site: Yes No
If "No," how far must the water line(s) be extended to provide service? (No. of feet/miles) _____

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

Is sewer service available at the site? Yes No
If "No," how far must the sewer line(s) be extended to provide service? (No. of feet/miles) _____

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

How much grading is proposed for the project site?
Estimated amount of cut = cubic yards: none

APPLICATION FOR LAND USE PROJECT

Estimated amount of fill = cubic yards none

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

Import _____ Export _____ Neither _____

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

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

How many anticipated truckloads? _____ truck loads.

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

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

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

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

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

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

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

Santa Ana River Santa Margarita River Whitewater River

Please note: If your project is within the San Jacinto River as shown on the RCLIS, please check Santa Ana River above and use the Santa Ana River worksheet, "Checklist for Identifying Projects Requiring a Project-Specific Water Quality Management Plan (WQMP) within the Santa Ana River Region" on the following pages.

APPLICATION FOR LAND USE PROJECT

HAZARDOUS WASTE AND SUBSTANCES STATEMENT

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

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

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

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

Name of Applicant:

Address:

Phone number:

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

Local Agency: County of Riverside

Assessor's Book Page, and Parcel Number:

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

Regulatory Identification number:

Date of list:

Applicant (1)

Date

Applicant (2)

Date

HAZARDOUS MATERIALS DISCLOSURE STATEMENT

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

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

Yes No

NOTICE OF PUBLIC HEARING
and
INTENT TO ADOPT A NEGATIVE DECLARATION

A **PUBLIC HEARING** has been scheduled, pursuant to Riverside County Land Use Ordinance No. 348, before the **RIVERSIDE COUNTY PLANNING COMMISSION** to consider the project shown below:

CONDITIONAL USE PERMIT NO. 3704 – Intent to Adopt a Negative Declaration – Applicant: Shane Stewart — Third Supervisorial District – San Jacinto Mountain Zoning District – Riverside Extended Mountain (REMAP) Area Plan: Community Development: Commercial Retail (CD: CR) (0.20 - 0.35 Floor Area Ratio) – Location: At the intersection of Highway 243 and Highway 74, more specifically 53660 Highway 74 – 0.14 Gross Acres – Zoning: Rural Commercial (C-R) – **REQUEST:** The Conditional Use Permit proposes to permit a 3,680 square foot two-story commercial center consisting of a 1,490 square foot convenience store with the sale of beer and wine (Alcoholic Beverage Control (ABC) License Type 21) for off-premise consumption, a 350 square foot real estate office, and a 1,840 square foot caretaker's residence. The project also proposes the construction of a service gas station with two (2) new underground fuel storage tanks, pumps, and awnings. The project also provides 16 standard parking spaces and one (1) accessible parking space.

TIME OF HEARING: **9:00 am** or as soon as possible thereafter
MARCH 18, 2015
RIVERSIDE COUNTY ADMINISTRATIVE CENTER
BOARD CHAMBERS, 1ST FLOOR
4080 LEMON STREET
RIVERSIDE, CA 92501

For further information regarding this project, please contact Project Planner, Damaris Abraham, at 951-955-5719 or email dabraham@rctlma.org or go to the County Planning Department's Planning Commission agenda web page at <http://planning.rctlma.org/PublicHearings.aspx>.

The Riverside County Planning Department has determined that the above project will not have a significant effect on the environment and has recommended adoption of a negative declaration. The Planning Commission will consider the proposed project and the proposed negative declaration, at the public hearing. The case file for the proposed project and the proposed negative declaration may be viewed Monday through Thursday, 8:30 a.m. to 5:00 p.m., at the County of Riverside Planning Department, 4080 Lemon Street, 12th Floor, Riverside, CA 92501. For further information or an appointment, contact the project planner.

Any person wishing to comment on a proposed project may do so, in writing, between the date of this notice and the public hearing or 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 you challenge this project in court, you may be limited to raising only those issues you or someone else 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: Damaris Abraham
P.O. Box 1409, Riverside, CA 92502-1409

PROPERTY OWNERS CERTIFICATION FORM

I, VINNIE NGUYEN, certify that on 2/9/2015,

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

APN (s) or case numbers CUP03704 For

Company or Individual's Name Planning Department,

Distance buffered 2400'.

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

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

NAME: Vinnie Nguyen

TITLE GIS Analyst

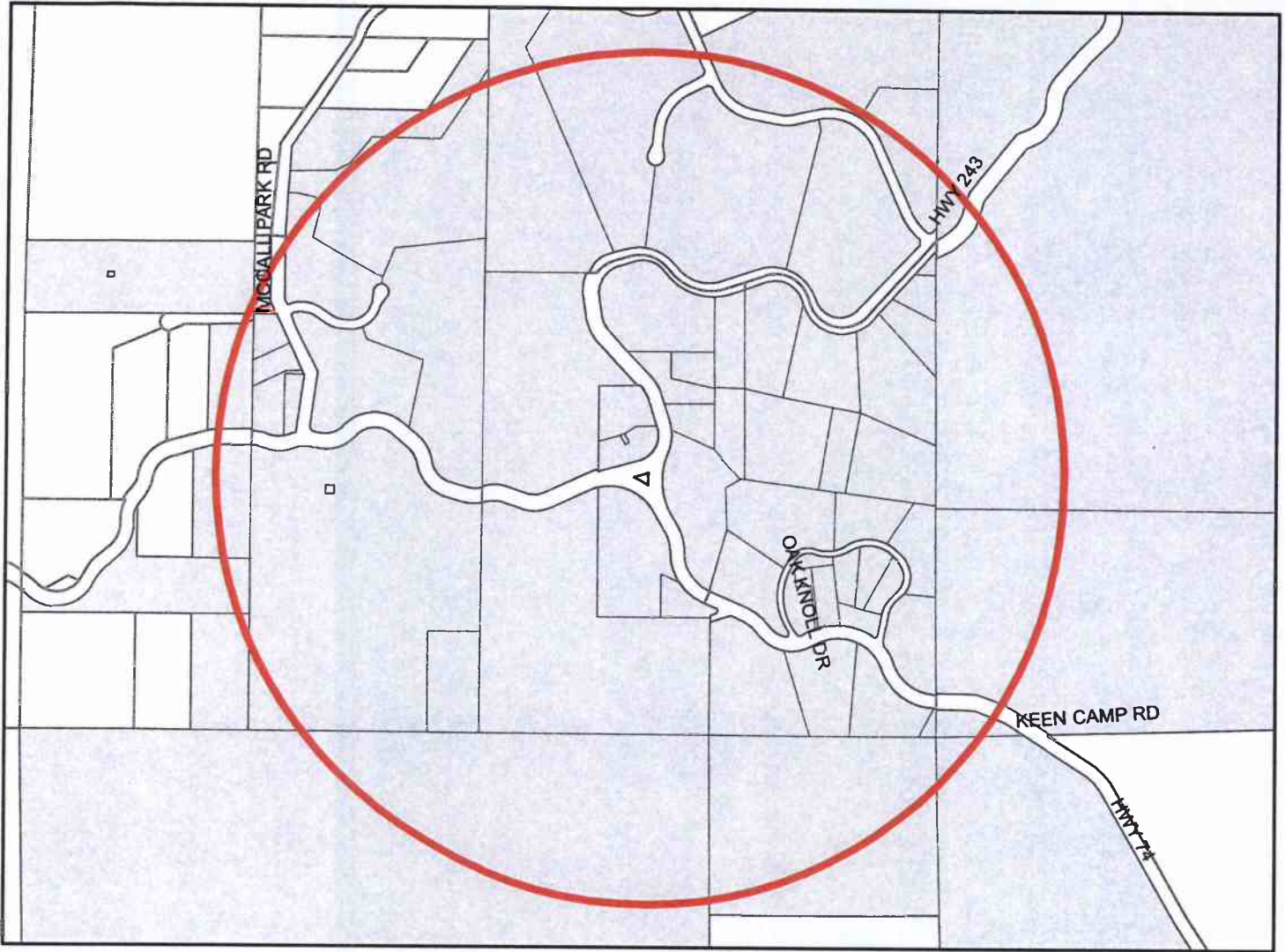
ADDRESS: 4080 Lemon Street 2nd Floor

Riverside, Ca. 92502

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

*✓ DA
copies
8/9/15*

CUP03704 (2400 feet buffer)



Selected Parcels

557-080-018	557-110-019	557-090-011	557-110-007	557-100-016	557-090-014	557-110-003	557-110-027	557-100-001	557-110-006
557-090-013	557-070-035	557-090-004	557-100-008	557-100-009	557-080-011	557-080-024	557-090-012	557-110-015	557-110-026
567-140-002	557-110-010	557-110-017	557-110-018	557-110-020	557-090-003	567-140-014	557-100-004	557-080-020	557-100-002
557-110-023	557-110-024	557-090-021	557-100-006	557-100-010	557-100-017	557-100-018	557-100-019	557-100-022	557-100-023
557-110-001	557-110-005	557-110-008	557-110-009	557-110-025	557-070-037	557-070-038	557-090-020	557-110-011	557-080-009
557-090-007	557-110-021	557-110-022	557-100-003	557-100-007	557-110-012	557-110-013	557-070-029	557-070-030	557-070-031
557-070-032	557-070-033	557-090-010	557-070-011	557-070-034	557-110-016	557-060-010	557-060-015	567-140-005	567-140-007
567-140-009	557-110-002								



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

ASMT: 557060015, APN: 557060015
USA 557
C/O SAN BERNARDINO NATL FOREST
1824 S COMMERCENTER CIR
SAN BERNARDINO CA 92408

ASMT: 557080024, APN: 557080024
JEFF HALE
53125 HIGHWAY 74
MTN CENTER, CA. 92561

ASMT: 557070011, APN: 557070011
SUSAN HEGARTY
P O BOX 415
MOUNTAIN CENTER CA 92561

ASMT: 557090003, APN: 557090003
LESLIE WHITNEY
36 BONN PL
WEEHAWKEN NJ 7086

ASMT: 557070034, APN: 557070034
TAREK SHAWAF
C/O DONNA NOWLIN
P O BOX 928
IDYLLWILD CA 92549

ASMT: 557090007, APN: 557090007
OPEN SP DIST, ETAL
C/O DEPARTMENT OF BLDG SERVICES
3133 MISSION INN AVE
RIVERSIDE CA 92507

ASMT: 557070035, APN: 557070035
VALERIE SOBEL, ETAL
128 N SWALL DR NO 108
LOS ANGELES CA 90048

ASMT: 557090010, APN: 557090010
SOUTHERN CALIFORNIA EDISON CO
REAL PROPERTIES DEPT TRES JANE STONE
2131 WALNUT GROVE AV 2FLR
ROSEMEAD CA 91770

ASMT: 557080011, APN: 557080011
JEFF HALE
P O BOX 280
MOUNTAIN CENTER CA 92561

ASMT: 557090012, APN: 557090012
MARILYN WUEST, ETAL
3823 PEDLEY AVE
NORCO CA 92860

ASMT: 557080018, APN: 557080018
ALMA PETERS
P O BOX 16
MOUNTAIN CENTER CA 92561

ASMT: 557090013, APN: 557090013
BETTE AUGUSTINE, ETAL
P O BOX 8
MTN CENTER CA 92561

ASMT: 557080020, APN: 557080020
JOANNE SELBY, ETAL
P O BOX 3
MTN CENTER CA 92561

ASMT: 557090014, APN: 557090014
CAMILLA DAVIS, ETAL
29555 STEHLY LN
NUEVO CA 92567



ASMT: 557110013, APN: 557110013
SERENITY WOOD
C/O CHERYL GAINES
43430 E FLORIDA AVE F177
HEMET CA 92544

ASMT: 557110024, APN: 557110024
MARY LEGGETT
P O BOX 54
MTN CENTER CA 92561

ASMT: 557110015, APN: 557110015
LORRI CREED, ETAL
5257 OLD MILL RD
RIVERSIDE CA 92504

ASMT: 557110025, APN: 557110025
P TERNASKY
265 GAYMAN CT
AVON IL 61415

ASMT: 557110016, APN: 557110016
TERI HARDY
P O BOX 3092
IDYLLWILD CA 92549

ASMT: 557110027, APN: 557110027
PATRICIA TULEY, ETAL
P O BOX 455
MTN CENTER CA 92549

ASMT: 557110019, APN: 557110019
ANNA ANCHETA
P O BOX 63
MTN CENTER CA 92561

~~ASMT: 567140007, APN: 567140007
USA 567
UNKNOWN~~

ASMT: 557110020, APN: 557110020
LAWRENCE J BISCHOF
P O BOX 59
MTN CENTER CA 92561

~~ASMT: 567140009, APN: 567140009
USA 567
UNKNOWN 02-24-94~~

ASMT: 557110022, APN: 557110022
SUSANNA KANTER, ETAL
P O BOX 483
IDYLLWILD CA 92549

ASMT: 567140014, APN: 567140014
LIVING FREE
P O BOX 5
MOUNTAIN CENTER CA 92561

ASMT: 557110023, APN: 557110023
MARY LEGGETT
53951 OAK KNOLL
MTN CENTER CA 92561



ASMT: 557090020, APN: 557090020
PARKER 215
P O BOX 1235
TEMECULA CA 92593

ASMT: 557100009, APN: 557100009
HAROLD SMITH
P O BOX 115
IDYLLWILD CA 92549

ASMT: 557090021, APN: 557090021
DAVID PAUL, ETAL
3690 SHANNON RD
LOS ANGELES CA 90027

ASMT: 557100016, APN: 557100016
CHAPEL IN THE PINES CHRISTIAN FELLOWSH
P O BOX 111
MTN CENTER CA 92561

ASMT: 557100001, APN: 557100001
DORIS LOMBARD
C/O DORIS LOMBARD
P O BOX 75
MOUNTAIN CENTER CA 92561

ASMT: 557110002, APN: 557110002
WILLIAMS ENERGY CO
C/O FERRELLGAS INC
1 LIBERTY PLAZA
LIBERTY MO 64068

ASMT: 557100002, APN: 557100002
MARY HUNT
177 N SALTAIR AVE
LOS ANGELES CA 90049

ASMT: 557110006, APN: 557110006
DORIS TELLES
P O BOX 452
MOUNTAIN CENTER CA 92561

ASMT: 557100003, APN: 557100003
KARLEEN ESPARZA, ETAL
P O BOX 270
MT CENTER CA 92561

ASMT: 557110007, APN: 557110007
SHIRLEY PETERS, ETAL
CECIL L PETERS
P O BOX 311
MOUNTAIN CENTER CA 92561

ASMT: 557100004, APN: 557100004
ROBYN SHAFFER, ETAL
P O BOX 41
MTN CENTER CA 92561

ASMT: 557110009, APN: 557110009
MOUNTAIN CENTER
P O BOX 243
IDYLLWILD CA 92549

ASMT: 557100007, APN: 557100007
SHERRY KAUFMAN, ETAL
P O BOX 126
MOUNTAIN CENTER CA 92561

ASMT: 557110011, APN: 557110011
RICHARD GILBERT
P O BOX 48
MTN CENTER CA 92561



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

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

CALTRANS District #8
ATTN: Dan Kopulsky
464 W. 4th St., 6th Floor
Mail Stop 725
San Bernardino, CA 92401-1400

The Gas Company
7000 Indiana Ave., #105
Riverside, CA 92506

Applicant/Owner:
Mountain Center, LLC
Attn: Shane Stewart
P.O. Box 243
Idyllwild, CA 92549

Eng-Rep:
Idy Land Surveying, Inc.
Attn: William Tipple
10109 Corkwood Avenue
Santee, CA 92071

Applicant/Owner:
Mountain Center, LLC
Attn: Shane Stewart
P.O. Box 243
Idyllwild, CA 92549

Eng-Rep:
Idy Land Surveying, Inc.
Attn: William Tipple
10109 Corkwood Avenue
Santee, CA 92071



RIVERSIDE COUNTY PLANNING DEPARTMENT

Steve Weiss, AICP
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.

EA42696/CUP03704
Project Title/Case Numbers

Damaris Abraham
County Contact Person

(951) 955-5719
Phone Number

N/A
State Clearinghouse Number (if submitted to the State Clearinghouse)

Shane Stewart
Project Applicant

P.O. Box 246, Idyllwild, CA 92549
Address

The project is located at the intersection of Highway 243 and Highway 74, more specifically 53660 Highway 74.
Project Location

The Conditional Use Permit proposes to permit an existing 3,680 square foot two-story building as a commercial center consisting of a 1,490 square foot convenience store with the sale of beer and wine (Alcoholic Beverage Control (ABC) License Type 21) for off-premise consumption, a 350 square foot real estate office, and a 1,840 square foot operator's residence. The project also proposes the construction of a service gas station with two (2) new underground fuel storage tanks, pumps, and awnings. The project also provides 16 standard parking spaces and one (1) accessible parking space.
Project Description

This is to advise that the Riverside County Planning Commission, as the lead agency, has approved the above-referenced project on March 18, 2015, and has made the following determinations regarding that project:

1. The project WILL NOT have a significant effect on the environment.
2. A Negative Declaration was prepared for the project pursuant to the provisions of the California Environmental Quality Act (\$2,210.00 + \$50.00) and reflect the independent judgment of the Lead Agency.
3. Mitigation measures WERE NOT made a condition of the approval of the project
4. A Mitigation Monitoring and Reporting Plan/Program WAS NOT adopted.
5. A statement of Overriding Considerations WAS NOT adopted for the project.
6. Findings were made pursuant to the provisions of CEQA.

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

Signature

Title

Date

Date Received for Filing and Posting at OPR: _____

DM/dm Revised 2/20/2015
Y:\Planning Case Files-Riverside office\CUP03704\DH-PC-BOS Hearings\DH-PC\CUP03704.NOD Form.docx

Please charge deposit fee case#: ZEA42696 ZCFG06081 .

FOR COUNTY CLERK'S USE ONLY



Steve Weiss, AICP
Planning Director

RIVERSIDE COUNTY PLANNING DEPARTMENT

NEGATIVE DECLARATION

Project/Case Number: Conditional Use Permit No. 3704

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

PROJECT DESCRIPTION, LOCATION (see Environmental Assessment).

COMPLETED/REVIEWED BY:

By: Damaris Abraham Title: Project Planner Date: February 19, 2015

Applicant/Project Sponsor: Shane Stewart Date Submitted: June 5, 2014

ADOPTED BY: Planning Commission

Person Verifying Adoption: _____ Date: _____

The Negative Declaration may be examined, along with documents referenced in the initial study, if any, at:

Riverside County Planning Department, 4080 Lemon Street, 12th Floor, Riverside, CA 92501

For additional information, please contact Damaris Abraham at (951) 955-5719.

Revised: 10/16/07
Y:\Planning Master Forms\CEQA Forms\Negative Declaration.doc

Please charge deposit fee case#: ZEA42696 ZCFG6081

FOR COUNTY CLERK'S USE ONLY

COUNTY OF RIVERSIDE
SPECIALIZED DEPARTMENT RECEIPT
Permit Assistance Center

F* REPRINTED * R1405812

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

39493 Los Alamos Road
Suite A
Murrieta, CA 92563
(951) 694-5242

38686 El Cerrito Rd
Indio, CA 92211
(760) 863-8271

Received from: SHANE STEWART \$50.00
paid by: CK 1334
EA42696
paid towards: CFG06081 CALIF FISH & GAME: DOC FEE
at parcel: 53660 HIGHWAY 74 MOUN
appl type: CFG3

By _____ Jun 05, 2014 12:33
BNTHOMAR posting date Jun 05, 2014

Account Code	Description	Amount
658353120100208100	CF&G TRUST: RECORD FEES	\$50.00

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