

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

503B



**FROM:** TLMA – Planning Department

**SUBMITTAL DATE:**  
August 4, 2016

**SUBJECT: CHANGE OF ZONE NO. 7896, ORDINANCE NO. 348.4842, and CONDITIONAL USE PERMIT NO. 3736** - Intent to adopt a mitigated negative declaration - Applicant: Woodcrest Real Estate Ventures - Engineer/Representative: Ventura Engineering - Third Supervisorial District - Rancho California Zoning Area - Southwest Area Plan: Community Development: Commercial Tourist (CD-CT) - Location: Northwest corner of the Anza Road and State Route 79 intersection - 7.61 Gross Acres - Zoning: Rural Residential (R-R) Zone - **REQUEST:** The Change of Zone proposes to amend the existing zone of Rural Residential (R-R) Zone to Scenic Highway Commercial (C-P-S) Zone. The Conditional Use Permit proposes to construct and use a 21,702 SF commercial building to sell items generally sold at a feed and grain store, hardware store, gift shop, and nursery-garden supply store. The project will also include a total of 21,349 SF of outdoor sales area and 119 parking spaces. - APN: 965-460-007 (100% Deposit Based Fee funds, ongoing)

Departmental Concurrence

*Steve Weiss*

Steve Weiss, AICP  
Planning Director

(Continued on next page)

*Juan C. Perez*

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 checked="" type="checkbox"/>
NET COUNTY COST	\$ N/A	\$ N/A	\$ N/A	\$ N/A	

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

**C.E.O. RECOMMENDATION:**

APPROVE

BY: *Tina Grande*

Tina Grande

County Executive Office Signature

**MINUTES OF THE BOARD OF SUPERVISORS**

FORM APPROVED COUNTY COUNSEL  
BY: *Tiffany North*  
DATE: 8/29/16  
TIFFANY N. NORTH

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

Prev. Agn. Ref.:

District: 3

Agenda Number:

16-2

**SUBMITTAL TO THE BOARD OF SUPERVISORS, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA  
FORM 11: CHANGE OF ZONE NO. 7896, ORDINANCE NO. 348.4842, CONDITIONAL USE PERMIT  
NO. 3736**

**DATE:** August 4, 2016

**PAGE:** Page 2 of 3

**RECOMMENDED MOTION:** That the Board of Supervisors:

1. **ADOPT a MITIGATED NEGATIVE DECLARATION for ENVIRONMENTAL ASSESSMENT NO. 42864**, 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,
2. **APPROVE CHANGE OF ZONE NO. 7896**, amending the zoning classification for the subject property from Rural Residential (R-R) Zone to Scenic Highway Commercial (C-P-S) Zone, based upon the findings and conclusions incorporated in the staff report; and,
3. **ADOPT ORDINANCE NO. 348.4842** amending the Rancho California Area shown on Map No. 2.2398 Change of Zone No. 7896 attached hereto and incorporated herein by reference; and,
4. **APPROVE CONDITIONAL USE PERMIT NO. 3736**, subject to the attached conditions of approval, and based upon the findings and conclusions incorporated in the staff report.

**BACKGROUND:**

**Summary**

The Change of Zone No. 7896 proposes to amend the subject property's zone from Rural Residential (R-R) Zone to Scenic Commercial Highway (C-P-S) which is consistent with the property's existing Community Development: Commercial Tourist (CD-CT) designation. Pursuant to Ordinance No. 348 Section 9.50.b (21), the proposed use, a commercial building will be used to sell items generally sold at a feed and grain store, hardware store, gift shop, and nursery-garden supply store, with an outdoor display area greater than 200 square feet, is a permitted use in the proposed Scenic Highway Commercial (C-P-S) Zone with an approved Conditional Use Permit. Specifically, Conditional Use Permit No. 3736 proposes to construct and use a 21,702 square foot commercial building, also known as Tractor Supply Co., to sell items generally sold at a feed and grain, hardware, and a nursery-garden supply store. The project will include a total of 21,349 square feet of outdoor sales area and 119 parking spaces. The main access into the project site will be from Calle Arnaz. A right-in/right out driveway will complete the circulation onto Anza Road. The existing residential unit that is located onsite will be demolished. The proposed use supports the commercial tourist uses, as well as the residential, equestrian and agricultural uses that are located in this region.

The project was presented to the Planning Commission for recommendation to the Board on July 20, 2016. During which, a memo was presented to the Planning Commission to clarify conditions of approval 10. PLANNING. 37, 10. FIRE. 4, 80. TRANS. 3, and 90. PLANNING.3 as shown on Attachment C.

The Planning Commission recommended approval of the project through by a vote of 4-0, absent 1.

As noted in Environmental Assessment No. 42864, the project's Phase I Cultural Resource Assessment recommends that a qualified archaeologist and Tribal monitor be present during grading. Therefore, the standard conditions of approval for Tribal and Archaeologist monitoring were applied to this project as 60. PLANNING. 11 and 60. PLANNING. 12. These conditions are standard conditions to protect cultural resources if discovered during ground disturbance activities. Both conditions require information that is included in a Phase IV Monitoring Report. When monitoring is required for a project the monitoring report is usually required to be submitted to the Planning Department prior to grading final. This condition was inadvertently left off the list of conditions. Thus, staff recommends including COA 70. PLANNING. 1 that

**SUBMITTAL TO THE BOARD OF SUPERVISORS, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA  
FORM 11: CHANGE OF ZONE NO. 7896, ORDINANCE NO. 348.4842, CONDITIONAL USE PERMIT  
NO. 3736**

**DATE:** August 4, 2016

**PAGE:** Page 3 of 3

requires the submittal of the Phase IV Archaeological Monitoring Report to the Planning Department prior to grading permit final (refer to Attachment C).

**Impact on Citizens and Businesses**

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

**ATTACHMENTS:**

- A. **Ordinance No. 348.4842**
- B. **Planning Commission Minutes, Memo, and Staff Report**
- C. **Updated Conditions of Approval**

1 ORDINANCE NO. 348.4842

2 AN ORDINANCE OF THE COUNTY OF RIVERSIDE  
3 AMENDING ORDINANCE NO. 348 RELATING TO ZONING

4 The Board of Supervisors of the County of Riverside ordains as follows:

5 Section 1. Section 4.1 of Ordinance No. 348, and official Zoning Plan Map No. 2, as  
6 amended, are further amended by placing in effect in the Rancho California Area, the zone or zones as  
7 shown on the map entitled "Change of Official Zoning Plan Amending Ordinance No. 348, Map No.  
8 2.2398, Change of Zone Case No. 7896" which map is made a part of this ordinance.

9 Section 2. This ordinance shall take effect 30 days after its adoption.

11 BOARD OF SUPERVISORS OF THE COUNTY  
12 OF RIVERSIDE, STATE OF CALIFORNIA

13 By: \_\_\_\_\_  
14 Chairman, Board of Supervisors

15 ATTEST:  
16 KECIA HARPER-IHEM  
17 Clerk of the Board

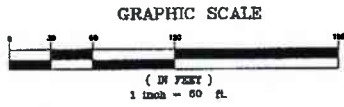
18  
19 By: \_\_\_\_\_

20  
21 (SEAL)

22  
23 APPROVED AS TO FORM  
24 August 17, 2016

25  
26 By:   
27 MICHELLE CLACK  
Deputy County Counsel

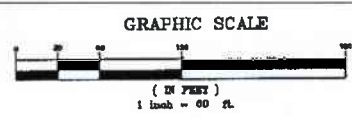
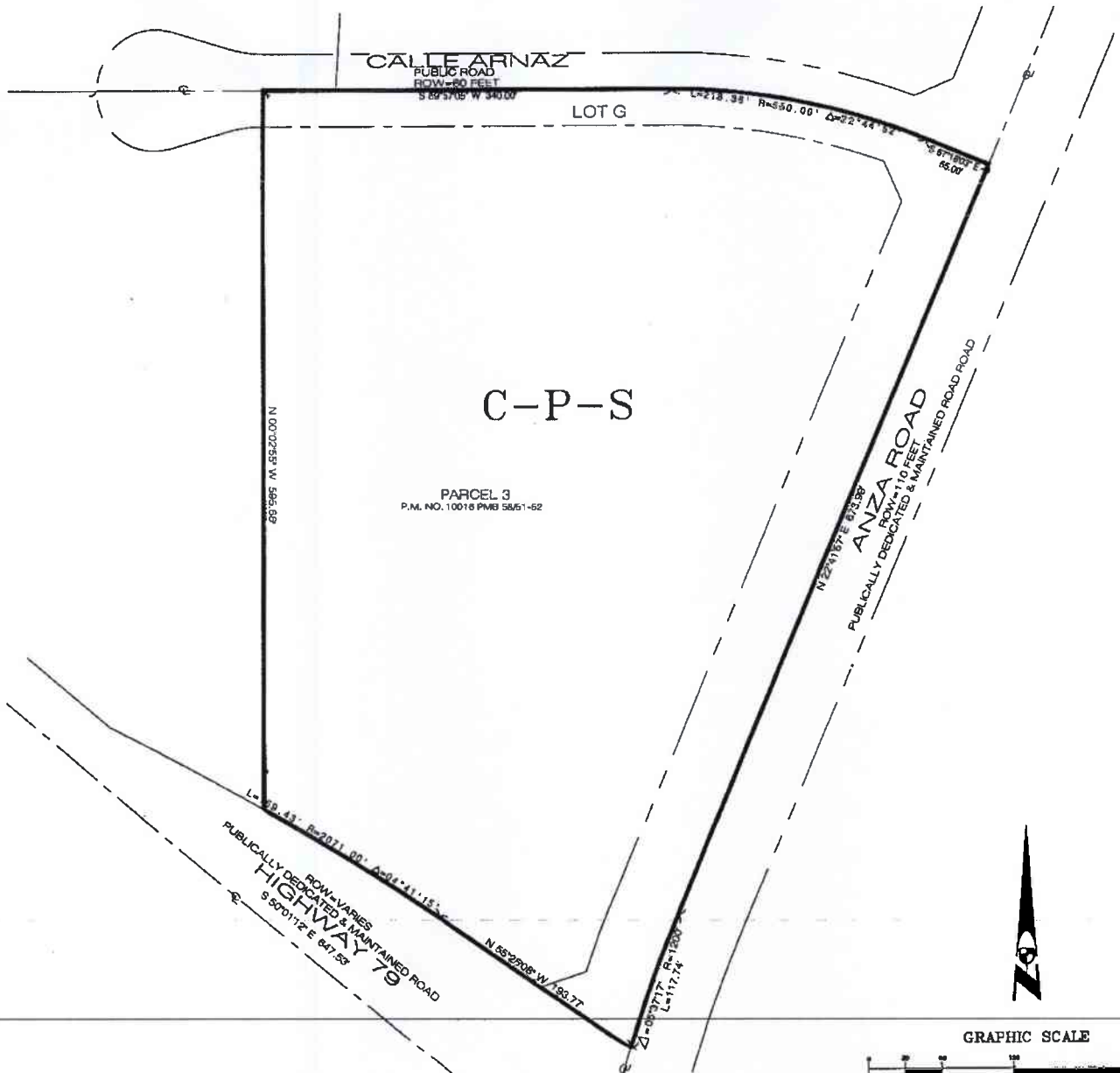
RANCHO CALIFORNIA AREA  
SEC 11, T8S.R2W. S.B.B. & M.



**C-P-S** SCENIC HIGHWAY COMMERCIAL

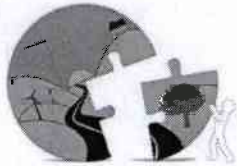
MAP NO. 2.2398  
CHANGE OF OFFICIAL ZONING PLAN  
AMENDING  
MAP NO. 2 ORDINANCE NO. 348  
CHANGE OF ZONE CASE NO. 07896  
ADOPTED BY ORDINANCE NO. 348.4842  
DATED: SEPTEMBER 13, 2016  
RIVERSIDE COUNTY BOARD OF SUPERVISORS

RANCHO CALIFORNIA AREA  
SEC 11, T8S.R2W. S.B.B. & M.



**C-P-S** SCENIC HIGHWAY COMMERCIAL

MAP NO. 2.2398  
CHANGE OF OFFICIAL ZONING PLAN  
 AMENDING  
 MAP NO. 2 ORDINANCE NO. 348  
 CHANGE OF ZONE CASE NO. 07896  
 ADOPTED BY ORDINANCE NO. 348.4842  
 DATED: SEPTEMBER 13, 2016  
 RIVERSIDE COUNTY BOARD OF SUPERVISORS



RIVERSIDE COUNTY  
PLANNING DEPARTMENT

**PLANNING COMMISSION  
MINUTE ORDER  
JULY 20, 2016**

**I. AGENDA ITEM 4.3**

**CHANGE OF ZONE NO. 7896 AND CONDITIONAL USE PERMIT NO. 3736** – Intent to Adopt a Mitigated Negative Declaration – Applicant: Woodcrest Real Estate Ventures – Engineer/Representative: Ventura Engineering – Third Supervisorial District – Rancho California Zoning Area – Southwest Area Plan: Community Development: Commercial Tourist (CD: CT) – Location: Northwest corner of the Anza Road and State Route 79 intersection – 7.61 Gross Acres – Zoning: Rural Residential (R-R) Zone.

**II. PROJECT DESCRIPTION:**

The Change of Zone proposes to change the site's existing zone from R-R Zone to Scenic Highway Commercial (C-P-S) Zone. The Conditional Use Permit proposes to construct and use a 21,702 sq. ft. commercial building to sell items generally sold at a feed and grain store, hardware store, gift shop, and nursery-garden supply store. The project will include a total of 21,349 sq. ft. of outdoor sales area and 119 parking spaces.

**III. MEETING SUMMARY:**

The following staff presented the subject proposal:

Project Planner: Phayvanh Nanthavongdouangsy at (951) 955-6573 or email [pnanthav@rctlma.org](mailto:pnanthav@rctlma.org).

Spoke in favor of the proposed project:

- Steve Powell, Applicant, 1410 Main St. Ste. C, Ramona (760) 271-9400
  - Lauren Schulte, Applicant, gave her time to Steve Powell

Submitted speaker slips in favor of the project but do not wish to speak

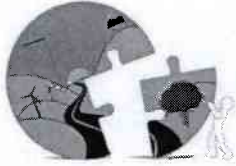
- Haymes Snedeker, Applicant, PO Box 130 Daphne, AL. 36526, (251)243-0708
- Willy Ventura, Applicant's Representative, (951) 252-7632
- Vincent Didonato, Applicant's Representative
- Alex Hann, Murrieta, Applicant's Representative, (951) 696-1490
- Jeff Gan, Other interested party, 17610 Oak Grove Rd. Ramona 92065, (619) 980-5603
- Anthony May, Other interested party
- Bill Darnell, 4416 Mercury St. Ste. 207A San Diego 92111, (619) 233-9373

Spoke in opposition to the proposed project:

- Dr. Gayle Reis, Neighbor, 43475 Anza Rd. Temecula 92592, (951) 392-5548

No one spoke in a neutral position.

**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](mailto:mcstark@rctlma.org).



RIVERSIDE COUNTY  
PLANNING DEPARTMENT

**PLANNING COMMISSION  
MINUTE ORDER  
JULY 20, 2016**

**IV. CONTROVERSIAL ISSUES:**

Neighbor oppose the propose use.

**V. PLANNING COMMISSION ACTION:**

Public Comments: Closed

Motion by Commissioner Taylor Berger, 2<sup>nd</sup> by Chairman Leach

A vote of 4-0 (Commissioner Hake absent)

The Planning Commission recommends that the Board of Supervisors take the following actions:

**ADOPT A MITIGATED NEGATIVE DECLARATION;** and,

**TENTATIVELY APPROVE CHANGE OF ZONE NO. 7896;** and,

**APPROVE CONDITIONAL USE PERMIT NO. 3736,** as modified at hearing.

**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](mailto:mcstark@rctlma.org).





*Steve Weiss AICP*  
*Planning Director*

# RIVERSIDE COUNTY

---

# PLANNING DEPARTMENT

## Memorandum

Date: July 19, 2016

To: Planning Commission

From: Phayvanh Nanthavongdouangsy, Project Planner

**RE: Conditional Use Permit No. 3736, Change of Zone No. 7896**

Staff also received two comment letters concerning the proposed Project on 7/19/16.

The first letter is from Mr. Faddoul Baida, owner of a neighboring property east of Anza Road. He suggests an Environmental Impact Report should be required for the proposed project. The Environmental Assessment No. 42864 determined that the potential impacts associated with the Project are less than significant with mitigation. His concerns for Traffic, Noise, Air Quality, Outdoor Lighting and Water Quality have been analyzed in EA No. 42864 and the Project has been conditioned accordingly.

The noise study was determined to be adequate and the report demonstrates that the project meets the standards set in Ordinance No. 857-Regulating Noise in Riverside County. The Office of Industrial Hygiene recommended the hours of operation of delivery trucks and vertical baler should be limited between the hours of 7:00 am to 10:00 pm. The Transportation Department reviewed and approved the Traffic Study submitted for the proposed project. The study determined that the Project's internal circulation is adequate for the proposed use and the Project achieves adequate levels of service established in the General Plan for the following intersections "Anza Road (NS) at: De Portola Road (EW) Calle Arnaz (EW) SR-79 South (EW) Project Access (EW)" and "Calle Arnaz (NS) at: Project Access (EW)". The Project includes Conditions of approval for road improvements to Calle Arnaz and Anza Road. The air quality and greenhouse gas studies demonstrated that the construction and operation of the project would generate pollutant and emissions that were below the thresholds levels established by South Coast Air Quality Management District and the County of Riverside. The Project is conditioned to comply with National Pollutant Discharge Elimination System to develop and implement a Storm Water Pollution Prevention and monitoring plan for construction and includes a preliminary Water Quality Management Plan that demonstrates that the water runoff from operation will be treated onsite.

The Proposed use is consistent with the Community Development-Commercial Tourist land use designation and the proposed Scenic Highway Commercial (C-P-S) Zone; as such, Planning does not agree that the hours of operations should be limited to 8 am to 6 pm. The hours of operations proposed for the project will be kept at 8 am to 8 pm, Monday through Saturday, and 9 am to 7 pm on Sunday. Outdoor lights will shut off by 10 pm or sooner and outdoor lighting is conditioned to comply with Ordinance No. 655-Regulating Light Pollution and Ordinance No. 915 Regulating Outdoor Lighting.

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) 863-7040

The feed sold at the store is prepackaged and will not increase the number of rodents or pests in the area.

Staff also received a letter from Anna Hoover representative for the Pechanga Band of Luiseno Indians. The letter requests the environmental assessment and an update to the Condition of Approval 10. PLANNING. 37. Staff complied with Assembly Bill 52. The AB52 consultation notification letters were sent to various tribes on 1/11/2016. Staff met with the representatives from Pechanga on 1/20/2016. The representatives were informed that the Cultural Report was a negative survey, there were no cultural resources present but the archaeologist had recommended an archaeologist and tribal monitor be present. Pechanga told us this was within the "village-complex" of Uuu'may. Staff sent additional project materials to Pechanga on 4/13/16. On 4/19/16 Staff sent exhibits, recommended conditions of approval and pre-conclusion letter to the Pechanga. Staff received an email from Pechanga reiterating that the site was within a "village-complex". On 4/20/16 Staff met with Pechanga and it was agreed that Pechanga would be named monitor during ground disturbance activities. Staff sent the AB52 conclusion letter to Pechanga on 4/26/16. A public hearing notice was sent to Pechanga that included a notice of the public hearing a 20 day review period for the environmental assessment.

Per Pechanga's request staff proposes the following amendment to COA 10. PLANNING. 37: "...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..."

Staff recommends also recommends clarifications to the following conditions of approval:

- Condition of Approval 10. FIRE 04: Appendix B of the California Fire Code, Section 105.2 allows for a reduction of the required fire flow for buildings provided with an approved automatic fire sprinkler system. Staff recommends the following update to: "Minimum required fire flow shall be 4,000 GPM for a 4 hour duration at 20 PSI residual operating pressure, which must be available before any combustible material is placed on the job site. **The required fire flow may be reduced to 2,000 GPM for a 2 hour duration at 20 PSI residual operating pressure for buildings provided with an approved automatic fire sprinkler system installed in accordance with the California Fire Code.**"
- Condition of Approval 80. TRANS. 3: Permit grapevine like plant material in the WQMD water basin as shown on the preliminary landscape plans. Staff recommends the following update: "...2) The plant palette must use grapevines, **or grapevine like material approved by Transportation Department Landscape Division**, and olive trees in basins and other areas to the maximum extent practicable in order to blend in with surrounding existing development.."
- Condition of Approval 90. PLANNING. 3: correct number from one-hundred and fifteen to one-hundred and nineteen. Staff recommends the following update: " A minimum of one hundred and **fifteen** nineteen (119) parking spaces..."

Steve Weiss

Riverside County Planning Director

RE: CZ 7896, CUP 3736 hearing date 07/20/16

Position: Neutral

A mitigated negative declaration is inappropriate and a complete EIR should be required for the following reasons.

The project is located on the intersection of Highway 79 south and Anza Road which is a major gate way to the wine country

Concerns:

**1. Traffic:**

- a. Cumulative traffic impacts to Hwy 79, Calle Arnaz, De Portola and other surrounding roadways
- b. Increased traffic volumes to Hwy 79, Calle Arnaz, De Portola and other surrounding roadways
- c. Turning movements on/off Hwy 79 (including stacking distance)
- d. Turning movements on/off Calle Arnaz (Turn pocket and improved, signalized intersection should be required)
- e. Big Rig parking/idling (should be prohibited)

**2. Noise:**

- a. Outdoor loudspeakers (should be prohibited)
- b. Outdoor phone (ring) or other buzzer/bells (should be prohibited)
- c. Backup beepers from big rigs or other equipment (should be prohibited)
- d. Big rigs and/or other equipment idling (should be prohibited)

**3. Hours of operation:**

- a. adjacent (near proximity) to residential uses hours should not exceed: 7am - 6pm M-F, 8am - 5pm Sat, Closed Sun

**4. Air Quality:**

- a. Big rigs and/or other equipment idling (should be prohibited)
- b. No dirt roads
- c. No dirt parking lot areas
- d. No truck parking on dirt shoulders on Hwy 79, Calle Arnaz, De Portola and other surrounding roadways
- e. Unimproved areas of site must be gravel (or similar) to prevent offsite migration of dust

**5. Outdoor lighting:**

- a. No exterior lighting allowed after 10pm

- b. High wattage/ high lumen lighting (including but not limited to halogen, vapor or similar) ((should be prohibited))
- c. No parking lot lighting after 10pm

**6. Water Quality:**

- a. No water runoff.
- b. Insure no impacts to downstream properties from runoff and/or other drainage issues (including roadway drainage issues)
- c. No standing water and/or open, outdoor water storage (mosquitoes)
- d. The storage of fuel and/or other combustible or hazardous material should be prohibited.
- e. Connection to sanitary sewer system should be required

**7. Concern about increase rodents and/or other pests (attracted to feed)**

PLEASE INCLUDE THIS IN PUBLIC RECORD

**Faddoul Baida**

34860 Calle Arnaz

Temecula, CA 92592

M (213) 500-6350

F (213) 623-4049

[faddoulbaida@yahoo.com](mailto:faddoulbaida@yahoo.com)

*Faddoul Baida*

## **Nanthavongdouangsy, Phayvanh**

---

**From:** Anna Hoover <ahoover@pechanga-nsn.gov>  
**Sent:** Tuesday, July 19, 2016 4:53 PM  
**To:** Nanthavongdouangsy, Phayvanh  
**Cc:** Thomson, Heather; Jones, David; Ebru Ozdil  
**Subject:** Planning Commission for CUP 37.6

Hello Phayvanh,

We received the Public Hearing for CUP 3736 and that it is going to Planning Commission tomorrow (7.20.16). We had requested to receive the IS/MND in our comment letters and consultations but we have yet to see a copy. As identified in our AB 52 consultation, this Project is within the village of 'Uuu'may and we would like to know whether this Traditional Cultural Landscape, which is an allowable Traditional Cultural Resource under AB 52, was included in the IS/MND. Can you please forward via email as soon as possible?

Additionally, we are concerned that the Conditions of Approval (online) do not include the requirement for a Phase IV monitoring report. We request that to be please be included in the COA. Further, 10.PLANNING 037 inserts the County into the State human remains process. As this is not legally enforceable, please strike as indicated: "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."

Finally, please read these comments into the public record and include them in the administrative record for this Project.

Noʃúun Lóoviq (Thank you),


*Anna M. Hoover*  
Cultural Analyst/Assistant THPO  
Pechanga Band of Luiseno Indians  
P.O. Box 2183  
Temecula, CA 92593

951-770-8104 (O)  
951-694-0446 (F)  
951-757-6139 (C)  
[ahoover@pechanga-nsn.gov](mailto:ahoover@pechanga-nsn.gov)

*This message, and any documents or files attached to it contains confidential information and may be legally privileged. Recipients should not file copies of this message and/or attachments with publicly accessible records. If you are not the intended recipient or authorized agent for the intended recipient, you have received this message and attachments in error, and any review, dissemination, or reproduction is strictly prohibited. If you are not the intended recipient, please immediately notify me by reply email or by telephone at (951) 770-8104, and destroy the original transmission and its attachments without reading them or saving them.*

Agenda Item No.: **4:3**  
Area Plan: Southwest Area Plan  
Zoning Area: Rancho California  
Supervisory District: Third  
Project Planner: Phayvanh Nanthavongdouangsy  
Planning Commission: July 20, 2016

Conditional Use Permit No. 3736  
Change of Zone No. 7896  
Environmental Assessment No. 42864  
Applicant: Woodcrest Real Estate Ventures  
Engineer/Representative: Ventura Engineering



Steve Weiss, AICP  
Planning Director

## COUNTY OF RIVERSIDE PLANNING DEPARTMENT STAFF REPORT

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

The project includes Conditional Use Permit No. 3736 (CUP No. 3736) and Change of Zone No. 7896 (CZ No. 7896).

### **Conditional Use Permit No. 3736**

The Conditional Use Permit proposes to construct and use a 21,702 square foot commercial building to sell items generally sold at a feed and grain, hardware, and a nursery-garden supply store. The project will include a total of 21,349 square feet of outdoor sales area and 119 parking spaces. The three outdoor sales areas includes 14,849 square foot fenced area located east of the building, 3,500 square foot display area in front of the building, and 3,000 square foot display area at the southern end of the project area. The main access into project site will be from Calle Arnaz. A right-in/right out driveway will complete the circulation onto Anza Road. The existing residential unit that is located onsite will be demolished.

### **Change of Zone No. 7896**

The proposed change of zone will amend the existing zone of Rural Residential (R-R) to Scenic Highway Commercial (C-P-S) Zone.

### **Location**

The project site is approximately 7.6 gross acres located north of State Route 79, south of Calle Arnaz, and west of Anza Road.

### **SUMMARY OF FINDINGS:**

- |  |   |
|--|---|
| 1. Existing General Plan Land Use (Ex. #5):    | Community Development: Commercial Tourist (CD-CT)   |
| 2. Surrounding General Plan Land Use (Ex. #5): | Community Development: Commercial Tourist (CD-CT) to the north and east, Community Development: Medium Density Residential (CD-MDR) to the west and south, and Rural-Rural Residential (R-RR) within the Temecula Valley Wine Country Policy Area - Residential District is also south of the project site. |
| 3. Proposed Zoning (Ex. #3):                   | Scenic Highway Commercial (C-P-S) Zone  |
| 4. Surrounding Zoning (Ex. #3):                | Rural Residential (R-R) Zone to the north, south, east, and west and Wine Country – Equestrian (WC-E) Zone to the northeast   |

- |                                   |  |
|-----------------------------------|--|
| 5. Existing Land Use (Ex. #1):    | Residential, one-family dwelling   |
| 6. Surrounding Land Use (Ex. #1): | Agriculture (vineyard and other), warehouses, one-family dwellings, church to the northeast, and vacant properties |
| 7. Project Data:                  | Total Acreage: 7.6 Gross Acres (6.0 Net Acres)   |
| 8. Environmental Concerns:        | See attached environmental assessment  |

**RECOMMENDATIONS:**

**THE PLANNING COMMISSION RECOMMENDS THAT THE BOARD OF SUPERVISORS TAKE THE FOLLOWING ACTIONS:**

**ADOPT** a **MITIGATED NEGATIVE DECLARATION** for **ENVIRONMENTAL ASSESSMENT NO. 42864**, based on the findings incorporated in the initial study and the conclusion that the project will not have a significant effect on the environment; and,

**TENTATIVELY APPROVE CHANGE OF ZONE NO. 7896**, amending the zoning classification for the subject property from Rural Residential (R-R) Zone to Scenic Highway Commercial (C-P-S) Zone, in accordance with Exhibit #3, based upon the findings and conclusions incorporated in the staff report, pending final adoption of the Zoning Ordinance by the Board of Supervisors; and,

**APPROVE CONDITIONAL USE PERMIT NO. 3736**, 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 Tourist (CD-CT) within the Southwest Area Plan (SWAP).
2. The proposed commercial use is consistent with the CD-CT land use designation. The project site is located west of the Temecula Valley Wine Country Policy Area. The proposed feed and grain, hardware, and garden supply store supports the commercial tourist uses, as well as the residential uses that are located in this region.
3. The project site is surrounded by properties which are designated Community Development-Commercial Tourist CD-CT), Community Development-Medium Density Residential (CD-MDR), and Rural-Rural Residential (R-RR) within the Temecula Valley Wine Country Policy Area - Residential District.
4. The existing zoning for the subject site is Rural Residential (R-R) and the proposed zoning pursuant to Change of Zone No. 7896 is Scenic Highway Commercial (C-P-S) Zone. The C-P-S Zone is consistent with the CD-CT land use designation.
5. Pursuant to Section 9.50.b (21), the proposed use, a commercial building will be used to sell items generally sold at a feed and grain store, hardware store, gift shop, and nursery-garden

supply store, with an outdoor display area greater than 200 square feet, is a permitted use in the proposed Scenic Highway Commercial (C-P-S) Zone with an approved conditional use permit.

6. The proposed use, a commercial building used to sell items generally sold at a feed and grain, hardware store, gift shop, and nursery-garden supply store, with an outdoor display area greater than 200 square feet, is consistent with the development standards for the C-P-S Zone. The proposed building will not exceed 30 feet in height, which is within yard requirements restrictions of 35 feet and is under the height limit of 50 feet. Included are 119 parking spaces, including 5 ADA compliant spaces, which is in accordance with regulations.
7. The project site is surrounded by properties which are zoned Rural – Residential (R-R).
8. A church, single family residences, greenhouses, private equestrian uses have been constructed and are operating in the project vicinity.
9. This project is located within the Western Riverside County Multiple Species Habitat Conservation Plan (MSHCP) Criteria Cell 7183, independent of a Cell Group. The project went through the Habitat Evaluation and Acquisition Negotiation Strategy (HANS) process, HANS No. 2253, to determine if any part of the project site was described for conservation. HANS No. 2253 determined conservation is not described for this property. The site consists of disturbed land with non-native ruderal plant species, surrounded by land that is also disturbed and subject to agricultural activities. The project will not result in fragmentation or impede Reserve Assembly goals for Proposed Constrained Linkage 24 as the land described for conservation is located south of SR-79, along Temecula Creek, and the project site is located north SR-79. The habitat types and vegetation described for conservation in this Cell are also not present on the site. There are no riparian/riverine or vernal pool resources located on the site. There is also no habitat connection between the Project site and Temecula Creek; therefore, the project is consistent with Section 6.1.2 of the MSHCP. The project is not located within a Narrow Endemic Plant Species Survey Area (NEPSSA) and is therefore consistent with Section 6.1.3 of the MSHCP. The project is located within an additional survey area for burrowing owl, so a habitat assessment and focused surveys were conducted in August of 2015. Several suitable burrows were mapped during the habitat assessment, and the surveys conducted followed the MSHCP Burrowing Owl Survey Instructions. During Joint Project Review (JPR), the Western Riverside Regional Conservation Authority (RCA) and the County of Riverside Planning Department biologists were concerned that the times during which the focused surveys were conducted were outside protocol times, so Kidd Biological was asked to complete additional surveys in the 2016 spring nesting season to confirm that no owls were occupying the site. The additional surveys were conducted, and Burrowing Owls were not observed to be nesting on the property. A Burrowing Owl survey 30 days prior to disturbance and nesting bird survey three days prior to disturbance are conditioned for the Project prior to Grading Permit Issuance and Building Permit Issuance (Condition of Approval 60. EPD.1, 60. EPD. 2, 80. EPD. 2, and 80. EPD. 1). Therefore, the project is consistent with Section 6.3.2 of the MSHCP.
10. Consultation per AB-52 was completed for the project on April 26, 2016. Staff received one consultation request regarding the Project from the Pechanga Band of Luiseno Indians representatives. Staff met with the Tribe's representatives on January 11, 2016 and April 14, 2016. The Tribe was provided the site plan, Phase I Cultural Assessment, and proposed conditions of approval. The Phase I Cultural Assessment concludes that due to negative survey results, no mitigation measures are recommended or warranted. The assessment also



recommends that due to the apparent alluvial nature of the soils and because recommendations of several tribes contacted during project scoping, it was recommended that the project grading be monitored by a qualified archaeologist and Luiseno monitor. COA 60. PLANNING 12 requires the applicant to enter into a contract with a Tribal Monitor(s) from the Pechanga Native American Tribes who shall be on-site during all ground disturbing activities prior to issuance of a grading permit. With the implementation of this condition of approval, along with the other conditions of approval that protects cultural resources there will be no impacts to cultural resources.

11. Environmental Assessment No. 42864 identified the following potentially significant impacts:

- |                           |                              |
|---------------------------|------------------------------|
| a. Biological Resources   | d. Utilities/Service Systems |
| b. Geology/Soils          | e. Recreation                |
| c. Transportation/Traffic |                              |

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

**CONCLUSIONS:**

1. The proposed project is in conformance with the Community Development – Commercial Tourist (CD-CT) Land Use Designation, and with all other elements of the Riverside County General Plan. The proposed project supports tourism industry that thrives in this area.
2. The proposed project is consistent with the Scenic Highway Commercial (C-P-S) zoning classification of Ordinance No. 348, and with all other applicable provisions of Ordinance No. 348.
3. The public's health, safety, and general welfare are protected through project design.
4. The proposed project is conditionally compatible with the present and future logical development of the area.
5. The proposed project will not have a significant effect on the environment.
6. The proposed project will not preclude reserve design for the Western Riverside County Multiple Species Habitat Conservation Plan (WRCMSHCP).

**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. The city of Temecula sphere of influence;
  - b. A 100-year flood plain, an area drainage plan;
  - c. or Core Reserve Area; or,
  - d. California Gnatcatcher, Quino Checkerspot Butterfly habitat.
  - e. A high fire area or fire responsibility area
  - f. A ½ mile of a fault or in a fault zone

3. The project site is located within:
  - a. The boundaries of the Temecula Valley unified School District;
  - b. The Riverside County Regional Recreation and Open Space Parks District;
  - c. A Dam Inundation Area;
  - d. Zone A of Mt. Palomar Night Time Lighting Policy Area;
  - e. Liquefaction Potential: Very High;
  - f. Subsidence: Susceptible;
  - g. Paleontological Sensitivity is Low
  - h. The Stephens Kangaroo Rat Fee Area
  
4. The subject site is currently designated as Assessor's Parcel Number: 965-460-007.

Date Revised: 07/13/16

**RIVERSIDE COUNTY PLANNING DEPARTMENT  
CZ07896 CUP03736  
VICINITY/POLICY AREAS**

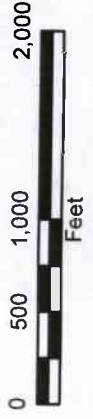
Supervisor: Washington  
District 3

Date Drawn: 06/13/2016  
Vicinity Map



Zoning Area: Rancho California

Author: Vinnie Nguyen



DISCLAIMER: On October 7, 2014, the County of Riverside adopted a new General Plan pursuant to Proposition 13. The County of Riverside Planning Department is an unincorporated Riverside County jurisdiction. The County of Riverside Planning Department is not responsible for the accuracy of the information provided for other existing projects. For further information, please contact the Riverside County Planning Department at (951) 955-5200. Website: <http://www.riversidecounty.net>

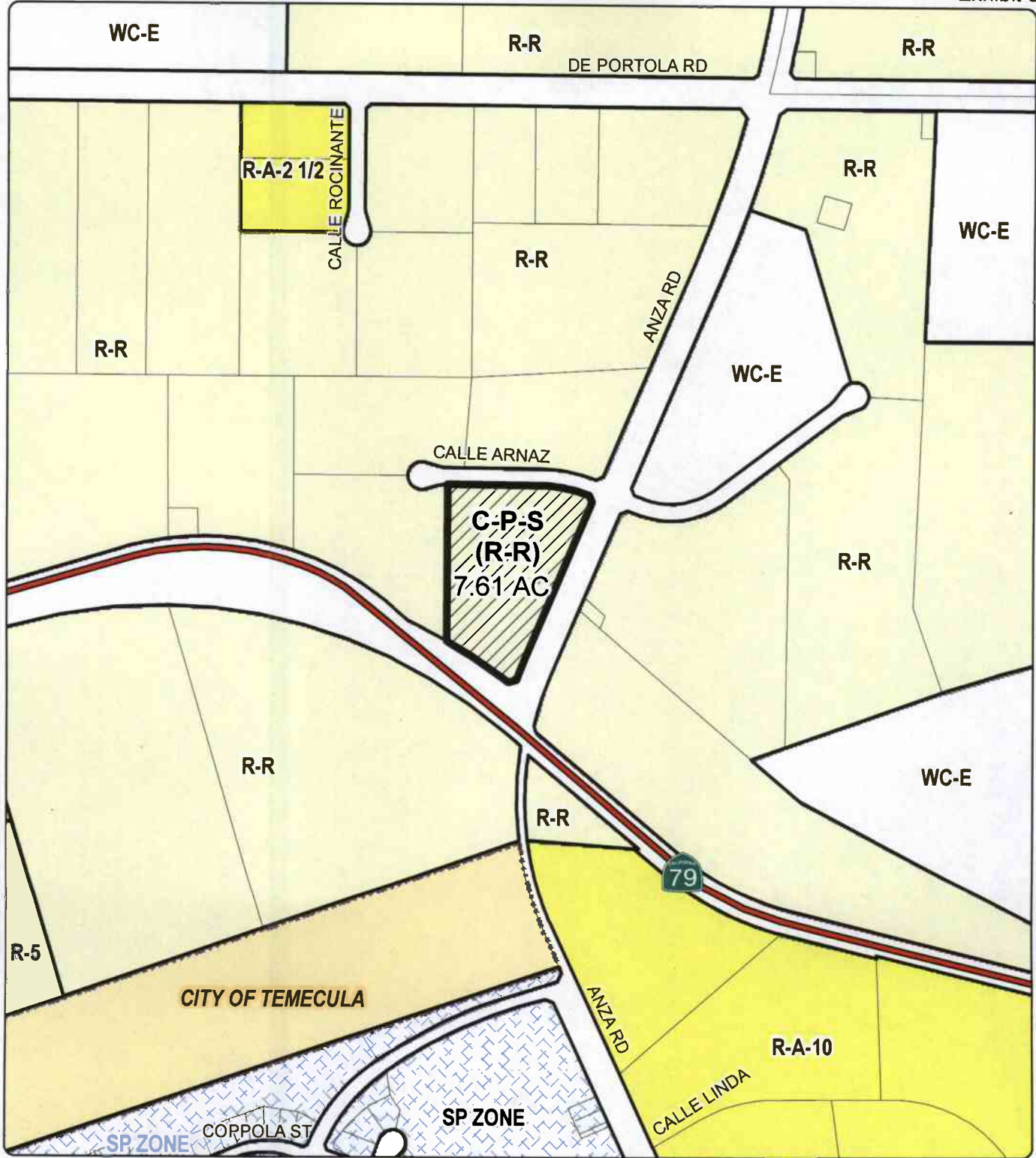
RIVERSIDE COUNTY PLANNING DEPARTMENT

CZ07896 CUP03736

PROPOSED ZONING

Supervisor: Washington  
District 3

Date Drawn: 06/13/2016  
Exhibit 3



Zoning Area: Rancho California

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.rctlma.org>

RIVERSIDE COUNTY PLANNING DEPARTMENT  
CZ07896 CUP03736

Supervisor: Washington  
District 3

LAND USE

Date Drawn: 06/13/2016  
Exhibit 1



Zoning Area: Rancho California

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.cofra.org>

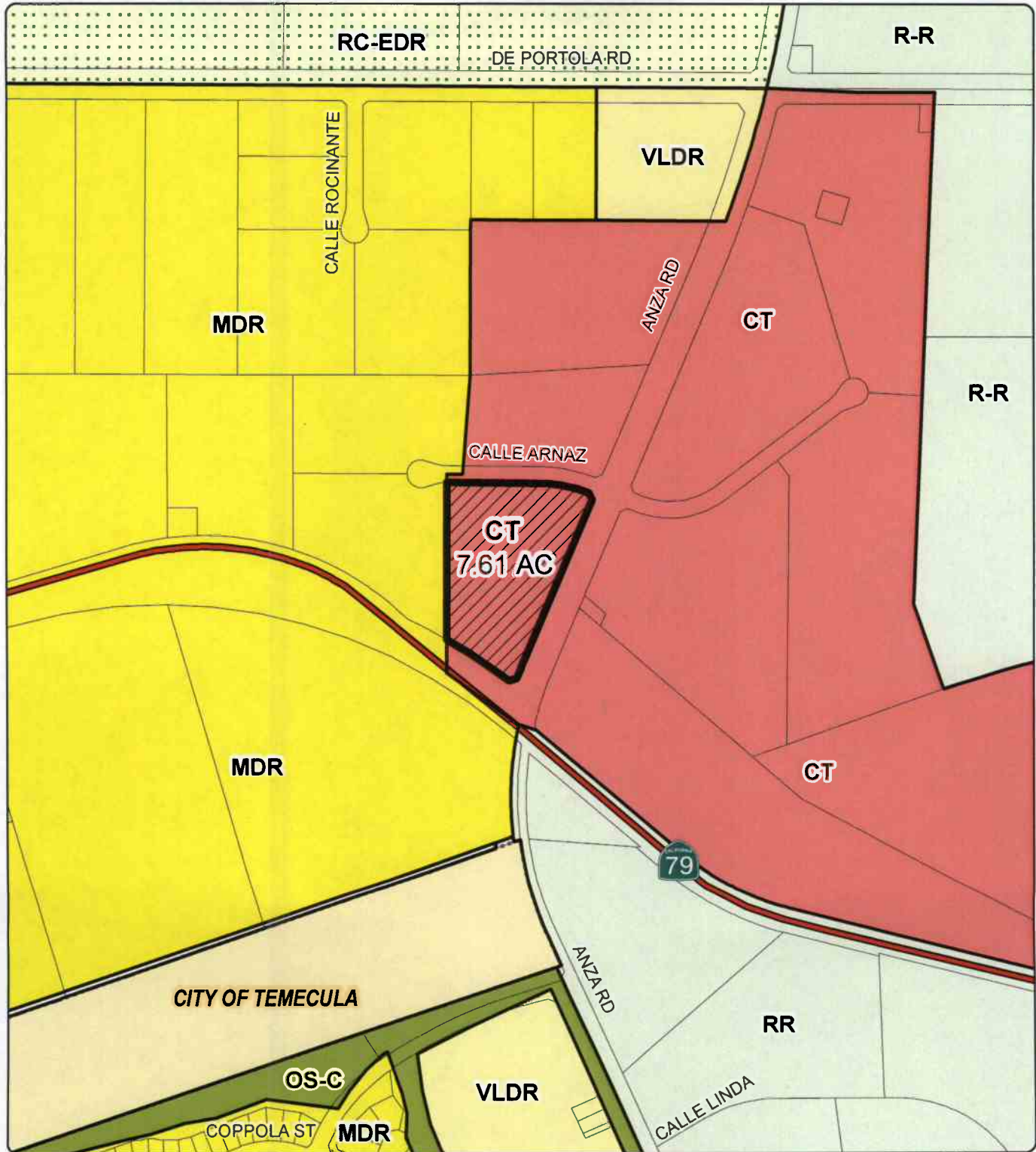
RIVERSIDE COUNTY PLANNING DEPARTMENT

CZ07896 CUP03736

EXISTING GENERAL PLAN

Supervisor: Washington  
District 3

Date Drawn: 06/13/2016  
Exhibit 5



Zoning Area: Rancho California

Author: Vinnie Nguyen



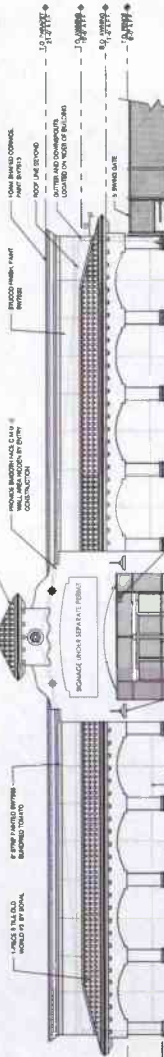
**DISCLAIMER:** On October 7, 2003, the County of Riverside adopted a new General Plan providing new land use designations for unincorporated Riverside County parcels. The new General Plan may contain different type of land use than is provided for under existing zoning. For further information, please 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.rcplma.org>



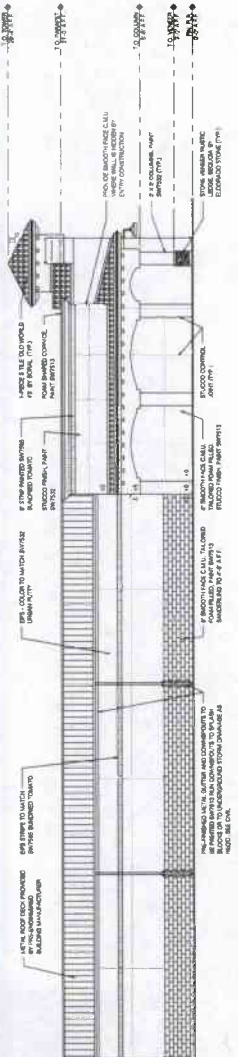


DATE	10/15/16
PROJECT	CALE ARNAZ COMMERCIAL
CLIENT	WOODCREST COMPANIES
DESIGNER	EMPIRE DESIGN GROUP
CHECKER	EMPIRE DESIGN GROUP
APPROVER	EMPIRE DESIGN GROUP
SCALE	AS SHOWN
PROJECT NO.	16-000
DATE	10/15/16
PROJECT	CALE ARNAZ COMMERCIAL
CLIENT	WOODCREST COMPANIES
DESIGNER	EMPIRE DESIGN GROUP
CHECKER	EMPIRE DESIGN GROUP
APPROVER	EMPIRE DESIGN GROUP
SCALE	AS SHOWN
PROJECT NO.	16-000

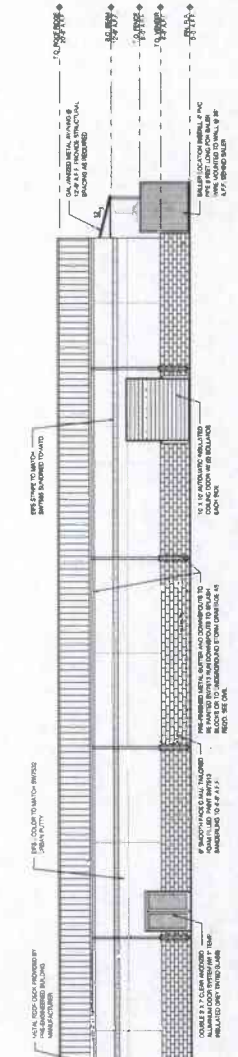
**NOTE:**  
 GENERAL CONTRACTOR TO COORDINATE WITH THE SUPPLIER OF ALL MECHANICAL  
 EQUIPMENT FOR ELECTRICAL, MECHANICAL, PLUMBING, AND HVAC SYSTEMS.



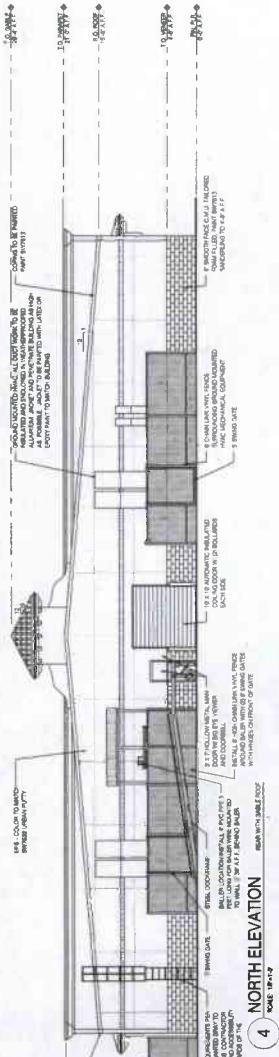
**1 SOUTH ELEVATION**  
 SCALE: 1/8" = 1'-0"



**2 WEST ELEVATION**  
 SCALE: 1/8" = 1'-0"



**3 EAST ELEVATION**  
 SCALE: 1/8" = 1'-0"



**4 NORTH ELEVATION**  
 SCALE: 1/8" = 1'-0"

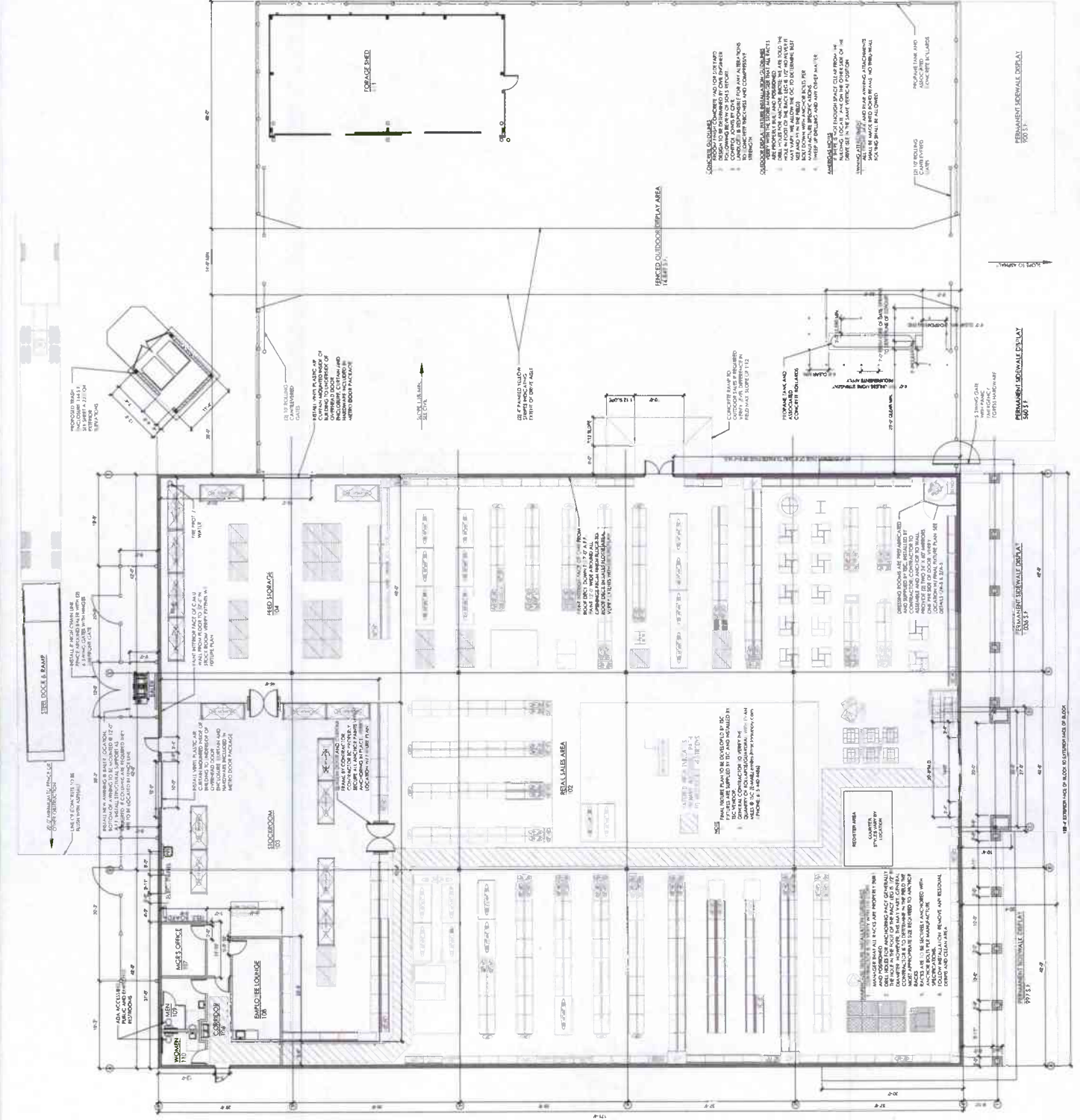


**5 TRASH ENCLOSURE**  
 SCALE: 1/8" = 1'-0"

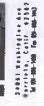
**EMPIRE DESIGN GROUP**  
 1000 S. GARDEN AVENUE, SUITE 100  
 ANAHEIM, CA 92805  
 TEL: 714.944.8888  
 FAX: 714.944.8889  
 WWW.EMPIREDESIGNGROUP.COM

CASE: CUP03736  
 EXHIBIT: B Elevation  
 DATE: 04/15/16  
 PLANNER: Phayvanh Nanthavongduangsy





**FLOOR PLAN**  
 DATE: 10/11/10



22001 CENTINELA AVE.  
SUITE 200  
THERMIDON, CA 92592  
TEL: 951-251-1100  
WWW.EMPIREDESIGNGROUP.COM

WOODCREST  
COMPANIES

CONDITIONAL USE PERMIT NO. 3736  
34613 CALLE ARNAZ  
TEMECULA, CA 92592

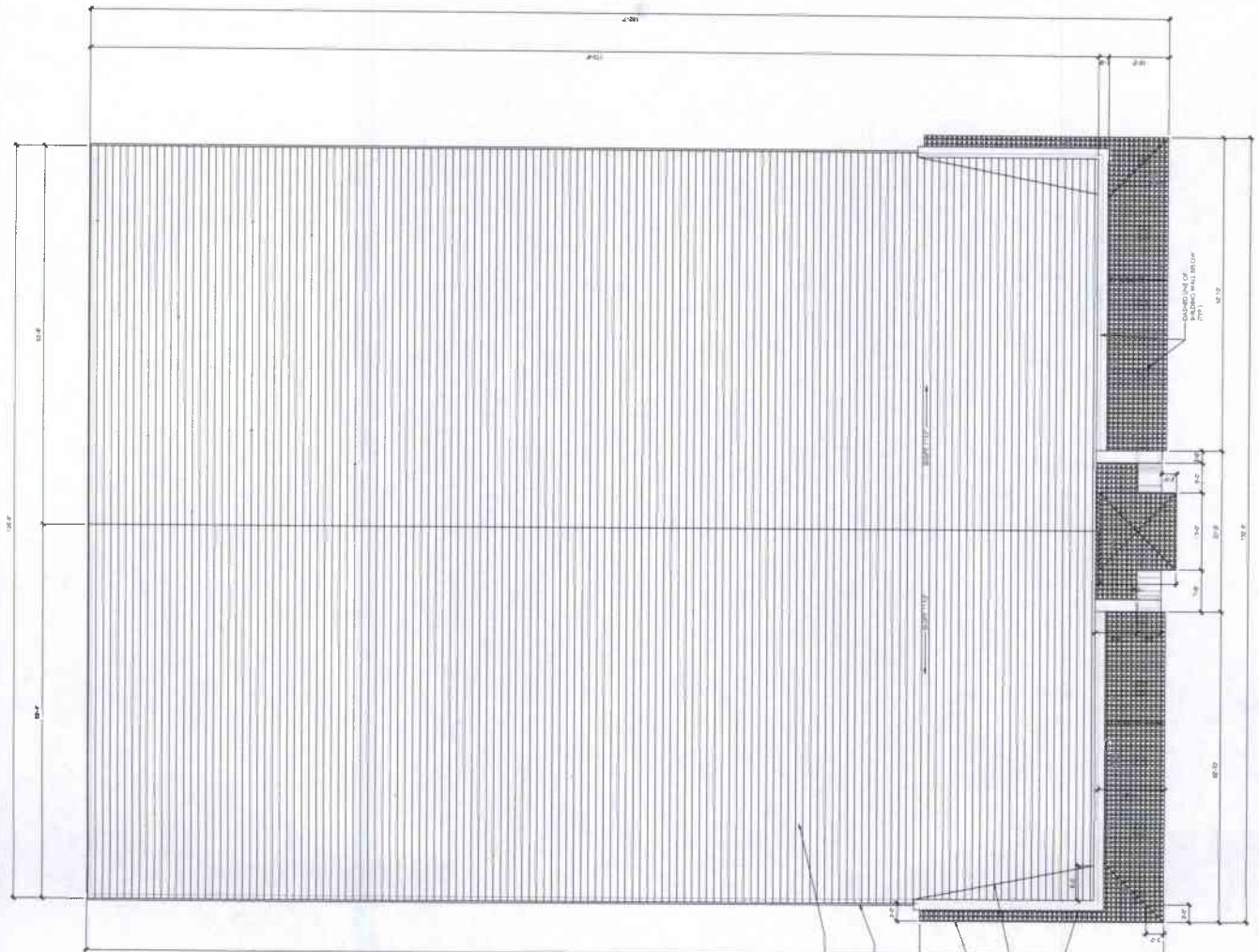


DATE: MAY 14, 2018  
PROJECT NUMBER: 2018-04-218  
SHEET NUMBER: 01 OF 01  
SHEET TITLE: ROOF PLAN

NO.	DATE	DESCRIPTION
1	05/14/18	ISSUED FOR PERMIT

ARCHITECTURAL  
ROOF PLAN  
SHEET D

A1.3



RAFTER TIE  
ROOF-WATER CHANNEL  
BASED ON E.O.F. (FINISH WALL BELOW)

ROOF PLAN  
SCALE: 1/8" = 1'-0"



# CONCEPTUAL GRADING PLAN FOR CALLE ARNAZ COMMERCIAL

APN 965-460-007  
County of Riverside, California

**OWNER:** THOMAS WYF AND TIMOTHY LEE JONES  
P.O. BOX 81723  
SAN DIEGO, CA 92138  
(619) 551-8514

**APPLICANT:** WYF AND JONES  
1410 MAIN STREET, SUITE C  
MARIANA, CA 92066  
(619) 444-1111

**SITE ADDRESS:**  
3413 CALLE ARNAZ  
TAMUCUA, CA 92582

**REGISTERED ENGINEER:**  
WILFREDO VENTURA, LLC  
27315 JEFFERSON AVENUE, SUITE J-229  
TAMUCUA, CA 92586  
(951) 344-0728

**AREA:** ARNAZ CROSS  
8.72 ACRES NET

**ASSESSORS' PARCELS:**  
865-460-007  
SUN BERNARDINO COUNTY, RIVERSIDE COUNTY, YEAR 2008

**THOMAS GUIDE**  
PAGE 180 CODE: J-1  
ZONING/JUSE: R-R (RURAL RESIDENTIAL)  
C-3-S (GENERAL HIGHWAY COMMERCIAL)  
CT (COMMERCIAL TOURIST)

**LEGAL DESCRIPTION:**  
MAP NO. 10114, IN THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, AS SHOWN BY MAPS, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.

**DATE PREPARED:** NOVEMBER 2015  
**LITTLE FORTYFOUR & SCHOOL DISTRICT**  
WYF - WYF  
GAS - GAS  
ELECTRIC - ELECTRIC  
TELEPHONE - TELEPHONE

**SOURCE OF TOPOGRAPHY:**  
DOLLA SURVEYING AND MAPPING  
39300 SALINAS DRIVE, SUITE 101  
SAN DIEGO, CA 92121  
Tel: 619-795-4114  
Email: SURVEYING@DOLLA.COM

**BASE OF BEARINGS:**  
THE BEARING OF N 89°25'00" E ALONG THE NORTHERLY LINE OF THE BOUNDARY OF THE TRACT DESCRIBED IN THE RECORDS OF RIVERSIDE COUNTY, CALIFORNIA, AND ALSO AS THE BASE OF BEARINGS FOR THIS SURVEY.

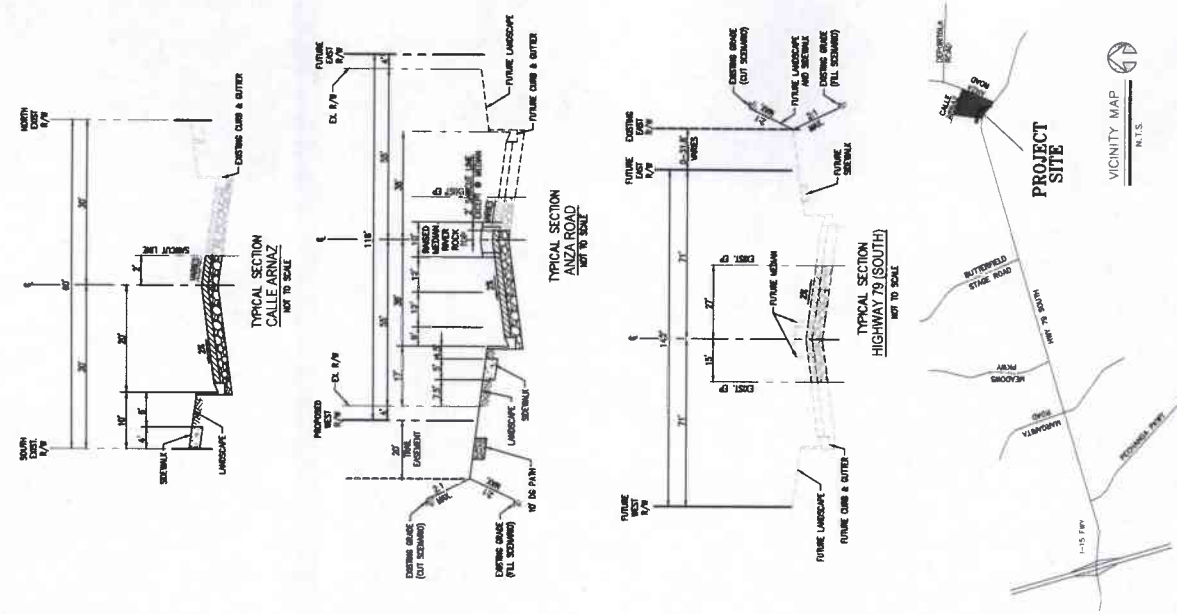
**MARKERS QUANTITIES:**  
BENCH MARK - 3/22 CT  
BENCH MARK - 3/22 CT  
BENCH MARK - 3/22 CT

**LEGEND:**  
--- CENTERLINE  
--- PROPERTY LINE  
--- (1/2") AS SHOWN  
--- EXISTING CENTERLINE

**CASE: CUP03736**  
**EXHIBIT: G Grading Plans**  
**DATE: 04/15/16**  
**PLANNER: Phayvath Nanthavongduangs**



**INDEX MAP**  
SCALE: 1" = 100'



<b>REVISIONS</b> NO. DATE BY APPROVED		<b>PROJECT NUMBER</b> CONTRACT ACCOUNT	SHEET <b>1</b> OF <b>3</b>
<b>DRAWING NO.</b>			
<b>ENGINEER OF WORK</b> <b>VENTURA ENGINEERING</b> 27315 JEFFERSON AVE. STE. J-229 TAMUCUA, CA 92586 PHONE 951-344-0728 FAX 951-344-0728		<b>CONCEPTUAL GRADING PLAN</b> <b>CALLE ARNAZ COMMERCIAL</b>	
<b>DATE:</b> 03-20-16		<b>DRAWING NO.</b>	

CALLE ARNAZ COMMERCIAL  
 CONCEPTUAL GRADING PLAN

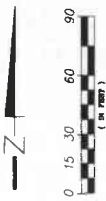
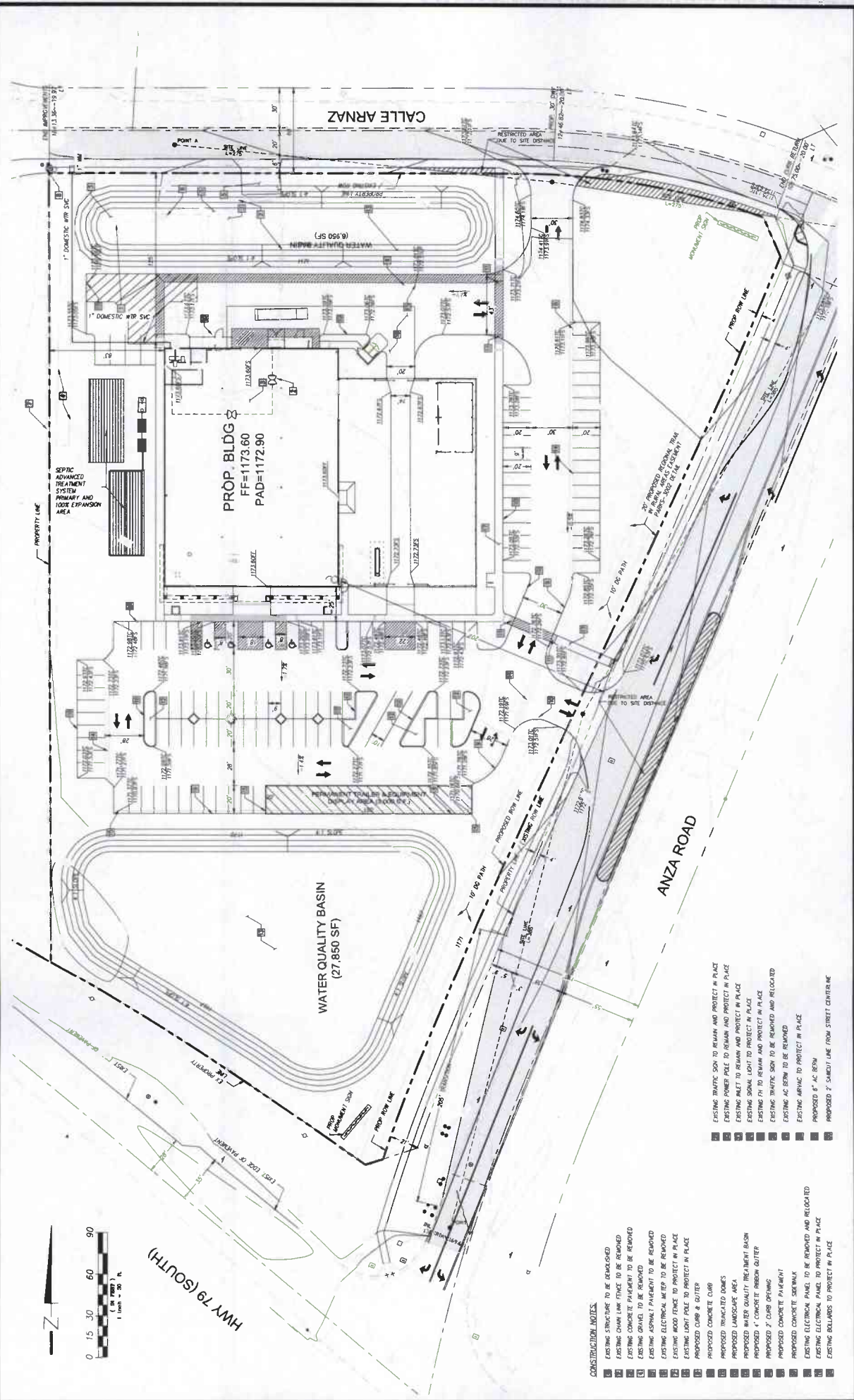
DESIGNED	DATE
CHECKED	DATE
IN CHARGE	DATE
DATE	DATE

ENGINEER OF WORK  
**VENTURA ENGINEERING**  
 2200 APPROXIMAN AVE STE 100  
 VENTURA, CA 93003  
 PHONE 805 662-7000  
 FAX 805-662-7000  
 DATE 03-20-18



DATE CHECKED  
 LOCATION  
 BENCH MARK NO.  
 ELEV.  
 USGS BENCH MARK CROSSING 2000 FEET (ELEV. 10) NEAREST FROM THE INTERSECTION OF ANZA RD. AND HWY 79 (SOUTH) TO THE CENTERLINE OF THE PROJECT. THE BENCH MARK IS LOCATED WITHIN 5 FEET OF A FOOT (1.5) CHAIN LINE AND WITHIN 12 FEET (3.7) OF THE END OF THE CHAIN LINE. THE BENCH MARK NUMBER IS 15123. THE BENCH MARK IS A 4-1/2" DIA. IRON PIPE WITH A 1-1/2" DIA. BUSHING THROUGH THE CENTER. THE BENCH MARK IS 1.5'-0" (457 MM) FROM THE CHAIN LINE. THE BENCH MARK IS 1.5'-0" (457 MM) FROM THE END OF THE CHAIN LINE. THE BENCH MARK IS 1.5'-0" (457 MM) FROM THE END OF THE CHAIN LINE. THE BENCH MARK IS 1.5'-0" (457 MM) FROM THE END OF THE CHAIN LINE.

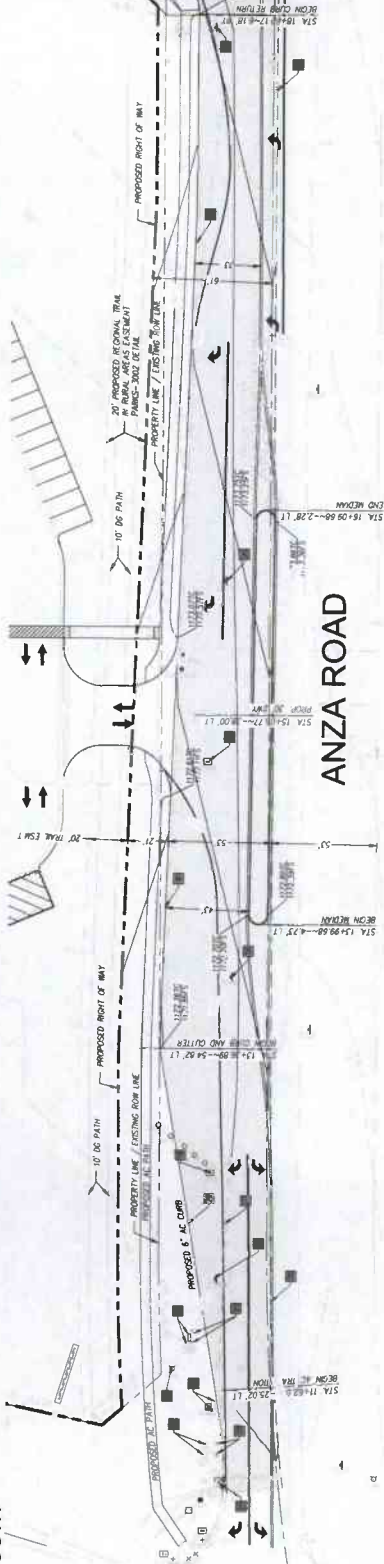
REVISIONS	DATE	BY	APPROVED



- CONSTRUCTION NOTES:**
- 1. EXISTING STRUCTURE TO BE DEMOLISHED
  - 2. EXISTING CHAIN LINE FENCE TO BE REMOVED
  - 3. EXISTING CONCRETE PAVEMENT TO BE REMOVED
  - 4. EXISTING ASPHALT PAVEMENT TO BE REMOVED
  - 5. EXISTING ELECTRICAL METEOR TO BE REMOVED
  - 6. EXISTING BLOOD FENCE TO BE REMOVED
  - 7. EXISTING LIGHT POLE TO BE REMOVED
  - 8. EXISTING CURB & GUTTER TO BE REMOVED
  - 9. EXISTING CONCRETE CURB
  - 10. EXISTING TRUNCATED DOME
  - 11. EXISTING LANDSCAPE AREA
  - 12. EXISTING WATER QUALITY TREATMENT BASIN
  - 13. EXISTING 4" CONCRETE REINFORCED GUTTER
  - 14. EXISTING 4" CONCRETE SPRING
  - 15. EXISTING CONCRETE PAVEMENT
  - 16. EXISTING CONCRETE SIDEWALK
  - 17. EXISTING ELECTRICAL PANEL TO BE REMOVED AND RELOCATED
  - 18. EXISTING ELECTRICAL PANEL TO BE REMOVED AND RELOCATED
  - 19. EXISTING BOLLARDS TO PROTECT IN PLACE
  - 20. EXISTING TRAFFIC SIGN TO REMAIN AND PROTECT IN PLACE
  - 21. EXISTING POWER POLE TO REMAIN AND PROTECT IN PLACE
  - 22. EXISTING SIGNAL LIGHT TO REMAIN AND PROTECT IN PLACE
  - 23. EXISTING SIGN LIGHT TO PROTECT IN PLACE
  - 24. EXISTING 17" TO REMAIN AND PROTECT IN PLACE
  - 25. EXISTING TRAFFIC SIGN TO BE REMOVED AND RELOCATED
  - 26. EXISTING AC SIGN TO BE REMOVED
  - 27. EXISTING SIGNAGE TO PROTECT IN PLACE
  - 28. EXISTING 6" AC SIGN
  - 29. EXISTING 2" SAND/CURB LINE FROM STREET CENTERLINE

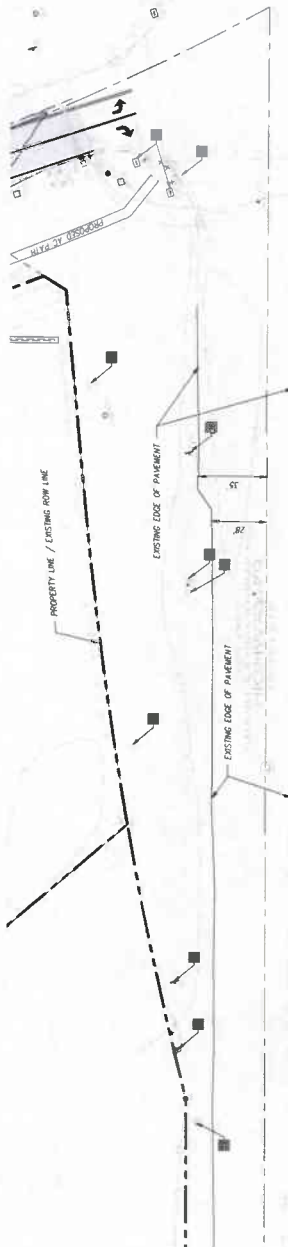
(SEE BELOW)  
HWY 79 SOUTH

(SEE SHEET 1)  
CALLE ARNAZ

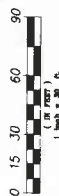


ANZA ROAD

(SEE ABOVE)  
ANZA ROAD



HWY 79 (SOUTH)



**CONSTRUCTION NOTES:**

- EXISTING STRUCTURE TO BE DEMOLISHED
- EXISTING CHAIN LINK FENCE TO BE REMOVED
- EXISTING CONCRETE PAVEMENT TO BE REMOVED
- EXISTING ASPHALT PAVEMENT TO BE REMOVED
- EXISTING ELECTRICAL METER TO BE REMOVED
- EXISTING WOOD FENCE TO BE REMOVED
- EXISTING LIGHT POLE TO BE REMOVED
- PROPOSED CURB & GUTTER
- PROPOSED CONCRETE CURB
- PROPOSED TRUNCATED DOME
- PROPOSED LANDSCAPE AREA
- PROPOSED 10' WIDE CONCRETED SHOULDER
- PROPOSED 4' CONCRETE CURB & GUTTER
- PROPOSED 3' CURB GRADING
- PROPOSED CONCRETE PAVEMENT
- PROPOSED CONCRETE SIDEWALK
- EXISTING ELECTRICAL PANELS TO BE REMOVED AND RELOCATED
- EXISTING ELECTRICAL PANELS TO BE REMOVED AND RELOCATED
- EXISTING BOLLARDS TO BE REMOVED
- EXISTING TRAFFIC SIGN TO REMAIN AND PROTECT IN PLACE
- EXISTING POWER POLE TO REMAIN AND PROTECT IN PLACE
- EXISTING SIGNAL LIGHT TO REMAIN AND PROTECT IN PLACE
- EXISTING SIGNAL LIGHT TO BE REMOVED
- EXISTING TRAFFIC SIGN TO REMAIN AND PROTECT IN PLACE
- EXISTING TRAFFIC SIGN TO BE REMOVED AND RELOCATED
- EXISTING AC BEAM TO BE REMOVED
- EXISTING ANCHOR TO BE REMOVED
- PROPOSED 6' AC BEAM
- PROPOSED 7' SIDEWALK FROM STREET CENTERLINE

REVISIONS	DATE	BY	APPROVED

**BENCH MARK NO.**  
LOCATION: ...  
ELEV: ...



**ENGINEER OF WORK**  
**VENTURA ENGINEERING**  
27768 VENTURA AVE STE J-209  
FOLSOM, CA 95630  
PHONE 916 452-7000  
FAX 916 452-7000

**DATE:** 03-20-16  
**SCALE:** AS SHOWN  
**PROJECT NUMBER:** ...  
**CONTRACT ACCOUNT:** ...

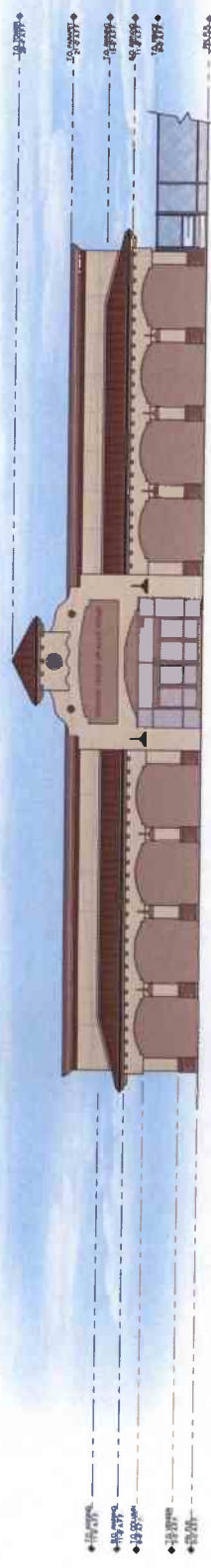
**CALLE ARNAZ COMMERCIAL**  
**CONCEPTUAL GRADING PLAN**

**SHEET 3 OF 3**  
**DRAWING NO.** ...

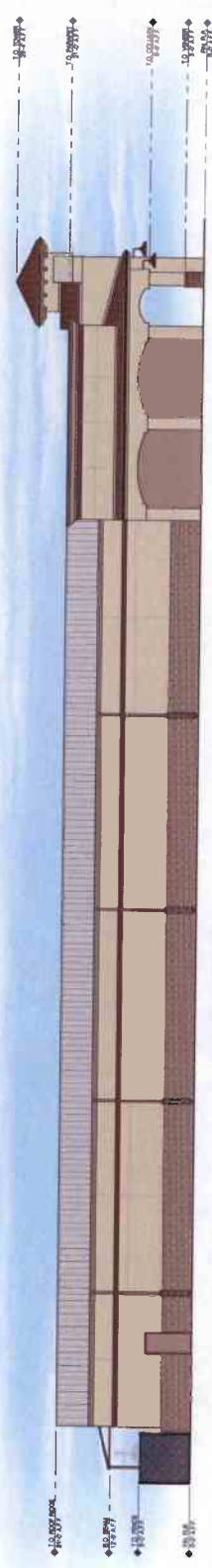




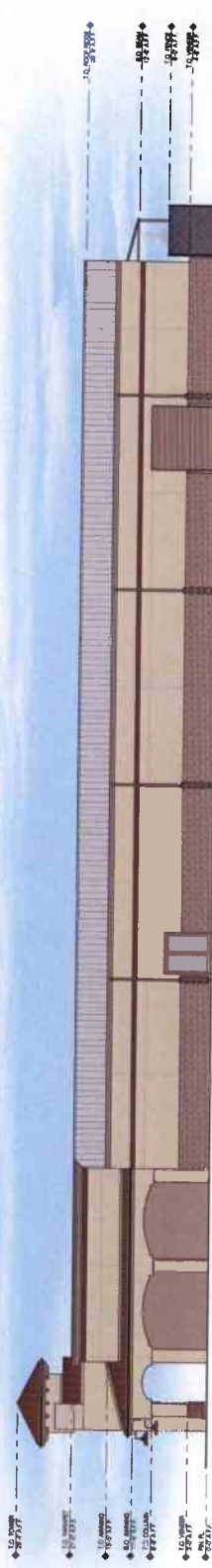
Project Number:	0004
Client:	WOODCRE
Architect:	EMPIRI DESIGN GROUP
Scale:	1/4" = 1'-0"
Date:	04/15/16
Sheet:	01
Project:	34613 CALLE ARNAZ COMMERCIAL
Location:	34613 CALLE ARNAZ
City:	San Francisco, CA
State:	CA
Country:	USA



1 SOUTH ELEVATION



2 WEST ELEVATION



3 EAST ELEVATION



4 NORTH ELEVATION

CASE: CUP03736  
EXHIBIT: M Colors and Materials  
DATE: 04/15/16  
PLANNER: Phayvanh Nanthavongduangsy





WOODCREES COMPANIES  
CLUBHOUSE

Member of Wood  
CRESCENT, INC.  
34613 CALLE ARNAZ, SAN  
JOSE, CA 95135  
TEL: 408.261.8800  
WWW.EMPIREDG.COM

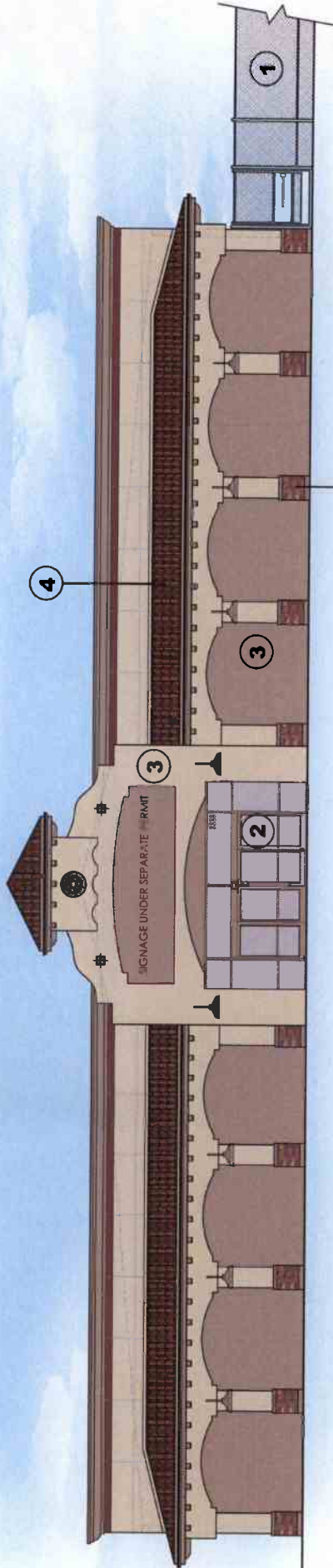


Date:	JULY 04
Project Number:	0207_04
Rev:	01
By:	REVISION SECTION
Check:	11-11-15 11T P.A.R. COOK
Scale:	1" = 8'-0"
Sheet:	11T CLIP COVER

Drawn by:	DR
Checked by:	DR
Contract No.:	111

MATERIAL BOARD  
EXHIBIT M

DATE: 11/15/15



1 SOUTH ELEVATION



1 BLACK VINYL CHAIN LINK FENCING



2 CLEAR ANODIZED ALUMINUM  
STOREFRONT ENTRY SYSTEM W/1"  
TEMPERED INSULATED GREY TINTED  
GLASS



3 8" SMOOTH FACE C.M.U., STUCCO  
FINISH, PAINT PER EXTERIOR  
EXTERIOR ELEVATIONS EXHIBIT B

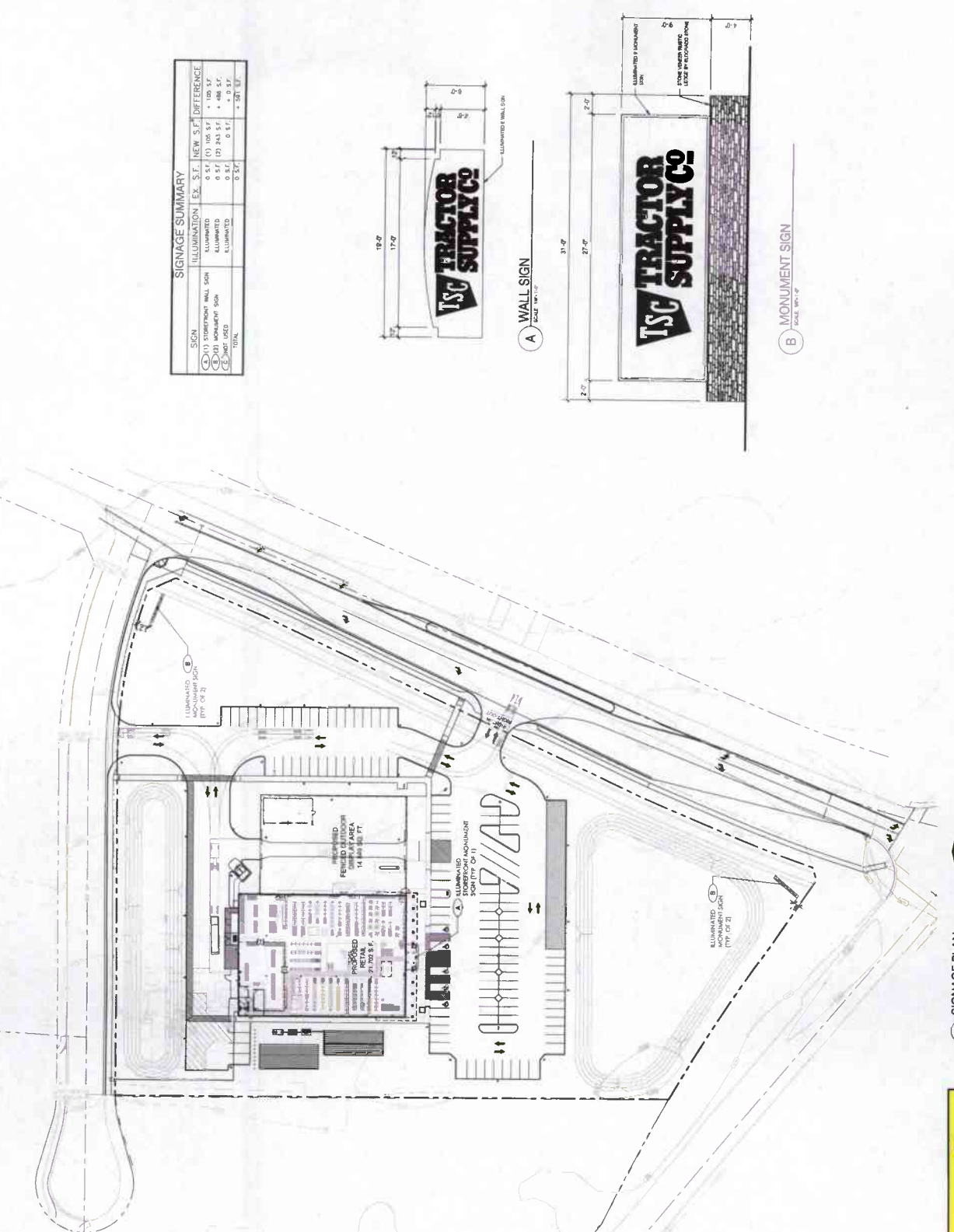


4 1-PIECE 8" TILE 'OLD  
WORLD #3' BY BORAL

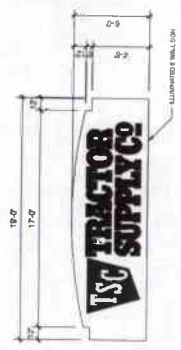


5 STONE VENEER 'RUSTIC LEDGE, SEQUOIA'  
BY ELDOORADO STONE





SIGNAGE SUMMARY			
SIGN	ILLUMINATION	EX. S.F.	NEW S.F. DIFFERENCE
(1) STOREFRONT WALL SIGN	ILLUMINATED	0 S.F. (1) 100 S.F.	+ 100 S.F.
(1) MONUMENT SIGN	ILLUMINATED	0 S.F. (2) 243 S.F.	+ 486 S.F.
(1) TOTAL USED	ILLUMINATED	0 S.F.	0 S.F.
TOTAL		0 S.F.	+ 586 S.F.



A WALL SIGN  
 SCALE: 1/8" = 1'-0"



B MONUMENT SIGN  
 SCALE: 1/8" = 1'-0"

1 SIGNAGE PLAN  
 SCALE: 1/8" = 1'-0"

**CASE: CUP03736**  
**EXHIBIT: S Signage Plan**  
**DATE: 04/15/16**  
**PLANNER: Phayvanh Nanthavongduangsy**



# COUNTY OF RIVERSIDE

## ENVIRONMENTAL ASSESSMENT FORM: INITIAL STUDY

**Environmental Assessment (E.A.) Number:** 42864

**Project Case Type (s) and Number(s):** Conditional Use Permit No. 3736 and Change of Zone No. 7896

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

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

**Contact Person:** Phayvanh Nanthavongdouangsy

**Telephone Number:** 951-955-6573

**Applicant's Name:** Woodcrest Real Estate Ventures

**Applicant's Address:** 1410 Main St. Ste. C Ramona CA 92065

### I. PROJECT INFORMATION

#### **Project Description:**

The "Project" includes Conditional Use Permit No. 3736 (CUP No. 3736) and Change of Zone No. 7892 (CZ No. 7896).

#### **Conditional Use Permit No. 3736**

The Conditional Use Permit proposes to construct and use a 21,702 SF commercial building to sell items generally sold at a gift shop, feed and grain store, hardware store, and nursery-garden supply store. The Project will include a total of 21,349 SF of outdoor sales area. The three outdoor sale area includes 14,849 SF fenced area located east of the building, 3,500 SF display area in front of the building, and 3,000 SF display area southern end of the Project area. The fenced outdoor display area will sell items such as small farm implements, fence posts, animal fencing, small water tanks, decorative windmills, etc. The other outdoor display areas will be used to sell small flatbed tow trailers and seasonal items such as dog houses, seasonal plants, riding motors, paddle boats, ATVs, potting soils, salt licks, BBQs, etc. The Project will include a rear loading dock, bulk propane, forage shed, one vertical bailer for recycling of cardboard, one dumpster location, on-site wastewater treatment system utilizing an Advanced Treatment Unit (ATU) and 119 parking spaces. The main access into Project site will be from Calle Arnaz. A right-in/right out driveway will complete the circulation onto Anza Road. The existing residential unit that is located onsite will be demolished.

#### **Change of Zone No. 7896**

The proposed change of zone will amend the existing zone of Rural Residential (R-R) to Scenic Highway Commercial (C-P-S) Zone.

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

**B. Total Project Area:**

Residential Acres: 0	Lots: 0	Units: 0	Projected No. of Residents: 0
Commercial Acres: 7.6 gross (6 net) acres	Lots: 1	Sq. Ft. of Bldg. Area: 21,702 SF	Est. No. of Employees:
Industrial Acres: 0	Lots: 0	Sq. Ft. of Bldg. Area: 0	Est. No. of Employees: 0
Other: 0			

**C. Assessor's Parcel No(s):** 965-460-007

**Street References:** State Route 79, south of Calle Arnaz, and west of Anza Road at 34613 Calle Arnaz Road, Temecula, CA 92592

**D. Section, Township & Range Description or reference/attach a Legal Description:**  
Township 8 South Range 2 West Section 11

**E. Brief description of the existing environmental setting of the project site and its surroundings:** The Project site includes a single residential unit on the northwest corner of the parcel with the remaining area vacant. The Project site is surrounded by existing single residential units, agriculture uses, a church, and vacant properties.

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

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

- 1. Land Use:** The Project is consistent with the site's existing land use designation of Community Development: Commercial Tourist (CD-CT). The proposed commercial use will help to provide jobs for local residents, contribute to enhancing and balancing communities economically. The use will support tourism, agricultural, and residential uses that are encouraged to and exists in area and the adjacent Temecula Valley Wine Country Policy Area (Land Use Element Policy LU 29.1). The project is consistent with the land use pattern as depicted in the Area Plan (LU 2.1) and is designed to visual enhance the southern entrance point into the Wine Country region (LU 4.1 and LU 29.9). The proposed Scenic Highway Commercial (C-P-S) Zone is consistent with the CD-CT land use designation. The Project is designed to meet the development standards of the C-P-S Zone (LU 4.1).
- 2. Circulation:** The Project site exhibit correctly shows the acceptable centerline elevations, all existing easements, traveled ways, and drainage courses. The developer is conditioned to provide street improvements, street improvements plans and /or road dedications as conditioned by the Transportation Department. The Project access is restricted to right in/right-out access only. Left-turns are prohibited and the developer shall provide the appropriate channelization to enforce this turn restriction, such as a raised curbed median on Anza Road or as approved by the Transportation Department (Circulation Element Policy C 3.6, C 3.11, 3.17, 3.20, C 6.3). The Project is located adjacent to the State Routh 79, as such development has been coordinated with CalTrans to identify and protect ultimate freeway rights-of-way (C 3.19). The Project provides pedestrian sidewalks along Anza Road and State Route 79; as well as, bike rakes to encourage active mobility (C 4.6 and C 4.9). The developer is also conditioned to dedicate the 20' wide trail easement as shown on the site plan to the Riverside County Regional Park and Open-Space District or Landscape and Lighting Maintenance District for trails purposes (C 16.1 and C 16.4).
- 3. Multipurpose Open Space:** The Project's landscape plans is in compliance with County Water Efficient Landscape requirements Ordinance No. 859 to conserve water (Multipurpose Open Space Element Policy OS 2.1). The Project is designed to address water quality issues that may arise from construction and operation (OS 3.1- 3.7) and is conditioned to comply with the National Pollutant Discharge Elimination System (NPDES) Permit and the San Diego Regional Water Quality Control Board Stormwater Permit. The Project does not alter or impede floodways. A Habitat Evaluation and Acquisition Negotiation Process assessment was completed for the Project site and the Project is conditioned to provide a Nesting Bird Survey and Burrowing Owl Survey if grading occurs during specified time of the year (OS 17.1). A Phase I Cultural Assessment was

submitted for the Project and concluded a negative survey results. The Project has been conditioned for monitoring due to the apparent alluvial nature of the soils (OS 19.3 and 19.5). The Project is located along County Eligible Scenic Highway State Route 79; as such, the commercial building is set back 350 feet from the parcel line along State Route 79 with appropriate landscaping that visually compliments the surrounding area (OS 22.4).

4. **Safety:** The Project is consistent with the policies of the General Plan Safety Element. The Project complies with the County Building and Fire Codes. The Project has been conditioned appropriately per recommendations of the Geologic Report and Flood Hazard Report.
  5. **Noise:** The Project is consistent with the the policies of the General Plan Noise Element. A Noise Study was submitted and the Project has been conditioned accordingly.
  6. **Housing:** The Project is consistent with the existing Commercial Tourist land use designation that will support the tourism and residential uses located near the Project site. The Project does not propose a dwelling unit on the project site.
  7. **Air Quality:** The Project is consistent with the policies of the General Plan Air Quality Element. An Air Quality and Greenhouse Gas Emission analysis was conducted and concluded that Project would not conflict with the implementation of the County's Air Quality Element or Southern California Air Quality Management District Air Quality Management Plans (Air Quality Element policy AQ 1.3) and is below the County's 3,000 MT CO<sub>2</sub>e threshold. The commercial use is in close proximity to an existing community that would use the store therefore reducing the number and length of motor vehicle trips (AQ 8.8). The Project also provides sidewalks, bike racks, and dedicates a trail easement that will be used to encourage alternative modes of transportation (AQ 8.9).
  8. **Healthy Communities:** The Project is consistent with the policies of the General Plan Healthy Communities Element. The Project provides safe sidewalks and bicycle parking racks to encourage non-motorize transportation.
- B. General Plan Area Plan(s):** Southwest Area Plan
- C. Foundation Component(s):** Community Development
- D. Land Use Designation(s):** Commercial Tourist
- E. Overlay(s), if any:** Not within an overlay
- F. Policy Area(s), if any:** Not within a Policy Area
- G. Adjacent and Surrounding:**
1. **Area Plan(s):** Southwest Area Plan
  2. **Foundation Component(s):** Community Development and Rural Foundation Component
  3. **Land Use Designation(s):** Commercial Tourist (CD-CT), Medium Density Residential (CD-MDR), Rural Residential (R-RR)
  4. **Overlay(s), if any:** Not adjacent to an overlay
  5. **Policy Area(s), if any:** Adjacent to the Temecula Valley Wine Country Policy Area to the southeast
- H. Adopted Specific Plan Information**
1. **Name and Number of Specific Plan, if any:** Not within a Specific Plan

2. Specific Plan Planning Area, and Policies, if any: Not within a Specific Plan

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

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

K. Adjacent and Surrounding Zoning: R-R Zone, Residential Agricultural (R-A) Zone, and Wine Country-Equestrian (WC-E) Zone

III. ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED

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

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

IV. DETERMINATION

On the basis of this initial evaluation:

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

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

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

- I find that although the proposed project could have a significant effect on the environment, **NO NEW ENVIRONMENTAL DOCUMENTATION IS REQUIRED** because (a) all potentially significant effects of the proposed project have been adequately analyzed in an earlier EIR or Negative Declaration pursuant to applicable legal standards, (b) all potentially significant effects of the proposed project have been avoided or mitigated pursuant to that earlier EIR or Negative Declaration, (c) the proposed project will not result in any new significant environmental effects not identified in the earlier EIR or Negative Declaration, (d) the proposed project will not substantially increase the severity of the environmental effects identified in the earlier EIR or Negative Declaration, (e) no considerably different mitigation measures have been identified and (f) no mitigation measures found infeasible have become feasible.
- I find that although all potentially significant effects have been adequately analyzed in an earlier EIR or Negative Declaration pursuant to applicable legal standards, some changes or additions are necessary but none of the conditions described in California Code of Regulations, Section 15162 exist. An **ADDENDUM** to a previously-certified EIR or Negative Declaration has been prepared and

will be considered by the approving body or bodies.

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

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



Signature

6-28-16

Date

Phayvanh Nanthavongdourangsy

Printed Name

For Steven Weiss, AICP, Director

## V. ENVIRONMENTAL ISSUES ASSESSMENT

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

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
<b>AESTHETICS</b> Would the project				
<b>1. Scenic Resources</b>				
a) Have a substantial effect upon a scenic highway corridor within which it is located?	<input type="checkbox"/>	<input type="checkbox"/>	<input 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 type="checkbox"/>	<input checked="" type="checkbox"/>

Source: Riverside County General Plan Figure C-8 "Scenic Highways"

### Findings of Fact:

a) The Project is located along the State Route 79 (SR-79). This segment of SR-79 is considered a County Eligible Scenic Highway. There are no Corridor Protection Program established through the Caltrans Scenic Highway Guidelines for this area because it is currently only County Eligible and not a State Designated Scenic Highway. The County's General Plan Land Use Element Policy LU 14.3 requires that the design and appearance of new landscaping, structures, equipment, signs, or grading within the Eligible county scenic highway are compatible with the surrounding scenic setting or environment. The project is designed to complement the adjacent Temecula Valley Wine Country Policy Area. The Project incorporates elements of Mission Revival Architecture in the building façade. The water treatment basin that is located adjacent to SR-79 will include Wisteria vines that mimic grape vines. The Community Development-Commercial Tourist (CD-CT) land use designation allows for tourist-related commercial uses. The proposed store supports the tourist related uses that occurs in this region (i.e. wineries and equestrian facilities and other commercial uses). The project also does not conflict the Multipurpose Open Space Element polices OS 22.1 through OS 22.5 for Scenic Corridors. Policy OS 22.1 requires development to be compatible with the scenic resources. The proposed use is consistent with this policy because the proposed use is compatible to the surrounding land uses and land use designations. Policy OS 22.2 requires the County to study the potential scenic highway corridor as possible inclusion in the Caltrans Scenic Highway Plan. This policy applies to State Eligible and State Designated Scenic Highway. Therefore, this policy is not applicable this segment of SR-79 and to the Project. Policy OS 22.3 requires dedication of scenic easements consistent with the Scenic Highway Plan. The Project does not conflict with this policy because there are no Scenic Highway Plan for this area. The Project provides adequate road right-of-way and trail easements along SR-79. The Project proposes to change the zone of the site to Commercial Scenic Highway (C-P-S) Zone. The Project is consistent with the C-P-S zone



development standards for set-backs and height limits. The proposed Scenic Highway (C-P-S) Zone has no yard requirements for buildings that do not exceed 35 feet in height. The highest point of the building is approximately 30 feet in height; therefore, the Project meets the setback requirement of the C-P-S Zone. Ordinance No. 348 Section 19.4 regulates on-site advertising structures and signs. CUP No. 3736 Exhibit S: Signage Plan complies with these provisions. The Project does not exceed the maximum number of monument signs, which is two because the site fronts two streets. The total surface area of the signs does not exceed 50 square feet limit. The Project design is consistent with the surrounding land uses, General Plan Policies, and the proposed C-P-S Zone; therefore, effects upon scenic highway corridor is less than significant.

b) The Project does not include unique landmark features or scenic resources, including, but not limited to, trees, and rock outcroppings. The Project is located at the southern entrance to Temecula Valley Wine Country Policy Area and is designed to complement the Commercial Tourist, Agricultural, and Rural uses that exist in this region. The Project site has views of the Santa Rosa Mountains to the west, Santa Margarita Mountains and Agua Tibia Range to the south, and Black Hills to the east. The Propose project is designed to be consistent with the development standards of the C-P-S Zone, including height and setback requirements. The Project is also consistent with the 3<sup>rd</sup> and 5<sup>th</sup> District Design Guidelines for a commercial development. The Design Guidelines requires traffic circulations patterns that flow efficiently and safely, with outlets onto highly traveled streets kept at a minimum. The Project's Traffic Study shows that the circulation within the parking lot is satisfactory with outlets into and out of the site from Calle Arnaz Road and Anza Road (right turn in and right turn out only). The Design Guidelines discourages shoebox light fixtures and encourages enhanced light coverage. The Project proposes bell shaped light fixtures that minimizes light onto adjacent property. The Design Guidelines encourages varied, articulated, interesting building materials and discourages "mansard" architectural styling. The Project incorporates elements of Mission Rival architect; which include clay tiles, large square pillars, and arched entry way. The Design Guidelines encourages use of landscaping to minimize visual impact to the adjacent uses. The Project landscape plan includes trees for parking lot shading and lines the property line that is adjacent to a residential use. The Design Guideline encourages low profile monument signs. The Project monument signs do not exceed 20 feet height limitation of the C-P-S Zone. The Project architectural elements are compatible with the area, Ordinance No. 348 development standards for signage and the C-P-S Zone, and is consistent with the 3<sup>rd</sup> and 5<sup>th</sup> District Design Guidelines for commercial development; therefore, the Project will have no impacts to the scenic resources or public views.

Mitigation: No mitigation measures are required

Monitoring: No monitoring 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), SWAP Figure 6. Mt. Palomar Night Time Lighting Policy Area; Photometric Study prepared for the Project dated 6/20/16

Findings of Fact:

The Project is located within Zone A, approximately 14.4 miles from Mt. Palomar Observatory. The Project's Exhibit X Lighting Plan and Photometric Study shows that the Project is consistent with the County's Ordinance No. 655. Ordinance No. 655 contains approved materials and methods of

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

installation, definition, general requirements for lamp source and shielding, prohibition, and exceptions.

Since the Project site is within the Special Lighting Area that surrounds the Mt. Palomar Observatory all implementing projects must comply with the mandatory requirements of Riverside County Ordinance No. 655. All development will be required to comply with the provisions of Ordinance No. 655, to include but not be limited to: shielding, down lighting and the use of low-pressure sodium lights. The Project's Condition of Approval (COA) 10. PLANNING 03 requires compliance with Ordinance No. 655. This is a typically standard condition of approval and is not considered unique mitigation pursuant to CEQA. With conformance with Ordinance No. 655, any impacts are expected to be less than significant from implementation of the Project. No other mitigation would be required.

Mitigation: No mitigation measures are required

Monitoring: No monitoring measures are required

**3. Other Lighting Issues**

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

b) Expose residential property to unacceptable light levels?

Source: On-site Inspection, Project Application Description, Riverside County General Plan, Southwest Area Plan, Figure 6, *Mt. Palomar Nighttime Lighting Policy*, Ordinance No. 655 (Regulating Light Pollution), and Ordinance No. 915 (Regulating Outdoor Lighting).

Findings of Fact:

- a) The proposed project will introduce new sources of light which includes exterior building illumination and parking lot lighting. The project will be required to comply with County Ordinance No. 655 and No. 915, which restricts lighting hours, types, and techniques of lighting. Ordinance No. 655 requires the use of low-pressure sodium fixtures and requires hooded fixtures to prevent spillover light or glare. Ordinance No. 915 requires all outdoor luminaires to be located, adequately shielded, and directed such that no direct light falls outside the parcel of origin, onto the public right-of-way. Ordinance No. 915 also prohibits blinking, flashing and rotating outdoor luminaires, with a few exceptions. The Project's Condition of Approval (COA) 10. PLANNING 03 requires compliance with Ordinance No. 655 and Ordinance No. 915. This is a typically standard condition of approval and is not considered unique mitigation pursuant to CEQA. With conformance with Ordinance No. 655 and No. 915, any impacts are expected to be less than significant from implementation of the Project.
- b) The Project site is adjacent to residential properties to the west and north of the Project site. The Project's Photometric Study and Lighting Plan shows that the Project will use low pressure sodium lights that will be shielded property to limit unacceptable light levels to adjacent residential properties; therefore, impact will be less than significant.

Mitigation: No mitigation measures are required

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

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

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

Findings of Fact:

- a) The Project site is not considered Prime Farmland, Unique Farmland, or Farmland of Statewide Importance as shown on the Farmland Mapping and Monitoring Program of the California Resources Agency; therefore, the Project has no impact on the listed agricultural resources.
- b) The Project site is not subject to the Williamson Act contract and is not within a Riverside County Agriculture Preserve; therefore, there are no impacts to agricultural zoned, agricultural use or areas that are subject to the Williamson Act or other agricultural resources.
- c) The Project is located in area that is designated for Community Development-Commercial Tourist (CD-CT). The proposed zone of Scenic Highway Commercial (C-P-S) Zone is consistent with the CD-CT land use designation. The commercial use is consistent with the land use designation and the proposed zone. The area surrounding the project site is also within the Community Development Foundation Component. There are no Agricultural zoned property within 300 feet of the project site; therefore, there are no impacts to agriculturally zoned properties.
- d) Project is also surrounded by area designated for Community Development per the County's General Plan. The Project is consistent with the existing land use designation and proposed zone. Therefore, the Project will not involve other changes in the existing environment which, due to their location or nature, would result in conversion of Farmland, to non-agricultural uses. No impact.

Mitigation: No mitigation measures are required

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

Monitoring: No monitoring measures are required

**5. Forest**

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))?

b) Result in the loss of forest land or conversion of forest land to non-forest use?

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?

Source: Riverside County General Plan Figure OS-3a, *Forestry Resources Western Riverside County Parks, Forests, and Recreation Areas*, and Project Application Materials.

Findings of Fact:

Findings of Fact:

- a) The proposed Project site does not contain forest land or timberland. The Project site and its adjacent and surrounding properties are not zoned for forest land or timberland, nor timberland zoned for Timberland Production. Additionally, the Riverside County General Plan does not include the Project site or its surrounding properties in Figure OS-3a, "Forestry Resources Western Riverside County Parks, Forests, and Recreation Areas." Therefore, no zoning 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)) will occur. No impacts will occur. No mitigation is required.
- b) The proposed project and the surrounding area would not be characterized as "forest lands". The Project site is currently has a single-family residential unit. The majority of the property has been previously graded. The project site is also surrounded by existing residential uses, a church and greenhouses. Therefore, the proposed project will not result in the loss of forest land or conversion of forest land to non-forest land. No impacts will occur. No mitigation is required.
- c) As discussed above, the Project site and the surrounding area would not be characterized as "forest land". Thus, implementation of the proposed Project will not result in the loss of forest land or conversion of forest land to non-forest use; or, 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. No impacts will occur. No mitigation will be required.

Mitigation: No mitigation measures are required

Monitoring: No mitigation monitoring is required

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
<b>AIR QUALITY</b> Would the project				
<b>6. Air Quality Impacts</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
a) Conflict with or obstruct implementation of the applicable air quality plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Violate any air quality standard or contribute substantially to an existing or projected air quality violation?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard (including releasing emissions which exceed quantitative thresholds for ozone precursors)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Expose sensitive receptors which are located within 1 mile of the project site to project substantial point source emissions?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Involve the construction of a sensitive receptor located within one mile of an existing substantial point source emitter?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Create objectionable odors affecting a substantial number of people?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Source: SCAQMD CEQA Air Quality Handbook; CUP No. 3736 Air Quality Assessment: Temecula Commercial County of Riverside, CA prepared by LDN Consultin, INC. March 16, 2016.

Findings of Fact:

a-d, f) To determine whether a project would create potential air quality impacts, the County of Riverside uses South Coast Air Quality Management District's (SQAQMD) Air Quality Thresholds. The screening thresholds for construction and daily operations are shown in Table 2.3 of the Air Quality Assessment.

Table 2.3 Screening Threshold for Criteria Pollutants

Pollutant	Total Emissions (Pounds per Day)
<b>Construction Emissions</b>	
Respirable Particulate Matter (PM10 and PM2.5)	150 and 55
Nitrogen Oxide (NOx)	100
Sulfur Oxide (SOx)	150
Carbon Monoxide (CO)	550
Volatile Organic Compounds (VOCs)	75
<b>Operational Emissions</b>	
Respirable Particulate Matter (PM10 and PM2.5)	150 and 55
Nitrogen Oxide (NOx)	55
Sulfur Oxide (SOx)	150
Carbon Monoxide (CO)	550
Lead and Lead Compounds	3.2
Volatile Organic Compounds (VOCs)	55

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

The U.S. Environmental Protection Agency (U.S. EPA) uses the term Volatile Organic Compounds (VOC) and the California Air Resources Board's (CARB's) Emission Inventory Branch (EIB) uses the term Reactive Organic Gases (ROG) to essentially define the same thing. There are minor deviations between compounds that define each term however for purposes of this study we will assume they are essentially the same due to the fact SCAQMD interchanges these words and because CALLEEMOD 2013.2.2 directly calculates ROG in place of VOC.

### Local Air Quality

Criteria pollutants are measured continuously throughout the SCAB. This data is used to track ambient air quality patterns throughout the County. As mentioned earlier, this data is also used to determine attainment status when compared to the National Ambient Air Quality Standards (NAAQS) and California Ambient Air Quality Standards (CAAQS).

The SCAQMD is responsible for monitoring and reporting monitoring data. The District operates 11 monitoring sites within the riverside area.

Ambient Data was obtained from the California Environmental Protection Agency's Air Resources Board Website (California Air Resources Board, 2015). Table 2.4 on the following page identifies the closest criteria pollutants monitored to the project as well as identifies the relative distance to the project site. The proposed development project is closest to the monitoring stations located at Borel Road in Temecula roughly 6.8 miles away and Lake Elsinore at 506 W Flint Street 20 miles away. It should be noted that not all pollutants are measured at the Temecula monitoring station so data was collected from the next closest station to the site.

Table 2.4 Three-Year Ambient Air Quality Summary near the Project Site

Pollutant	Closest Recorded Ambient Monitoring Site	Averaging Time	CAAQS	NAAQS	2012	2013	2014
O <sub>3</sub> (ppm)	Winchester-Borel Road	1 Hour	0.09 ppm	-	0.104	0.093	0.119
	Winchester-Borel Road	8 Hour	0.070 ppm	0.075 ppm	0.082	0.078	0.100
PM <sub>10</sub> (µg/m <sup>3</sup> )	Lake Elsinore-West Flint St.	24 Hour	50 µg/m <sup>3</sup>	150 µg/m <sup>3</sup>	65.5	112.3	86.8
	Lake Elsinore - West Flint St.	Annual Arithmetic Mean	20 µg/m <sup>3</sup>	-	21.9	25.0	26.0
PM <sub>2.5</sub> (µg/m <sup>3</sup> )	Winchester-Borel Road	24 Hour	-	35 µg/m <sup>3</sup>	21.7	27.7	64.0
NO <sub>2</sub> (ppm)	Lake Elsinore-West Flint St.	Annual Arithmetic Mean	0.030 ppm	0.053 ppm	0.01	-	-
	Lake Elsinore - West Flint St.	1 Hour	0.18 ppm	-	0.483	0.465	0.453
CO (ppm)	Lake Elsinore-West Flint St.	8 Hour	9 ppm	9ppm	0.52	-	-

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

### Localized Significance Thresholds

In June 2003 the SCAQMD proposed a methodology for calculating Localized Significance Thresholds (LSTs) for NO<sub>2</sub>, CO, PM<sub>2.5</sub> and PM<sub>10</sub>. The LST methodology was developed to be used as a tool to assist lead agencies to analyze localized impacts associated with project specific level proposed projects and would not be applicable to regional projects such as general plans. The LST methodology was last updated to incorporate the most recent ambient air quality standards (July 2008). (South Coast Air Quality Management District, 2008). The LST methodology is often utilized by most agencies governed under SCAQMD CEQA review.

SCAQMD developed mass rate look-up tables for projects less than five acres to assist agencies with development of LSTs, however LST guidelines recommend project specific air quality dispersion modeling for projects greater than five acres (South Coast Air Quality Management District, 2014).

Per the requirements of SCAQMDs LSTs methodology, emissions for gases in attainment such as NO<sub>2</sub> and CO are calculated by adding emission impacts from the project development to the peak background ambient NO<sub>2</sub> and CO concentrations and comparing the total concentration to the most stringent ambient air quality standards. Also, according to SCAQMD Rule 403, emissions for non-attainment particulate matter such as PM 10 and PM 2.5 can produce no more than 10.4 µg/m<sup>3</sup>. The LSTs derived by SCAQMD differentiated by Source Receptor area for which the proposed project is would be represented by SRA #26 within the Temecula Valley area. Based on the lookup tables, thresholds are listed in Table 2.5 of the Air Quality Assessment and is provided below for reference (SCAQMD, 2009). The 25 meter distance was utilized as it is the worst-case LST.

Table 2.5: 5-Acre LST Emission Threshold

Pollutant	LST @ 25 meters (lb/day)
CO	1,965
PM <sub>10</sub> (Construction)	13
PM <sub>10</sub> (Operation)	4
NO <sub>2</sub> (Corrected Utilizing NO <sub>2</sub> /NO <sub>x</sub> Ratio) Construction and Operation	371

### Construction Emissions Calculations

Air Quality impacts related to construction and daily operations were calculated using the latest CalEEMod air quality model, which was developed by ENVIRON International Corporation for SCAQMD in 2013. The County of Riverside recognizes the CalEEMod 2013.2.2 as the model of choice for projects of this nature.

The construction module in CalEEMod is used to calculate the emissions associated with the construction of the project. Construction emissions have several different types of sources which contribute to emissions of pollutants. These source types include off-road equipment usage, on-road vehicle travel, fugitive dust, architectural coating, and paving off-gassing.

The CalEEMod construction module also uses OFFROAD2011 for default emission rates for construction equipment. The CalEEMod input/output model is shown in Attachment A to Air Quality Assessment.

Fugitive dust calculations for grading within CalEEMod are based on methodologies described in Section 11.9, Western Surface Coal Mining, of the USEPA AP-42 which estimates the emission factor

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

of PM10 applying a scaling factor to that of PM15. Similarly, the emission factor of PM2.5 is scaled from that of total suspended particulates (TSP). This methodology was adopted by SCAQMD as the preferred method for fugitive dust emissions calculations. This method utilizes maximum area method based on assumed disturbed grading areas.

Significant health risks or increased risks of cancerous and non-cancerous health problems can occur when sensitive receptors (i.e. Schools, Daycares, or Residential Care Facilities) are exposed to Toxic Air Contaminants (TAC) for a significant quantity of time. Normally these impacts are analyzed over a period of 9, 30 or 70 years of continuous exposure or what is typically referred to as full lifetime and encompasses periods of potentially increased susceptibility to adverse health effects from chemical exposure, particularly during infancy, childhood and the later years of life. From a practical standpoint, chronic exposure for humans is considered to be greater than 12% of a lifetime of 70 years or at least 8 years in 70 (Office of Environmental Health Hazard Assessment, August 2003). Since the proposed project would only have minimal grading and construction operations, health risk impacts are not likely.

Health risks are analyzed for construction projects by completing air dispersion models for diesel particulates released onsite from diesel equipment onsite and using the dispersed emissions at nearby sensitive receptors to determine if cancer risks are increased to greater than 10 in one million. If this increased risk is greater than 10, the project would be required to implement toxics best available control technology (T-BACT) or impose the most effective emission limitation, emission control device or control technique to reduce the cancer risk. Generally, this requires using equipment that has diesel particulate filters installed on the exhaust stacks of the equipment or specialized equipment designed to limit diesel particulates.

The United States EPA first began adopting emission standards for Non-road Diesel Engines in 1994. The standards are published in the US Code of Federal Regulations, Title 40, Part 89. The regulations are better known as the Tier 1-4 standards with each Tier generally requiring more stringent emission standards for diesel engines. Originally, this was limited to equipment sizes exceeding 50 HP. However, in 1998, Tier 1 regulations were also adopted for equipment under 50 HP and more stringent Tier 2 and Tier 3 standards for all equipment have been phased in from 2000 to 2008. The Tier 1-3 standards are met through advanced engine design, with no or only limited use of exhaust gas after treatment (oxidation catalysts) (DieselNet, 2013). It should also be noted that Tier 3 standards only apply to engines greater than 50 HP and Tier 1 and -2 standards are required for all portable engines.

On May 11, 2004, the EPA signed the final rule introducing Tier 4 emissions standards, which are to be phased in over the period of 2008-2015 under Federal Register 69 FR 38957-39273 (US EPA, 2004). The requirements of Tier 4 standards require that emissions of PM and NOx be further reduced by 90% which can be achieved through control technologies including advanced exhaust gas after treatment.

To simplify matters, the project applicant has indicated that all construction equipment would be at least Tier 3 and likely Tier 4 rated which would reduce any potential health risks from diesel particulates to less than significant.

#### Construction Assumptions

The Project construction dates were estimated based on an estimated construction kickoff starting in March 2017. The project would begin with demolishing the existing house onsite and would continue



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

with Grading, Paving and Building Construction. Construction of the entire project would take no more than 9 months. It should be noted that the actual dates may vary however this duration would be a worst-case scenario. Table 3.1 of the Air Quality Assessment and is provided below for reference shows the expected timeframes for the construction processes as well as the expected number of pieces of equipment to complete the project.

**Table 3.1: Expected Construction Equipment**

Equipment Identification	Proposed Dates	Quantity
<b>Demolition</b>	<b>03/01/2017 - 3/28/2017</b>	
Concrete/Industrial Saws		1
Excavators		3
Rubber Tired Dozers		2
<b>Site Preparation</b>	<b>03/29/2017 – 04/11/2017</b>	
Rubber Tired Dozers		3
Tractors/Loaders/Backhoes		4
<b>Grading</b>	<b>04/12/2017 – 05/10/2017</b>	
Excavators		1
Graders		1
Rubber Tired Dozers		1
Tractors/Loaders/Backhoes		3
<b>Paving</b>	<b>05/11/2017 – 05/20/2017</b>	
Cement and Mortar Mixers		2
Pavers		1
Paving Equipment		2
Rollers		2
Tractors/Loaders/Backhoes		1
<b>Building Construction (Both Phases)</b>	<b>05/21/2017 – 12/30/2017</b>	
Cranes		1
Forklifts		3
Generator Sets		1
Tractors/Loaders/Backhoes		3
Welders		1
<b>Architectural Coating</b>	<b>07/01/2017 – 12/30/2017</b>	
Air Compressors		1

This equipment list is based upon equipment inventory within CALLEEMOD 2013.2.2. The quantity and types are based upon discussions with the project applicant.

### Operations Emissions

Once construction is completed the proposed project would generate emissions from daily operations which would include sources such as Area, Energy, Mobile, Waste and Water uses, which are also calculated within CalEEMod. Area Sources include consumer products, landscaping and architectural coatings as part of regular maintenance. Energy sources would be from uses such as electricity and natural gas. Finally, mobile or transportation related emissions are calculated in CalEEMod through the use of EMFAC2011 and is based on standard trip generation rates encoded into the model. The

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

operational model is also included in CalEEMod Attachments A at the end of the Air Quality Assessment.

In the EMFAC model, the emission rates are multiplied with vehicle activity data provided by the regional transportation agencies to calculate the statewide or regional emission inventories. An emission inventory is based on the emission rate (e.g., grams per pollutant emitted over a mile) and vehicle activity (e.g., miles driven per day). Area sources originate from daily onsite uses, which require either burning fuel to generate energy (i.e. natural gas fireplaces, gas furnaces, gas water heaters and small engines) or the evaporation of organic gases such as from paints (architectural coatings).

The CalEEMod model estimates emission predictions for ROG, NOx, CO, SO2, PM10 and PM2.5 for area source assumptions. It is assumed that 100% of the facilities will have access to Natural Gas as opposed to propane. Additionally, it was assumed that 10% of the structural surface area will be repainted each year. Given the use, no fireplaces are assumed.

Consumer product emissions are generated by a wide range of product categories, including air fresheners, automotive products, household cleaners, and personal care products. Emissions associated with these products primarily depend on the increased population associated with residential development.

#### Odor Impacts (Onsite)

Potential onsite odor generators would include short term construction odors from activities such as paving and possibly painting. The construction odors would be considered short term and would not be considered an impact. Given this the Project will not have a potential to create offensive odors and would therefore not be considered an impact under CEQA.

#### Construction Findings

The Project construction dates were estimated based on an estimated construction kickoff starting in January 2017. The project site is fully graded and would only require trenching for footings and utility installation, paving and building construction. Trenching and Paving would be expected to last no more than two weeks each and the remainder of the work would be building construction. A summary of the construction emissions is shown in Table 4.1 of the Air Quality Assessment and is provided below for reference.

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

**Table 4.1: Expected Construction Emissions Summary**

Year	ROG	NO <sub>x</sub>	CO	SO <sub>2</sub>	PM <sub>10</sub> (Dust)	PM <sub>10</sub> (Exhaust)	PM <sub>10</sub> (Total)	PM <sub>2.5</sub> (Dust)	PM <sub>2.5</sub> (Exhaust)	PM <sub>2.5</sub> (Total)
2017 (lb/day) Unmitigated	11.08	51.83	40.31	0.04	18.72	2.76	21.47	10.03	2.54	12.57
SQAQMD Significance Threshold (lb/day)	75	100	550	150	-	-	150	-	-	55
Exceeds SCAQMD Screening Threshold	No	No	No	No	-	-	No	-	-	No

Based on these findings, construction emissions would not exceed SQAQMD air quality standards. Therefore, construction mitigation would not be required to meet SCAQMD standards and the project would be compatible with CEQA.

Localized Significance Thresholds

SCAQMD also recommends using LST methodology which incorporates background ambient air quality data. Based on the recommend methodologies, mobile offsite emission should not be included. Table 4.2 on the following page shows the modeled estimates for both construction and operations excluding offsite mobile emissions. Furthermore, the worst case LST is at 25 meters from the project centroid and will be utilized for this project. Since this is worst case, if the project complies at 25 meters, it will comply at all locations beyond this distance. Based on the modeling results, no LST impacts are expected.

**Table 4.2: On-Site Daily Emissions for Comparison to LSTs (Unmitigated)**

Pollutant	Project without Offsite mobile emissions (lb/day)	LST SRA-26 5-Acre (lb/day)	Significant?
CO (Construction)	40.31	1,965	No
CO (Operation)	52.43	1,965	No
PM <sub>10</sub> (Construction)	2.76	13	No
PM <sub>10</sub> (Operation)	0.20	4	No
NO <sub>x</sub> (Construction)	51.83	371	No
NO <sub>x</sub> (Operation)	14.13	371	No

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

### Operational Findings

The CALEEMOD 2013.2.2 Model was run for both the summer and winter scenarios assuming average temperatures. The expected daily pollutant generation can be calculated utilizing the product of the average daily miles traveled and the expected emissions inventory calculated by CALEEMOD 2013.2.2 utilizing emissions from EMFAC2011. Based upon these calculations, operational air quality impacts are not expected. The daily operational pollutants calculated are shown in Table 4.3a and –b below for both summer and winter scenarios.

**Table 4.3a: Operational Unmitigated - Summer Daily Pollutant Generation**

	ROG	NO <sub>x</sub>	CO	SO <sub>x</sub>	PM <sub>10</sub>	PM <sub>2.5</sub>
Area Source Emission Estimates (Lb/Day)	1.96	0.00	0.01	0.00	0.00	0.00
Energy Emission Estimates (Lb/Day)	0.00	0.03	0.02	0.00	0.00	0.00
Mobile Emission Estimates (Lb/Day)	5.78	14.10	52.40	0.13	8.57	2.42
<b>Total (Lb/Day)</b>	<b>7.75</b>	<b>14.13</b>	<b>52.43</b>	<b>0.13</b>	<b>8.57</b>	<b>2.42</b>
SCAQMD Thresholds	55	55	550	150	150	55
Significant?	No	No	No	No	No	No
Daily pollutant generation assumes trip distances within CalEEMod						

**Table 4.3b: Operational Unmitigated - Winter Daily Pollutant Generation**

	ROG	NO <sub>x</sub>	CO	SO <sub>x</sub>	PM <sub>10</sub>	PM <sub>2.5</sub>
Area Source Emission Estimates (Lb/Day)	1.96	0.00	0.01	0.00	0.00	0.00
Energy Emission Estimates (Lb/Day)	0.00	0.03	0.02	0.00	0.00	0.00
Mobile Emission Estimates (Lb/Day)	5.66	14.65	50.63	0.12	8.57	2.42
<b>Total (Lb/Day)</b>	<b>7.62</b>	<b>14.68</b>	<b>50.66</b>	<b>0.12</b>	<b>8.57</b>	<b>2.42</b>
SCAQMD Thresholds	55	55	550	150	150	55
Significant?	No	No	No	No	No	No
Daily pollutant generation assumes trip distances within CalEEMod						

### Odor Impact Findings

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

Odor impacts from construction operations would be considered short term events and would not be considered an impact. Long term operations will not create offensive odors and would not create any operational odor impacts.

**Conclusion of findings**

During construction of the proposed Project, fugitive dust emissions will be expected during grading, heavy equipment usage, and from construction workers commuting to and from the site though would not exceed any city thresholds. Furthermore, the project emission was compared to both operational and construction LSTs and no impacts were found. Given this no mitigation requirements would be necessary. Based on general assumptions and as a condition to this project, the diesel project construction equipment greater than 50 horse power would be Tier 3 or Tier 4 rated based on EPA requirements.

Additionally, emissions will be generated from both area and operational sources by the proposed Project which are the result of Project generated traffic, landscaping maintenance equipment, consumer products, and annual maintenance and painting to name a few though would not generate emissions in excess of SCAQMD screening thresholds. Therefore, implementation of additional mitigation measures are not required.

Finally, the proposed Project would not be expected to generate offensive odors and would therefore not impact any sensitive receptors. The proposed project would not generate or be exposed to offensive odors. Therefore no odor impacts would occur on or off-site.

e) The Project is a commercial use allowed in the CD-CT land use designation and permitted in the C-P-S Zone. It will not result in a construction of a sensitive receptor. No impact.

Mitigation: No mitigation measures are required

Monitoring: No mitigation monitoring is 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 checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Have a substantial adverse effect, either directly or through habitat modifications, on any endangered, or threatened species, as listed in Title 14 of the California Code of Regulations (Sections 670.2 or 670.5) or in Title 50, Code of Federal Regulations (Sections 17.11 or 17.12)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U. S. Wildlife Service?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?				
e) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations or by the California Department of Fish and Game or U. S. Fish and Wildlife Service?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
g) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: GIS database, WRCMSHCP, On-site Inspection, Habitat Assessment Negotiation Strategy No. 2253, Focused Habitat Assessment for the Burrowing Owl & MSHCP Compliance Analysis for a Commercial Project Site, prepared by Kidd Biological Inc. dated 04/21/2016, Updated Focused Survey Results for the Burrowing Owl also prepared by Kidd Biological Inc. March 21, 2016, Joint Project Review (JPR) 16-04-11-01 prepared by the Riverside County Regional Conservation Authority (RCA), dated 05/16/2016.

Findings of Fact:

a, c, d) Implementation of the Project will not conflict with the provisions of an adopted Habitat Conservation Plan, Natural Conservation Community Plan, or other approved local, regional, or state conservation plan, or 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). The proposed project is within a Multi-Species Habitat Conservation Plan (MSHCP) Criteria Cell, cell number 7183, independent of a Cell Group. The project went through the Habitat Evaluation and Acquisition Negotiation Strategy (HANS) process, HANS 2253, to determine if any part of the Project site was described for conservation. Conservation is not described for this property. The site consists of disturbed land with non-native ruderal plant species, surrounded by land that is also disturbed and subject to agricultural activities. The Project will not result in fragmentation or impede Reserve Assembly goals for Proposed Constrained Linkage 24 as the land described for conservation is located south of SR-79, along Temecula Creek, and the Project site is located north SR-79. The habitat types and vegetation described for conservation in this Cell are also not present on the site. There are no riparian/riverine or vernal pool resources located on the site. There is also no habitat connection between the Project site and Temecula Creek; therefore, the Project is consistent with Section 6.1.2 of the MSHCP. The Project is not located within a Narrow Endemic Plant Species Survey Area (NEPSSA) and is therefore consistent with Section 6.1.3 of the MSHCP. The Project is located within an additional survey area for burrowing owl, so a habitat assessment and focused surveys were conducted in August of 2015. Several suitable burrows were mapped during the habitat assessment, and the surveys conducted followed the MSHCP Burrowing Owl Survey Instructions. During JPR, the RCA and the County of Riverside Planning Department biologists were concerned that the times during which the focused surveys were conducted were outside protocol times, so Kidd Biological was asked to complete additional surveys in the 2016 spring nesting season to confirm that no owls were occupying the site. The additional surveys were conducted, and Burrowing Owls were

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

not observed to be nesting on the property. A Burrowing Owl survey 30 days prior to disturbance and nesting bird survey three days prior to disturbance are conditioned for the Project prior to Grading Permit Issuance and Building Permit Issuance (Condition of Approval 60. EPD.1, 60. EPD. 2, 80. EPD. 2, and 80. EPD. 1). Therefore, the Project is consistent with Section 6.3.2 of the MSHCP. The Project is indirectly connected to existing and future conservation areas due to a storm drain for which the destination is unknown. It likely conveys nuisance flows to Temecula Creek, but that has not been confirmed. Due to the potential connection to the creek, appropriate measures will be incorporated for the treatment and management of edge conditions such as urban runoff, toxics, and invasive plants. Urban runoff/toxics will be controlled through measures required by SWPPP, NPDES, and WQMP standards, and landscape plans will incorporate the use of native plants. The Project does not conflict with any conservation plans, will not have an adverse effect on any species identified as candidate, sensitive, or special status species in local or regional plans, policies, or regulations or by the California Department of Fish and Wildlife or U.S. Wildlife Service, will not interfere 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. Any impacts are less than significant with mitigation.

b) The biological survey conducted for the site concluded that there were no endangered or threatened species, as listed in Title 14 of the California Code of Regulations. No impact.

e) There are no waterways on the Project site, nor does the site support riparian/riverine habitat or provide any habitat connections to Temecula Creek. No impact.

f) The Project area is not within or in close proximity to federally protected wetlands as defined by Section 404 of the Clean Water Act; therefore, the Project will not impact federally protected wetlands. No impact.

g) Implementation of the Project will not conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance. The majority of the Project site is comprised of vacant land. No oak trees are located on the site that would be subject to the County's Oak Tree Management Guidelines. The provisions of Ordinance No. 559 would not apply. No impacts are anticipated. No mitigation is required.

Mitigation: Condition of approval 60. EPD. 1, 60. EPD. 2, 80. EPD. 1 and 80. EPD 2.

Monitoring: Building and Safety and Environmental Program Department

**CULTURAL RESOURCES** Would the project

8. Historic Resources	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Alter or destroy an historic site?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Cause a substantial adverse change in the significance of a historical resource as defined in California Code of Regulations, Section 15064.5?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: On-site Inspection, Project Application Materials,

Findings of Fact:

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

a-b) The Project site has an existing home onsite that is not registered as a historic site. Therefore, the Project will not alter or destroy a historic site nor will it cause a substantial adverse change in the significance of a historical resource as defined in California Code of Regulations, Section 15064.5.

Mitigation: No mitigation measures are required

Monitoring: No mitigation monitoring is 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"/>
e) Cause a substantial adverse change in the significance of a tribal cultural resource as defined in Public Resources Code 21074?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Source: Project Application Materials, County Archaeological Report (PDA) No. 4956 "Phase I Cultural Resource Assessment for Calle Arnaz Commercial Project, prepared by Sue A. Wade dated January 27, 2016.

Findings of Fact:

a-c) The County Archaeological Report (PDA) No. 4956, submitted for this Project was prepared by Sue A. Wade, of Heritage Resources and is entitled: "Phase I Cultural resource Assessment for Calle Arnaz Commercial Project, County of Riverside, California" dated January 27, 2016. PDA No. 4956 concludes that due to negative survey results, no mitigation measures are recommended or warranted. However, PDA No. 4956 recommends that due to the apparent alluvial nature of the soils and because recommendations of several tribes contacted during "project scoping", it is recommended that project grading be monitored by a qualified archaeologist and Luiseno monitored (COA 60. PLANNING. 11 and 60. PLANNING. 12). Additionally, the standard conditions of approval shall apply for the inadvertent finding of unanticipated resources and human remains per Conditions of approval 10. PLANNING. 36 and 10. PLANNING. 37. These are standard condition of approval and are not considered mitigation under CEQA.

**10. PLANNING.36:**

**UNANTICIPATED RESOURCES:**

"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 discovered cultural resource shall be halted



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

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."

These are standard conditions of approval and are not considered mitigation measures under CEQA. The Project will have less than significant impact on archaeological resources.

10. PLANNING. 37

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 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.

60. PLANNING. 11

Prior to the issuance of grading permits, the developer/permit holder shall retain and enter into a monitoring and mitigation service contract with a qualified Archaeologist for services. The Project

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

Archaeologist (Cultural Resource Professional) shall develop a Cultural Resources Monitoring Plan which must be approved by the County Archaeologist prior to issuance of grading permits. The Project Archaeologist shall be included in the pre-grade meetings to provide Construction Worker Cultural Resources Sensitivity Training including the establishment of set guidelines for ground disturbance in sensitive areas with the grading contractors and Native American Monitors. A sign-in sheet for attendees of this training shall be included in the Phase IV Monitoring Report. The Project Archaeologist shall manage and oversee monitoring for all initial ground disturbing activities and excavation of each portion of the project site including clearing, grubbing, tree removals, grading, trenching, stockpiling of materials, rock crushing, structure demolition and etc. The Project Monitor shall have the authority to temporarily divert, redirect or halt the ground disturbance activities to allow identification, evaluation, and potential recovery of cultural resources in coordination with the special interest monitors. The developer/permit holder shall submit a fully executed copy of the contract and a wet-signed copy of the Monitoring Plan to the Riverside County Planning Department to ensure compliance with this condition of approval.

60. PLANNING. 12

Prior to the issuance of grading permits, the developer/permit applicant shall enter into a contract with a Tribal monitor(s) from the PECHANGA Native American Tribe(s) who shall be on-site during all ground disturbing activities. The developer shall submit a copy of a signed contract between the appropriate Tribe and the developer/permit holder for the monitoring of the project, and which addresses the treatment of cultural resources, to the Planning Department and the County Archaeologist. The Native American Monitor(s) shall have the authority to temporarily divert, redirect or halt the ground disturbance activities to allow recovery of cultural resources in coordination with the Project Archaeologist. The Native American Monitor shall be given a minimum notice of two weeks that a monitor is required. If a monitor is not available, work may continue without the monitor. The Project Archaeologist shall include in the Phase IV Archaeological Monitoring report any concerns or comments that the monitor has regarding the project and shall include as an appendix any non-confidential written correspondence or reports prepared by the Native American monitor. Native American monitoring does not replace any Cultural Resources monitoring required by a County-approved Archaeologist, but rather serves as a supplement for coordination and advisory purposes for all groups' interests only. The developer/permit applicant shall not be required to further pursue any agreement for Native American monitoring of this project if after 60 days from the initial attempt to secure an agreement the developer/permit applicant, through demonstrable good faith effort, has been unable to secure said agreement from the Tribe. A good faith effort shall consist of no less than 3 written attempts from the developer/permit applicant to the tribe to secure the required special interest monitoring agreement and appropriate e-mail and telephone contact attempts. Documentation of the effort made to secure the agreement shall be submitted to the County Archaeologist for review and consideration. Should repatriation of collected cultural items be preferred, it shall not occur until after the Phase IV monitoring report has been submitted to the Riverside County Archaeologist. Should curation be preferred, the developer/permit applicant is responsible for all costs and the repository and curation method shall be described in the Phase IV monitoring report.

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

f) Consultation per AB-52 was completed for the project on April 26, 2016. Staff received one consultation request regarding the Project from the Pechanga Band of Luiseno Indians representatives. Staff met with the Tribe's representatives on January 11, 2016 and April 14, 2016. The Tribe was provided the site plan, Phase I Cultural Assessment, and proposed conditions of

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

approval. The Phase I Cultural Assessment concludes that due to negative survey results, no mitigation measures are recommended or warranted. The assessment also recommends that due to the apparent alluvial nature of the soils and because recommendations of several tribes contacted during project scoping, it was recommended that the project grading be monitored by a qualified archaeologist and Luiseno monitor. COA 60. PLANNING 12 requires the applicant to enter into a contract with a Tribal Monitor(s) from the Pechanga Native American Tribes who shall be on-site during all ground disturbing activities prior to issuance of a grading permit. With the implementation of this condition of approval, along with the other conditions of approval that protects cultural resources there will be no impacts to cultural resources.

Mitigation: No mitigation measure is required

Monitoring: No mitigation monitoring is required

**10. Paleontological Resources**

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

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

Findings of Fact:

a) According to the County's General Plan and the County's database, 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, the standard condition of approval for inadvertent findings of fossil remains shall apply. COA 10. PLANNING. 34 is a standard condition of approval and is not considered mitigation under CEQA. Impacts to Paleontological Resources will be less than significant with implementation of this this COA if fossil remains are found during ground disturbance activities.

10. PLANNING. 34

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.

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

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

5. Paleontological monitoring of earthmoving activities will continue thereafter on an as-needed basis by the paleontologist during all earthmoving activities that may expose sensitive strata. Earthmoving activities in areas of the project area where previously undisturbed strata will be buried but not otherwise disturbed will not be monitored. The supervising paleontologist will have the authority to reduce monitoring once he/she determines the probability of encountering any additional fossils has dropped below an acceptable level.

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

7. Any recovered fossil remains will be prepared to the point of identification and identified to the lowest taxonomic level possible by knowledgeable paleontologists. The remains then will be curated (assigned and labeled with museum\* repository fossil specimen numbers and corresponding fossil site numbers, as appropriate; places in specimen trays and, if necessary, vials with completed specimen data cards) and catalogued, an associated specimen data and corresponding geologic and geographic site data will be archived (specimen and site numbers and corresponding data entered into appropriate museum repository catalogs and computerized data bases) at the museum repository by a laboratory technician. The remains will then be accessioned into the museum repository fossil collection, where they will be permanently stored, 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.

Mitigation: No mitigation is required.

Monitoring: No mitigation monitoring report is required.

**GEOLOGY AND SOILS** Would the project

<b>11. Alquist-Priolo Earthquake Fault Zone or County Fault Hazard Zones</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
a) Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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"/>

Source: Riverside County General Plan Figure S-2 "Earthquake Fault Study Zones," GIS database, Geologist Comments, County Geologic Report GEO No. 2470, prepared by Earth-Strata, INC. "Preliminary Geotechnical Interpretive Report, Proposed Commercial Development, Assessor's Parcel

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

Number No. 965-460-007, Number 3 of Parcel Map Number 10016, Located on the Northwest Corner of Anza Road and Highway 79, Temecula Area, Riverside County, California," dated October 30, 2015. "Response to County of Riverside Review Comments Regarding County Geologic Report 2470, Proposed Commercial Development, Assessor's Parcel Number 965-460-007, Number 3 of Parcel Number 10016, Located on the Northwest Corner Anza Road and Highway 79, Temecula Area, Riverside County, California," dated March 4, 2016. This document is herein incorporated in GEO02470.

Findings of Fact:

a) The Project will not expose people or structures to potential substantial adverse effects, including risk of loss, injury, or death. California Building Code (CBC) requirements pertaining to new development and construction will minimize the potential for structural failure due to loss of life during earthquakes by ensuring that structures are constructed pursuant to applicable seismic design criteria for the region. As CBC requirements are applicable to all development; therefore, they are not considered mitigation for CEQA implementation purposes. Therefore, the impact is considered less than significant. No additional mitigation is required.

b) Geologic Report No. 2470 (GEO02470) concluded that there are no active faults are known to traverse the site and the site is not located within an Aloquist-Priolo Earthquake Fault Zone. Based on site mapping and aerial photography review the likelihood of an active fault traversing the site is very low to remote. Therefore, there is no potential for rupture of a known fault. No impact will occur. No mitigation is required.

Mitigation: No mitigation is required

Monitoring: No mitigation monitoring is required

**12. Liquefaction Potential Zone**

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

Source: Riverside County General Plan Figure S-3 "Generalized Liquefaction", Riverside County Database, GEO02470

Findings of Fact:

a) According to GEO02470 the analysis of liquefaction and dry-sand settlement indicated on estimated total settlement of 7.4 inches for the undeveloped site. Liquefaction occurs as a result of a substantial loss of shear strength or shearing resistance in loose, saturated, cohesionless earth materials subjected to earthquake induced ground shaking. Potential impacts from liquefaction include loss of bearing capacity, liquefaction related settlement, lateral movements, and surface manifestation such as sand boils. Seismically induced settlement occurs when loose sandy soils become denser when subjected to shaking during an earthquake. The three factors determining whether a site is likely to be subject to liquefaction include seismic shaking, type and consistency of earth materials, and groundwater level. The proposed structures will be supported by compacted fill and competent alluvium. As such, the potential for earthquake induced liquefaction and lateral spreading beneath the proposed structures is considered very low to remote due to the recommended compacted fill,

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

relatively low groundwater level, and the dense nature of the deeper onsite earth materials. GEO02470 recommend the following: Based on the liquefaction analysis the remedial removals should be extended to 15 feet below existing grade. 3. Remedial grading should extend beyond the perimeter of the proposed structures a horizontal distance equal to the depth of excavation or a minimum of 5 feet, whichever is greater. 4. All excavations should be stabilized within 30 days of initial excavation. After incorporating the recommended removals and compacted fill requirements the total settlement is estimated to be 3.1 inches. With this condition (COA 10. PLANNING. 39) impacts associated with potential liquefaction is less than significant with mitigation.

Mitigation: COA 10. PLANNING. 39

Monitoring: Planning Department and Building and Safety

**13. Ground-shaking Zone**

a) Be subject to strong seismic ground shaking?

Source: Riverside County General Plan Figure S-4 "Earthquake-Induced Slope Instability Map," and Figures S-13 through S-21 (showing General Ground Shaking Risk), GEO02470

Findings of Fact:

a) The project site is not located within an Alquist-Priolo Earthquake Fault Zone, and there are no known faults that traverse the parcel. The Project will be required to comply with the recommendations contained within the GEO2470, as well as the California Building Code (CBC) requirements. CBC requirements are applicable to all development, they are not considered mitigation for CEQA implementation purposes. Compliance with the CBC will ensure that any the potential impacts will remain less than significant level.

Mitigation: No mitigation measures are required

Monitoring: No mitigation monitoring is required

**14. Landslide Risk**

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

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

Findings of Fact:

a) GEO2470 found that landslide debris was not observed during subsurface exploration and no ancient landslides are known to exist on site. The Project site is not located in area where landslides are known to exist; therefore, there are no potential impacts due to unstable geologic unit or soil..

Mitigation: No mitigation measures are required

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

Monitoring: No mitigation monitoring is required

**15. Ground Subsidence**

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

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

Findings of Fact:

a) According to General Plan Safety Element Figure S-7, the Project site is susceptible to subsidence. According to GEO0247, the entire lot will be overexcavated a minimum of three feet below the proposed foundations and replaced with compacted fill. Thus, subsidence from scarification and recompaction of exposed bottom surface is expected to be negligible to approximately 0.01 feet. No impact with implementation of COA. 10 PLANNING. 39

Mitigation: COA 10 PLANNING 39

Monitoring: Planning Department and Building and Safety

**16. Other Geologic Hazards**

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

Source: On-site Inspection, Project Application Materials; GEO2470

Findings of Fact:

a) According to GEO02470 there are not water enclosed water body adjacent to or up gradient of the site, the likelihood for induced flooding due a seiche overcoming the dams freeboard is considered nonexistent. In addition, the proposed Project site is not located in an area susceptible to mudflows or volcanic hazards. No impacts are anticipated from geologic hazards.

Mitigation: No mitigation measures are required

Monitoring: No mitigation monitoring is 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?

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

Source: Project Application Materials

Findings of Fact:

a-c) Topographic relief of the Project site is relatively low with elevations ranging from 1170 feet to 1174 feet. The Project ground disturbance quantities cut equals 5,872 Cubic Yards and fill equals 5,872 cubic yards. The Project does not change the topography relief features significantly; the Project remains relatively flat, with manufactured slopes that are 4:1 for the water quality basin areas. The Project does not cut or fill slopes greater than 2:1 or higher than 10 feet. The proposed grading does not affect or negates subsurface sewage system. The subsurface sewage system will be located west of the proposed building in a flat area of the Project. The Project will have less then significant impact on slopes.

Mitigation: No mitigation measures are required

Monitoring: No mitigation monitoring is 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: GEO2470, Project Application Materials, On-site Inspection,

Findings of Fact:

a) The development of the Project site may have the potential to result in soil erosion during grading and construction. However, with compliance with the following standard conditions of approval impacts associated with substantial soil erosion or loss of topsoil will be less then significant. These standard conditions of approval will further ensure the protection of public health, safety, and welfare upon final engineering of the project. 10. BS GRADE 3 requires all grading shall conform to the California Building Code, Ordinance 457, and all other relevant laws, rules, and regulations governing grading in Riverside County and prior to commencing any grading which includes 50 or more cubic yards, the applicant shall obtain a grading permit from the Building and Safety Department. 10. BS GRADE 4 requires a grading permit prior to clearing, grubbing, or any top soil disturbances related to construction grading. 10 BS GRADE 06 requires compliance with the National Pollutant Discharge Elimination System (NPDES) Permit. 10 GRADE 07 requires erosion control planting for graded and undeveloped land. Additional erosion protection may be required during the raining season form October 1, to May 31.

These are standard conditions of approval for the County of Riverside and is not considered unique mitigation under CEQA. No additional mitigation is required.



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

a) According to GEO2470 the Project onsite earth materials exhibit an expansion potential of very low with an expansion index of 20 or less. California Building Code (CBC) requirements pertaining to commercial development on earth materials with very low expansion index of 20 or less will mitigate any potential impacts. For example exterior continuous footings may be founded at the minimum depths below the lowest adjacent final grade (i.e. 12 inch minimum depth for one-story). Building floor slabs should be a minimum of 4 inches thick and reinforced with a minimum of No. 3 bars spaced a maximum of 24 inches on center, each way. Compliance with the CBC requirements is a standard condition for the County of Riverside and is not considered unique mitigation under CEQA. With the inclusion of this standard condition, any impacts from implementation of the proposed Project as is relates to being located on expansive soil, as defined in Section 1802.3.2 of the California Building Code (2007), creating substantial risks to life or property, are considered less than significant. No additional mitigation is required.

Mitigation: No mitigation measures are required

Monitoring: No mitigation monitoring required

**19. Erosion**

a) Change deposition, siltation, or erosion that may modify the channel of a river or stream or the bed of a lake?	<input type="checkbox"/>	<input type="checkbox"/>	<input 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: Project Application Materials, GEO02470

Findings of Fact:

a-b) Implementation of the Project will involve grading and various construction activities located on the Project site. The Project is located 0.1 miles from Temecula Creek, 4.5 miles from Santa Margarita River-Upper portion, 19.5 miles from Santa Margarita River. Erosion from the Project site to the receiving water may occur during construction and operation of the commercial use. Therefore, the following standard conditions of approval for compliance with the National Pollutant Discharge System Permit and a Water Quality Management Plan shall apply to the Project. These are standard conditions of approval that are applicable to all development are not considered mitigation for CEQA implementation purposes. Impacts to the Temecula Creek and Santa Margarita River are less than significant with compliance with compliance with these conditions of approval.

The Project is conditioned through COA 10 BS GRADE 06 to control erosion off site in compliance with the National Pollutant Discharge System (NPDES) during construction activities. Construction activities including but not limited to clearing, stockpiling, grading or excavation of land, which disturbs 1 acre or more or on-sites which are part of a larger common plan of development which disturbs less than 1 acre are required to obtain coverage under the construction general permit with the State Water Resources Control Board. The applicant are required to provide proof of their Waste Discharge Identification Number and keep a current copy of the storm water pollution prevention plan (SWPPP) on the construction site and shall be made

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

available to the Department of Building and Safety upon request. Year-round, Best Management Practices (BMP's) shall be maintained and be in place for all areas that have been graded or disturbed and for all material, equipment and/or operations that need protection. Stabilized Construction Entrances and project perimeter linear barriers are required year round. Removal BMP's shall be in place at the end of each working day. Monitoring for erosion and sediment control is required. Stormwater samples are required for all discharge locations and projects may not exceed limits set forth by the Construction General Permit Numeric Action Levels and/or Numeric Effluent Levels. A Rain Event Action Plan is required when there is a 50% or greater forecast of rain within the 48 hours, by the National Weather Service or whenever rain is imminent.

The Project is also conditioned to address its water runoff through implementation of a Final Water Quality Management Plan in compliance with Municipal Stormwater Permit issued by the San Diego (COA 10 TRANS 10, 60 TRANS 05, 60 TRANS 7, 60 BS GRADE .11, 70 TRANS 1, 70 TRANS 2, 90, BS GRADE 1, 90 BS GRADE 2, 90 BS GRADE 3, 90 BS GRADE 4, 90 BS GRADE 5, and 90 BS GRADE 07). A preliminary WQMP was approved for the Project. The sites proposed drainage follows existing drainage pattern. Storm runoff on the site will sheet flow across the parking lot from north to south. BMPs are located in highly potential areas for infiltration and storage using logical low points. Runoff from the Project's impervious areas (roof and parking area) are directed away from the building and into infiltration basins. The BMPs shall be maintained and continue to operate as designed.

Mitigation: No mitigation measures required

Monitoring: No monitoring program required

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

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

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

Findings of Fact:

a) The Project site is located in an area of "moderate wind eroding" rating according to the General Plan Figure S-8. The Project area is not impacted by blowsand. The following conditions of approval will minimize impacts associated with wind erosion on the Project site during construction and operation: COA 10 BS GRADE 08 "All necessary measures to control dust shall be implemented by the developer during grading. A PM10 plan may be required at the time a grading permit is issue"; COA 10 BS GRADE 07 "Graded but undeveloped land shall provide, in addition to erosion control planting, any drainage facility deemed necessary to control or prevent erosion. Additional erosion protection may be required during the rainy season from October 1, to May 31." Additionally, the Project included an approved preliminary Landscape Plan. Condition of approval 10. TRANS 07 requires the maintenance of landscape areas. The maintenance of landscaped areas are important for aesthetics and water conservation, as well as, minimize wind erosion.

These are standard conditions for the County of Riverside and is not considered unique mitigation under CEQA. Impacts to the Project due to wind erosion is less than significant.

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

**Mitigation:** No mitigation measure is required

**Monitoring:** No mitigation monitoring is required

**GREENHOUSE GAS EMISSIONS** Would the project

**21. Greenhouse Gas Emissions**

a) Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?

b) Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?

Source: "Global Climate Change Temecula Commercial County of Riverside CA" prepared by LDN Consulting Inc. on March 16, 2016

**Findings of Fact:**

a) The proposed project would generate approximately 1,621.58 Metric Tons (MT) of CO<sub>2</sub>e each year which is less than the County's 3,000 MT screening threshold. Since emissions do not exceed 3,000 MT, there would be neither direct nor indirect impacts under CEQA. Therefore, the project would not require further analysis or mitigation.

b) The proposed project will emit GHGs directly through the burning of carbon-based fuels such as gasoline and natural gas as well as indirectly through usage of electricity, water and from the anaerobic bacterial breakdown of organic solid waste. The project would only produce 1,628.58 metric tons per year. Given this the project contributions to the cumulative environment are small and would be considered to have a less than significant impact on the cumulative greenhouse gas inventory. The Project is conditioned through COA 10 WASTE 2 to comply with Assembly Bill 341 which focuses on increased commercial waste recycling as a method to reduce GHG emissions. Therefore, the project would not require further analysis or mitigation to comply.

**Mitigation:** No mitigation measure is required

**Monitoring:** No mitigation monitoring is 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?

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?

c) Impair implementation of or physically interfere with

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

Source: Project Application Materials; Phase I Environmental Site Assessment of a Residential Property APN 965460007, 34613 Calle Arnaz Temecula, California 92592 prepared by Earth –Strata, Inc. dated February 3, 2016

Findings of Fact:

a,b)The Project may create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials; or may 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. During construction there is a potential for accidental release of petroleum products in sufficient quantity to pose a significant hazard to people and the environment. It is anticipated that the SWPPP prepared for the proposed Project and it can reduce such hazards to a less than significant level (COA 60 BS GRADE 1). If contamination or presence of a naturally occurring hazardous material is discovered at the site, an assessment, investigation and/or cleanup may be required (COA 10 E HEALTH 01). These are standard conditions for the County of Riverside and is not considered unique mitigation under CEQA. With the inclusion of this standard condition, any impacts from implementation of the proposed Project related to significant hazards to the public or the environment through the routine transport, use, or disposal of hazardous materials, are considered less than significant. No mitigation is required.

c) The Project is located off of Calle Arnaz and Anza Road. The Project would not interfere with an adopted emergency response plan or an emergency evacuation plan. The Project is conditioned for fire sprinklers (COA 10 FIRE 02 and 90 FIRE 02), blue dot reflectors to indicate locations of fire hydrants (COA 10 FIRE 03), Super fire hydrant (COA 10 FIRE 05), require permits from the Fire Department for under/above ground fuel, chemical and/or mixed liquid storage tanks (COA 10 FIRE 06), emergency fire lanes (COA 90 FIRE 01), and fire extinguishers and alarms (COA 90 FIRE 04 and COA 90 FIRE 05). The Project also provides a fire truck turn around area near the north end of the building. The Project will have less then significant impact on an adopted emergency response plan or evacuation plan. No mitigation is required.

d) The Project is not located within a quarter mile of an existing or proposed school. The closest school St Jeanne De Lestonnac School is located 4 miles north of the project site. Therefore, the Project will not have an impact on schools.

e) The Project's Phase I Environmental Site Assessment concluded that the site located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5. No impact.

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

Mitigation: No additional mitigation is required

Monitoring: No mitigation monitoring report required

**23. Airports**

a) Result in an inconsistency with an Airport Master Plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Require review by the Airport Land Use Commission?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard for people residing or working in the project area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) For a project within the vicinity of a private airstrip, or heliport, would the project result in a safety hazard for people residing or working in the project area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

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

Findings of Fact:

- a) The proposed Project is not located within an Airport Master Plan. Therefore, implementation of the proposed Project will have no impacts that could result in an inconsistency with an Airport Master Plan. No impacts are anticipated and no mitigation is required.
- b) Implementation of the proposed Project will not require review by the Airport Land Use Commission because it is not located within an Airport Master Plan. No impacts are anticipated and no mitigation is required.
- c) The proposed Project site is not 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. Therefore, implementation of the proposed Project would not result in a safety hazard for people residing or working in the proposed Project area. No impacts are anticipated and no mitigation is required.
- d) Based on a review of an aerial photo of the proposed Project site and its immediate environs, the proposed Project is not located within the vicinity of a private airstrip, or heliport. Therefore, implementation of the proposed Project would not result in a safety hazard for people residing or working in the proposed Project area. No impacts are anticipated and no mitigation is required.

Mitigation: No mitigation measures are required

Monitoring: No mitigation monitoring is required

**24. Hazardous Fire Area**

a) Expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where	<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
--------------------------------	--	------------------------------	-----------

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

Findings of Fact:

a) The Project is within the State Responsibility Area Fire Hazard Area and have been conditioned accordingly by the Riverside County Fire Department. The Project has been conditioned for fire sprinklers (COA 10 FIRE 02 and 90 FIRE 02), blue dot reflectors to indicate locations of fire hydrants (COA 10 FIRE 03), Super fire hydrant (COA 10 FIRE 05), require permits from the Fire Department for under/above ground fuel, chemical and/or mixed liquid storage tanks (COA 10 FIRE 06), emergency fire lanes (COA 90 FIRE 01), and fire extinguishers/alarms (COA 90 FIRE 04 and COA 90 FIRE 05). A fire truck turn around area is located north of the building. Project will have less then significant impact on an adopted emergency response plan or evacuation plan. No mitigation is required.

Mitigation: No mitigation is required

Monitoring: No mitigation monitoring is required

**HYDROLOGY AND WATER QUALITY** Would the project

**25. Water Quality Impacts**

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

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)?

Source: Project materials, Water Quality Management Plan

Findings of Fact:

a,b,d,g,h) Implementation of the Project will 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; violate any water quality standards or waste discharge requirements; 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; otherwise 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).

The Project has been reviewed and conditioned by the Riverside County Flood Control and Water Conservation District (RCFC&WCD), County Building Department, and County Transportation Department, to mitigate any potential impacts as listed above through site design and the preparation of a Final Water Quality Management Plan (WQMP) and adherence to the requirements of the National Pollutant Discharge Elimination System (NPDES).

These are standards condition for the County of Riverside and are not considered unique mitigation under CEQA. With the inclusion of these standard conditions, any impacts from implementation of the proposed Project related to 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; violate any water quality standards or waste discharge requirements; 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; otherwise 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), are considered less than significant. No additional mitigation is required.

c) Implementation of 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). No component of the proposed Project will deplete groundwater supplies. The Project Landscape Plans were reviewed and found to be in compliance with County Ordinance No. 859. Any impacts are considered less than significant. No additional mitigation is required.

e,f) According to the Map My County, the proposed Project site is not located within a 100-year flood hazard area. Therefore, implementation of the proposed Project will not place housing within a

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

100-year flood hazard area, as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map; or, place within a 100-year flood hazard area structures which would impede or redirect flood flows. However, the area is within Zone X floodplain limits for the Temecula Creek as delineated on Panel No. 06065C 3310 G of the Flood Insurance Rate Maps issued in conjunction with the National Flood Insurance Rate Maps issued in conjunction with the National Flood Insurance Program administered by the Federal Emergency Management Agency (FEMA). Therefore, all new buildings shall be floodproofed by constructing the finished floor a minimum of 12 inches above surrounding ground. No impacts are anticipated. No mitigation is required.

**Mitigation:** No mitigation is required

**Monitoring:** No mitigation monitoring is 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 type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Changes in absorption rates or the rate and amount of surface runoff?	<input type="checkbox"/>	<input type="checkbox"/>	<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 type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Changes in the amount of surface water in any water body?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

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

**Findings of Fact:**

- a,b) Implementation of 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; or, Changes in absorption rates or the rate and amount of surface runoff. Please reference Responses in Section 25 (Water Quality Impacts), above. Any impacts are considered less than significant. No additional mitigation is required.
- c) According to the General Plan figure S-10, the proposed Project site is located in a dam inundation area. Failure of a dam or flood control structure for Vail Lake could cause widespread flooding, as well as risks to lives and property. Therefore, implementation of the proposed Project



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

will 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). However, the area is within Zone X floodplain limits for the Temecula Creek as delineated on Panel No. 06065C 3310 G of the Flood Insurance Rate Maps issued in conjunction with the National Flood Insurance Rate Maps issued in conjunction with the National Flood Insurance Program administered by the Federal Emergency Management Agency (FEMA). Therefore, all new buildings shall be floodproofed by constructing the finished floor a minimum of 12 inches above surrounding ground. No impacts are anticipated. No mitigation is required.

d) Implementation of the proposed Project will result in a less than significant impact that would change the amount of surface water in any water body. Please reference the discussion in Section 19 (Erosion) and Section 25 (Water Quality Impacts), above. No additional mitigation is required.

Mitigation: No mitigation measures are required.

Monitoring: No mitigation monitoring is required.

**LAND USE/PLANNING** Would the project

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
<b>27. Land Use</b>				<input checked="" type="checkbox"/>
a) Result in a substantial alteration of the present or planned land use of an area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Affect land use within a city sphere of influence and/or within adjacent city or county boundaries?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

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

Findings of Fact:

a) As shown on the Southwest Area Plan Land Use Figure 3 Land Use Plan, the Project site and the surrounding area is within the Community Development Foundation Component. The existing use on the site is a single family residential unit. The proposed commercial is more consistent with the existing land use designation of Community Development-Commercial Tourist (CD-CT). The Project is also consistent with the proposed zone of Scenic Highway Commercial (C-P-S) Zone, which is consistent with the CD-CT designation. Therefore, the Project carries forward the planned land use of the area and will not result in an alteration of the present or planned land use of the area. No Impact.

b) The Project site is not located within the city sphere of influence.

Mitigation: No mitigation measures are required

Monitoring: No mitigation monitoring is required.

<b>28. Planning</b>				<input checked="" type="checkbox"/>
a) Be consistent with the site's existing or proposed zoning?	<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
b) Be compatible with existing surrounding zoning?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Be compatible with existing and planned surrounding land uses?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Be consistent with the land use designations and policies of the General Plan (including those of any applicable Specific Plan)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Disrupt or divide the physical arrangement of an established community (including a low-income or minority community)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

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

Findings of Fact:

a) The proposed use, a commercial building will be used to sell items generally sold at a feed and grain store, hardware store, gift shop, and nursery-garden supply store, with an outdoor display area greater than 200 square feet, is a permitted use subject to approval of a conditional use permit, in the proposed Scenic Highway Commercial (C-P-S) Zone.

The proposed building will not exceed 30 feet in height. The maximum height for a building in the C-P-S Zone is 50 feet. There are no setback requirements for building under 30 feet in height. Included are 119 parking spaces, including 5 ADA compliant spaces, which is in accordance with Ordinance No. 348.

b) The surrounding zone classification is Rural Residential (R-R) Zone. This zone classification is one of the County's original zone classification that encompasses a variety of commercial and residential uses. The proposed zone and use would not conflict with the R-R Zone.

c) The proposed commercial use is consistent with the CD-CT land use designation. The project site is located west of the Temecula Valley Wine Country Policy Area. The proposed feed and grain, hardware, and garden supply store supports the commercial tourist uses, as well as residential uses that are located in this region. The project site is surrounded by properties which are designated Community Development-Commercial Tourist CD-CT), Community Development-Medium Density Residential (CD-MDR), and Rural-Rural Residential (R-RR) within the Temecula Valley Wine Country Policy Area - Residential District. Therefore the Project is consistent with the land use pattern that was envisioned in the General Plan.

d) Existing uses that surrounds the Project site includes a single family residential units, a church, and equestrian uses. The use would not disrupt or divide the physical arrangement of this established community.

Mitigation: No mitigation measures required

Monitoring: No mitigation monitoring is required.

**MINERAL RESOURCES** Would the project

<b>29. Mineral Resources</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
a) Result in the loss of availability of a known mineral	<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
resource that would be of value to the region or the residents of the State?				
b) Result in the loss of availability of a locally-important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Be an incompatible land use located adjacent to a State classified or designated area or existing surface mine?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Expose people or property to hazards from proposed, existing or abandoned quarries or mines?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

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

Findings of Fact:

- a) The State Mining and Geology Board (SMGB) has established Mineral Resources Zones (MRZ) using the following classifications:
- MRZ-1: Areas where the available geologic information indicates no significant mineral deposits or a minimal likelihood of significant mineral deposits.
  - MRZ-2a: Areas where the available geologic information indicates that there are significant mineral deposits.
  - MRZ-2b: Areas where the available geologic information indicates that there is a likelihood of significant mineral deposits.
  - MRZ-3a: Areas where the available geologic information indicates that mineral deposits are likely to exist; however, the significance of the deposit is undetermined.
  - MRZ-4: Areas where there is not enough information available to determine the presence or absence of mineral deposits.

The Project site is designated MRZ-3a (areas where the available geologic information indicates that mineral deposits are likely to exist, however, the significance of the deposits is undetermined). Since the Project site has not been used for mining, the Project is not expected to 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. No impacts are expected from the Project and no mitigation is required.

- b) The Project site has not been used for mining. Implementation of the proposed 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. No impacts are expected from the Project and no mitigation is required.
- c) The Project site is not adjacent to an existing surfaces mine. No impacts are expected from the Project and no mitigation is required.
- d) The Project is not located adjacent to an existing surface mine and will not expose people or property to hazards from proposed, existing or abandoned quarries or mines. No impacts are expected from the Project and no mitigation is required.

Mitigation: No mitigation measures are required.

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

Monitoring: No mitigation monitoring is required.

**NOISE** Would the project result in

**Definitions for Noise Acceptability Ratings**

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

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

**30. Airport Noise**

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

NA     A     B     C     D

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

NA     A     B     C     D

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

Findings of Fact:

- b) The proposed Project site is not 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. Therefore, implementation of the proposed Project would not result in a safety hazard for people residing or working in the proposed Project area. No impacts are anticipated and no mitigation is required.
- c) Based on a review of an aerial photo of the proposed Project site and its immediate environs, the proposed Project is not located within the vicinity of a private airstrip, or heliport. Therefore, implementation of the proposed Project would not result in a safety hazard for people residing or working in the proposed Project area. No impacts are anticipated and no mitigation is required.

Mitigation: No mitigation measures are required.

Monitoring: No mitigation monitoring is 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:

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

There are no railroad lines in proximity to the Project. No impacts are anticipated; therefore, no mitigation is required.

Mitigation: No mitigation measures are required.

Monitoring: No mitigation monitoring is required.

**32. Highway Noise**

NA  A  B  C  D

Source: On-site Inspection, Project Application Materials

Findings of Fact:

Existing noise occurs mainly from vehicle traffic along SR-79 and Anza Road. The proposed building is setback approximately 400 feet from State Route-79 centerline and 170 feet from Anza Road center line. Noise from the highway from that distance is generally acceptable.

Mitigation: No mitigation measures are required

Monitoring: No mitigation monitoring is required.

**33. Other Noise**

NA  A  B  C  D

Source: Project Application Materials, GIS database

Findings of Fact: N/A

Mitigation: N/A

Monitoring: N/A

**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?

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

Source: Riverside County General Plan, Table N-1 ("Land Use Compatibility for Community Noise Exposure"); Project Application Materials; "Noise Assessment Temecula Commercial Development, County of Riverside, CA" prepared by LDN Consulting, Inc. dated March 15, 2016.

Findings of Fact:

a-b) The Riverside County Noise Ordinance sets an operational exterior noise limit of 65 decibels (dBA) from 7 a.m. to 10 p.m. and 45 decibels (dBA) from 10 p.m. to 7 a.m. for the residential noise sensitive land uses. The Project operations will only occur during the daytime hours.

It is anticipated on-site operational noise sources for this proposed project will primarily be delivery truck "reverse signals," a forklift, an outside cardboard baler, and HVAC units. It is anticipated that each week there will be approximately 2-3 delivery trucks Monday through Friday between the hours of 8:00 a.m. and 9:00 p.m.; there will be 1 forklift utilized to unload delivery trucks and for moving general merchandise around the outdoor storage lots; an outside cardboard baler along the southern building façade; and it is anticipated that 5 rooftop HVAC units will be placed on top of the building.

Sound from a small localized source (a "point" source) radiates uniformly outward as it travels away from the source. The sound level attenuates or drops-off at a rate of 6 dBA for each doubling of distance. A drop-off rate of 6 dBA per doubling of distance was used for this piece of equipment.

The Noise Study Table 2-2 shows that based upon the property line noise level none of the proposed noise sources directly or cumulatively exceeds the property line standards at the shared commercial and residential property lines. Condition of approval 10. E Health 02 limits the limit delivery trucks and operation of the vertical baler should be limited to the hours of 7:00 am an 10: 00 pm to further lessen the noise generating from operation of the Project. Therefore, the proposed commercial development related operational noise levels comply noise standards at the residences. No impacts are anticipated and no mitigation is required.

**Table 2-2: Operational Noise Levels (Western Property Line)**

Source	Reference Noise Level (dBA)	Reference Distance (Feet)	Minimum Distance to Property Line (Feet)	Duty Cycle (Seconds/Hour)	Resultant Noise Level at Property Line (dBA Leq)
Delivery Trucks	87	4	128	150	43
Propane forklift	77	5	128	600	43
Vertical Baler	90	5	128	300	51
10-ton HVAC	71*	3	146	900	40
3-ton HVAC	62*	3	146	900	25
<b>CUMULATIVE NOISE LEVEL @ PROPERTY LINE (dBA)</b>					<b>53</b>
<b>Property Line Standard</b>					<b>65</b>
<b>Complies with Noise Ordinance</b>					<b>Yes</b>
* HVAC noise levels are based on a minimum 5 decibel reduction due to parapet walls					

c) The proposed Project will not expose persons to or generation of noise levels in excess of standards established in the General Plan or noise ordinance, or applicable standards of other agencies. Ordinance No. 847 prohibits sounds in excess of land use specific standards. For agriculture land uses, the maximum sound level is 45 Db L<sub>max</sub>. Exceptions to this standard are available for construction, single events, or continuous events; single event exceptions require

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

approval of the Planning Director and continuous event exceptions require approval from the Planning Commission. Additionally, if a significant amount of excessive noise complaints have been received, one year after issuance of occupancy, the Director may reconsider the hours of operation. Any impacts are considered less than significant and no mitigation is required.

d) During the operational phase, the proposed project will not generate excessive groundborne vibrations or groundborne noise levels. However, groundborne vibrations may be generated infrequently by use of heavy construction machinery during the construction of the proposed project. This type of construction will be temporary and infrequent; therefore, the exposure of persons to or generation of excessive ground-borne vibration or ground-borne noise levels would be considered a less than significant.

Mitigation: No mitigation measures are required

Monitoring: No mitigation monitoring is required

**POPULATION AND HOUSING** Would the project

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
<b>35. Housing</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
a) Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Create a demand for additional housing, particularly housing affordable to households earning 80% or less of the County's median income?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Affect a County Redevelopment Project Area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Cumulatively exceed official regional or local population projections?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Induce substantial population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

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

Findings of Fact:

a-f) The Project is located in an area designated for Commercial – Tourist land uses. It will not result in displacing substantial number of existing housing that will necessitate the construction of replacement housing. The Project will not create a demand for additional housing. The proposed use is intended to serve the local community as well as visitors. The Project is a commercial project in area designated for commercial uses; thus, it would not displace people. The Project is not within a Redevelopment Project Area. The Project is in line with what the General Plan projects for this area. It does not change the regional or local population projection. The Project will serve the established

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

neighborhood and will not induce substantial population group in an area. Impacts on Population is less than significant.

Mitigation: No mitigation measures are required

Monitoring: No mitigation monitoring is required

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

**36. Fire Services**

Source: Riverside County General Plan Safety Element

Findings of Fact:

As part of these approvals, standard conditions were assessed on the proposed Project to reduce impacts from the proposed Project to fire services. In addition, prior to the issuance of a certificate of occupancy, the Project applicant shall comply with the provisions of Ordinance No. 659, which requires payment of the appropriate fees set forth on the Ordinance. Ordinance No. 659 sets forth policies, regulations, and fees related to the funding and construction of facilities necessary to address direct and cumulative environmental effects generated by new development.

With the inclusion of these standard conditions, and payment of the DIF, any impacts from implementation of the proposed Project that would 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 fire services, are considered less than significant. No additional mitigation is required.

With the inclusion of these standard conditions, and payment of the DIF, any impacts from implementation of the proposed Project that would 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 fire services, are considered less than significant. No additional mitigation is required.

Mitigation: No mitigation measures are required.

Monitoring: No mitigation monitoring is required.

**37. Sheriff Services**

Source: Riverside County General Plan



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

Findings of Fact:

Implementation of the proposed Project will result in an incremental impact on the demand for sheriff services. Prior to the issuance of a certificate of occupancy, the project applicant shall comply with the provisions of Ordinance No. 659 (As Amended through 659.12, an Ordinance of the County Of Riverside Amending Ordinance No. 659 Establishing a Development Impact Fee Program), which requires payment of the appropriate fees set forth on the Ordinance. Ordinance No. 659 sets forth policies, regulations, and fees related to the funding and construction of facilities necessary to address direct and cumulative environmental effects generated by new development.

With payment of the DIF, any impacts from implementation of the proposed Project that would 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 sheriff services, are considered less than significant. No additional mitigation is required.

Mitigation: No mitigation measures are required.

Monitoring: No mitigation monitoring is required.

**38. Schools**

Source: Temecula Valley Unified School District correspondence, GIS database

Findings of Fact:

The proposed Project is located with the Temecula Valley Unified School District (TVUSD). Impacts to TVUSD facilities will be offset through the payment of mitigation fees to the TVUSD, prior to the issuance of a building permit. This is a standard condition and not considered unique mitigation under CEQA. After payment of the mitigation fee, any impacts will be considered less than significant. No additional mitigation is required.

Mitigation: No mitigation measures are required.

Monitoring: No mitigation monitoring is required.

**39. Libraries**

Source: Riverside County General Plan

Findings of Fact:

The Project will not result in the need to alter any existing library facilities or result in the need to construct new facilities. Due to the nature of the Project (commercial use), no impacts are expected from the Project. No mitigation will be required.

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

Mitigation: No mitigation measures are required.

Monitoring: No mitigation monitoring is required.

**40. Health Services**

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

Source: Riverside County General Plan

Findings of Fact:

The Project will not result in the need to alter any existing health service facilities or result in the need to construct new facilities. Due to the nature of the Project (commercial use), any impacts, while incremental, are considered to be less than significant from the implementation of the proposed Project. No mitigation will be required.

Mitigation: No mitigation measures are required.

Monitoring: No mitigation monitoring is required.

**RECREATION**

**41. Parks and Recreation**

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

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

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

Findings of Fact:

- a) The proposed Project does not include recreational facilities or require the construction or expansion of recreational facilities, which might have an adverse physical effect on the environment. Due to the nature of the proposed Project (commercial development), no impacts are expected from the proposed Project. No mitigation will be required.
- b) The proposed Project does not 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. Due to the nature of the proposed Project (commercial development), no impacts are expected from the proposed Project. No mitigation will be required.

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

c) The Project is not located within a Community Service Area or in an area an area with a recreation and park district with a Community Parks and Recreation Plan. Therefore, there are no impacts to these type of recreational resources.

**Mitigation:** No mitigation measures required

**Monitoring:** No mitigation monitoring required

**42. Recreational Trails**

**Source:** Riverside County General Plan; Riverside County Regional Park & Open-Space District

**Findings of Fact:**

The Project was conditioned to provide Regional Trail easement along Anza Road as shown on CUP No 3736 Exhibit A to the Riverside County Regional Park an Open-Space District or County managed Landscape and Lighting Maintenance District for trail purposes (COA 10. PARKS 01 and COA 10. PARKS 02). The applicant was also conditioned to enter into a trial maintenance agreement with the Riverside County Regional Park an Open-Space District or County managed Landscape and Lighting Maintenance District (COA 10 PARKS 03). Prior to issuance of the occupancy permit the trails shall be constructed by the applicant (COA 90. PARKS 01). Implementation of the conditions of approval regarding trail easement, the impacts to Recreational Trails will be less than significant.

**Mitigation:** COA 10. PARKS 01, 10. PARKS 02, 10. PARKS 03, and 90. PARKS 01

**Monitoring:** Riverside County Regional Park & Open-Space District, Building and Safety

**TRANSPORTATION/TRAFFIC** Would the project

**43. Circulation**

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

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

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

d) Alter waterborne, rail or air traffic?

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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 checked="" type="checkbox"/>	<input type="checkbox"/>
i) Conflict with adopted policies, plans or programs regarding public transit, bikeways or pedestrian facilities, or otherwise substantially decrease the performance or safety of such facilities?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Source: Riverside County General Plan; Traffic Study For Calle Arnaz Commercial Anza Road and Calle Arnaz Road in the Southwest Area in the County of Riverside dated April 11, 2016 prepared by Darnell & Associates, Inc.

- a) The Project will not conflict with an applicable plan, ordinance or policy establishing a measure of effectiveness for the performance of the circulation system, taking into account all modes of transportation, including mass transit and non-motorized travel and relevant components of the circulation system, including but not limited to intersections, streets, highways and freeways, pedestrian and bicycle paths, and mass transit; The Project is dedicating a 20' trail easement and side walk along Anza Road; as well as bike racks as part of the site design to support pedestrian and bicycle users.
- b) The Project does 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 Traffic Study prepared by Darnell & Associates, Inc studied the following scenarios:

Existing Conditions refers to that condition which exists on the ground today (2015), including existing traffic counts and existing lane configurations at the intersections and on roadway segments.

Existing Plus Project Conditions refers to that condition which includes the project traffic added onto existing volumes.

Existing Plus Ambient Growth Plus Project Conditions refers to that condition which includes two (2%) percent growth to account for the project opening in late 2016.

Existing Plus Cumulative Conditions refers to that condition which includes five (5%) percent growth to accommodate cumulative projects.

Existing Plus Cumulative Plus Project Conditions refers to that condition which includes the approved and pending projects in the vicinity of the proposed project added to existing volumes and proposed project volumes.

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

**LEVELS OF SIGNIFICANCE STANDARDS**

Level of significance relates to the project’s relative impact at particular intersections. County of Riverside standards specify a countywide target level of service (LOS) D as the acceptable level of service threshold for intersections of Secondary Highways, Major Highways, Arterials, Urban Arterials, Expressways, conventional state highways, and freeway ramps within Community Development Areas. The target LOS for all other intersections is LOS C. For the purpose of this study the LOS D threshold was utilized for all the analyzed intersections.

If the project causes the LOS on intersections to drop from an acceptable LOS to an unacceptable LOS, the impact is considered significant and direct. If the intersection LOS is already at an unacceptable level without project traffic the impact is considered to be cumulative.

**EXISTING PLUS PROJECT CONDITIONS**

*Traffic Volumes*

Project traffic volumes presented in Figure 6 were added to existing traffic volumes presented on Figure 4 to present the existing plus project traffic conditions presented on Figure 7 of the Traffic Study.

*Intersections*

The intersections then were analyzed under 2015 conditions with and without the proposed project. The intersections’ levels of service for 2015 plus project conditions are summarized in Table 6 of the Traffic Study. A copy of the Synchro analysis worksheets for 2015 and 2015 plus project conditions can be found in the Traffic Study Appendix B. As shown in the Traffic Study Table 6, all intersections analyzed operate at an acceptable LOS C or better under 2015 conditions without and with the proposed project. Further review of Table 6 shows the project does not create any significant impact.

**EXISTING PLUS PROJECT PLUS AMBIENT CONDITIONS**

*Traffic Volumes*

Project traffic volumes presented in the Traffic Study Figure 4 were increased by one year of 2% ambient growth to represent Opening Year late 2016 Conditions. The results are presented on Traffic Study Figure 8. Project traffic was then added to the volumes presented on Traffic Study Figure 8. The results are presented on Traffic Study Figure 9.

*Intersections*

The intersections were then analyzed under 2016 Ambient Conditions with the proposed project. The intersections’ levels of service for (2016) conditions with the project are summarized in the Traffic Study Table 7. A copy of the Synchro analysis worksheets are presented in the Traffic Study Appendix B. As shown in Table 7, all intersections analyzed continue to operate at an acceptable LOS C or better under Existing Plus Ambient (2016) Conditions with the project. Further review of Table 7 shows the project does not create any significant impact.

**EXISTING PLUS PROJECT PLUS AMBIENT PLUS CUMULATIVE PROJECTS CONDITIONS**

*Traffic Volumes*

The County has provided maps and a list of Active and Approved projects. The data provided was reviewed to determine applicable cumulative projects. The list of active and approved projects was reviewed and concluded that application of five (5%) percent growth would be used to account for

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

cumulative projects. The cumulative projects reviewed are presented in Traffic Study Appendix E. Traffic Study Figure 10 presents the recommended cumulative projects traffic in the project impact analysis.

The cumulative project traffic on Figure 10 was then added to Figure 9 Existing plus Ambient Plus Project Traffic Volumes. The results are presented on Traffic Study Figure 11.

*Intersections*

The intersections were then analyzed under 2016 Conditions Plus Cumulative Projects with and without the proposed project. The results are presented on Table 8. A copy of the Synchro Analysis Worksheets is presented in Appendix B. Review of Table 8 shows each intersection analyzed continue to operate at LOS C or better.

*Site Access*

Access to the site is provided by Calle Arnaz Road and Anza Road. Calle Arnaz provides full access to the site. Access to and from Anza Road are from right-in/right-out turns only. The access on to these roads will have stop sign control.

*Parking*

119 parking spaces (including 5 Accessible spaces and 4 loading zones) are provided to accommodate the commercial use.

*On-Site Circulation*

The Project provides adequate on-site circulation with a Fire Truck turn around area at the northeast corner of the building.

The Traffic Study concludes that

- The proposed project is estimated to generate a total of 703 daily trips, 34 AM peak hour trips, and 90 PM peak hour trips.
- The proposed project does not have a significant direct impact at any of the analyzed intersections.
- The project site has previously dedicated right-of-way for Calle Arnaz Road, Anza Road and SR-79 to accommodate the County Standards. The site plan for the project shows the proposed improvements to Calle Arnaz Road and Anza Road. The Anza Road improvements include the widening of the westside of Anza Road from Calle Arnaz Road to SR-79 to conform to the County' Major Road Standard Plan 93. The improvements are proposed to connect with the existing improvements at the northwest corner of Anza Road and SR-79. Figure 12 presents the proposed Interim Channelization Improvements for Anza Road.
- The project will be responsible for constructing improvements required along the following project frontages:
  - > Calle Arnaz Road

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

-> Anza Road from SR-79 to Calle Arnaz Road including installation of a raised median 105 feet in each direction from the centerline of the driveway per Figure 13 presents the Future Channelization Concept for Anza Road and State Route 79.

-> The project does not propose to construct frontage improvements to SR-79, since rights-of-ways and access rights have been previously dedicated.

- The project proposes to comply with the Transportation Uniform Mitigation Fee (TUMF) to mitigate the project cumulative impacts and pay the TUMF Fees at the time building permits are pulled.
- On-site circulation and access was reviewed and found satisfactory.

Additionally, Per the County of Riverside standards, the proposed project does not have any direct impacts to any of the analyzed intersections under existing plus project conditions, 2016 ambient plus project and the 2016 plus ambient plus cumulative projects plus project conditions.

The project will be a part of the future cumulative impacts to the roadways in the Southwest Area of Riverside County. The developer will be required to pay the Transportation Uniform Mitigation Fee (TUMF), to mitigate the projects cumulative impacts, and the project will also be required to improve the current unimproved frontage along Anza Road and Calle Arnaz Road to conform to the County of Riverside standards. The project proposes to comply with the Transportation Uniform Mitigation Fee (TUMF). With the proposed road improvements and payment of the TUMF fee, Project impacts to congestion management plan for this region are less then significant.

- c) The Project will not change air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks. None of these factors described are located within proximity to the Project site. No impacts are expected from the Project and no mitigation is required.
- d) The Project will not alter waterborne, rail or air traffic. Waterborne and rail traffic do not exist in proximity to the Project site. No impacts are expected from the Project and no mitigation is required.
- e) The Project will not create any roadways or road improvements that could increase hazards to a circulation system design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g. farm equipment). Any improvements will be to County standards. No impacts are anticipated. No mitigation is required.
- f) The Project will not affect the need for new roadway maintenance. The Project will improve frontage along Anza Road and Calle Arnaz Road. Any impacts are considered less than significant from the Project. No additional mitigation is required.
- g) Construction of the proposed Project may temporarily affect the operation of the immediate circulation network during the construction phase of the Project will be short-term and considered less than significant. No additional mitigation is required.
- h) The Project will not result in inadequate emergency access or access to nearby uses. Sufficient access to the Project site will remain open during construction and operation to ensure no impacts

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

to an adopted emergency evacuation plan. No impacts are anticipated and no mitigation is required.

- i) The Project will not result in any conflicts with any adopted policies supporting alternative transportation (e.g. bus turnouts, bicycle racks). No impacts are expected from the Project and no additional mitigation is required.

**44. Bike Trails**

Source: Riverside County General Plan

Findings of Fact:

The Project includes a 5-Bike Rack (in ground) near the outdoor display area. There are no impacts to Bike Trails.

Mitigation: No mitigation measures are required.

Monitoring: No mitigation monitoring is required.

**UTILITY AND SERVICE SYSTEMS** Would the project

**45. Water**

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

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

Source: Department of Environmental Health Review; Water Availability Letter from Rancho California Water District dated February 22, 2016.

Findings of Fact:

a) The Project will not result in new construction of a water treatment facility. The Project proposes to utilize septic system to treat wastewater. Therefore are no impacts to existing water treatment facilities.

b) Water service to the subject Project/Property exists under Account No. 3035081 and is contingent upon the property owners signing an Agency Agreement that assigns water management rights, if any, to Rancho California Water District. In addition, water availability is subject to water supply shortage contingency measures in effect (pursuant to RCWD' Water Shortage Contingency Plan or other applicable ordinances and policies), and /or the adoption of a required Water Supply Assessment of the development, as determined by the Lead Agency.

Mitigation: No mitigation measures are required



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

Monitoring: No mitigation monitoring is required

**46. Sewer**

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

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

Source: Department of Environmental Health Review; Soils Perculation Report No. 1572-11A prepared by Earth Strata, Inc.

Findings of Fact:

a-b) The Project will be serviced by a subsurface sewage disposal system.

Soils percolation report Project No. 15872-11A by Earth Strata, Inc. was reviewed for preliminary information about the feasibility of an on-site wastewater treatment system (OWTS). Full review of the soils percolation report for OWTS will be required prior to building permit issuance. In addition to the review, the following will be required: a site evaluation, groundwater detection boring to be at the site and submittal of specific building plans to ensure that the OWTS is properly sized. The septic plans and detailed soil percolation report will be prepared by the applicant and submitted to the Riverside County Department of Environmental Health for review (COA 80 E HEALTH 01, 80 E HEALTH 03). The applicant will need to provide a clearance letter from the California Regional Water Quality Control Board shall be required if project has a waste flow of greater than 3,500 gallons per day. This condition shall not apply if at time prior to building permit issuance, it is confirmed that project waste flow does not exceed 3,500 gallons per day. This review will further ensure that the construction of the subsurface sewage disposal system will not cause significant environmental effects.

Mitigation: COA 80 E HEALTH 01, COA 80 E Health 02 and COA 80 E HEALTH 03

Monitoring: Department of Environmental Health

**47. Solid Waste**

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

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

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

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

Findings of Fact:

a,b)The main disposal site in the vicinity of the proposed Project site is the El Sobrante Landfill in Corona. The El Sobrante Landfill is projected to reach capacity in 2030. Development on the proposed Project site would be served by a landfill with sufficient permitted capacity to accommodate the proposed Project's solid waste disposal needs. Impacts are considered incremental, yet less than significant. No additional mitigation is required.

The proposed Project would not substantially alter existing or future solid waste generation patterns and disposal services.

The proposed Project would be consistent with the County Integrated Waste Management Plan. All development would be required to comply with the recommendations of the Riverside County Waste Management Department and be consistent with the County Integrated Waste Management Plan. Compliance with COA 80. WASTE 01, COA 80. WASTE. 02 and COA 80. WASTE. 03 will minimize waste generated from the site to landfills. The developer/applicant shall submit a Waste Recycling Plan (WRP) to Department of Waste Resources 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. These requirements are standard conditions, and are not considered unique mitigation pursuant to CEQA. Any impacts would be less than significant. No additional mitigation is required.

Mitigation: No mitigation measures are required.

Monitoring: No mitigation monitoring is 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 type="checkbox"/>	<input checked="" 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 type="checkbox"/>	<input checked="" type="checkbox"/>
g) Other governmental services?	<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
--------------------------------	--	------------------------------	-----------

Source:

- a) Implementation of the proposed Project will have an incremental effect on electricity facilities. Since the proposed Project is consistent with the zoning for the proposed Project site, electricity planning needs have been taken into consideration in the short- and long-term planning by Southern California Edison. Therefore, implementation of the proposed Project will not impact electricity 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. Any impacts are considered less than significant. No mitigation is required.
- b) The Project is not proposing use of natural gas facilities. Therefore, implementation of the proposed Project will not impact natural gas 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. No impacts are anticipated. No mitigation is required.
- c) Implementation of the proposed Project will have an incremental effect on communication facilities. Since the proposed Project is consistent with the proposed zoning for the proposed Project site, communication facilities planning needs have been taken into consideration in the short- and long-term planning by Verizon. Therefore, implementation of the proposed Project will not impact communication 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. Any impacts are considered less than significant. No mitigation is required.
- d) Please reference the discussion above in Section 25, Hydrology and Water Quality. The proposed Project will be required to comply with standard conditions that will ensure that all impacts will remain less than significant. Therefore, implementation of the proposed Project will not impact storm water drainage 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. Any impacts are considered less than significant. No mitigation is required.
- e) The Project has been conditioned to include street lights on Anza Road and Calle Arnaz Road (COA 80. TRANS 10). The plans will be submitted to Transportation Department along with a street authorization letter from SCE, IID or other electric provider for review. Transportation Department will ensure that the Streetlight Plans will not have a significant impact on the environment. No impacts are anticipated. No mitigation is required.
- f) The proposed Project will have a less than significant impact on public facilities (see Response 43.f for maintenance of public facilities, including roads). No mitigation is required.
- g) The proposed Project will not have an impact on other governmental services. No mitigation will be required.

**49. Energy Conservation**

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

Source: Project materials

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

a) Implementation of the proposed Project will serve to implement energy conservation plans and will comply with the California Green Building Standards Code. The project is not anticipated to utilize a significant amount of resources, including energy; therefore, no impacts are anticipated. No mitigation is required.

Mitigation: No mitigation measures are required.

Monitoring: No mitigation monitoring is required.

**OTHER**

50. Other: N/A

Source: Staff review

Findings of Fact: N/A

Mitigation: N/A

Monitoring: N/A

**MANDATORY FINDINGS OF SIGNIFICANCE**

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

Source: Staff review, Project Application Materials

Findings of Fact: Implementation of the proposed project would not substantially degrade the quality of the environment, substantially reduce the habitat of fish or wildlife species, cause a fish or wildlife populations to drop below self-sustaining levels, threaten to eliminate a plant or animal community, or reduce the number or restrict the range of a rare or endangered plant or animal, or eliminate important examples of the major periods of California history or prehistory with mitigation. Please reference discussion in Section 3 (Biological Resources), Section 9 (Cultural Resources – Archaeological Resources) and Section 10 (Paleontological Resources).

52. Does the project have impacts which are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental

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

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. As demonstrated in Sections 1 - 49 of this Environmental Assessment, the proposed Project does not have impacts which are individually limited, but cumulatively considerable. As illustrated in the EA the Project will not have any impacts that cannot be reduced to less than significant with appropriate mitigation. Therefore, no cumulative impacts are anticipated to occur.

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

Source: Staff review, project application

Findings of Fact: As demonstrated in Sections 1 - 49 of this Environmental Assessment, the proposed Project does not have environmental effects that will cause substantial adverse effects on human beings, either directly or indirectly. Standard conditions acting as mitigation will apply to the proposed Project, and all potential impacts are reduced to less than significant.

**VI. EARLIER ANALYSES**

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

Earlier Analyses Used, if any:

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

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

**VII. AUTHORITIES CITED**

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

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

APPENDIX A, REFERENCES

1. Air Quality Assessment Temecula Commercial County of Riverside, CA prepared by LDN Consulting Inc. dated March 16, 2016
2. Global Climate Change Temecula Commercial County of Riverside, CA prepared by LDN Consulting Inc. dated March 16, 2016
3. Riverside County General Plan, approved December 15, 2015
4. Riverside County Land Use Ordinance No. 348.4818, Effective Date January 14, 2016
5. Phase I Environmental Site Assessment of a Residential Property APN 965-460-007 prepared by Earth Strata Inc. dated February 3, 2016
6. Preliminary Geotechnical Interpretive Report, Project No. 15872-10A prepared by Earth Strata Inc. dated October 30, 2015
7. Photometric Study for CUP 03736 dated 06/20/16
8. Project Specific Water Quality Management Plan, Project Title: Calle Arnaz Commercial Site, Development No: APN 965-460-007, Design Review/ Case No: 3736, prepared by Wilfredo Ventura, Ventura Engineering, LLC revised date April 2, 2016
9. Noise Assessment Temecula Commercial Development County of Riverside CA prepared by LDN Consulting Inc. dated March 15, 2016
10. Rancho California Water District Water Availability Letter 34613 Calle Arnaz; Parcel No. 3 of Parcel Map No. 10016; APN 965-460-007; CUP 03736 dated February 22, 2016 From Erica Peter Engineering Services Representative to Case Planner
11. Traffic Study for Calle Arnaz Commercial Anza Road and Calle Arnaz Road in the Southwest Area in the county of Riverside prepared by Darnell & Associates, Inc. Revised April 11, 2016
12. Updated Focused Survey Results for the Burrowing Owl (Aethene Cunicularia) For PAR # 01455, APN # 965-460-007, prepared by Kidd Biological Inc. updated March 21, 2016

CONDITIONAL USE PERMIT Case #: CUP03736

Parcel: 965-460-007

10. GENERAL CONDITIONS

EVERY DEPARTMENT

10. EVERY. 1

USE - PROJECT DESCRIPTION

RECOMMND

The Conditional Use Permit proposes to construct and use a 21,702 SF commercial building to sell items generally sold at a feed and grain store, hardware store, gift shop, and nursery-garden supply store. The project will include 21,349 SF of outdoor sales area. Outdoor sales area includes 14,849 SF fenced area located east of the building, 3,500 SF display area in front of the building, and 3,000 SF display area southern end of the project area.

The fenced outdoor display area will sell items such as small farm implements, fence posts, animal fencing, small water tanks, decorative windmills, etc. The other outdoor display areas will be used to sell small flatbed tow trailers and seasonal items such as dog houses, seasonal plants, riding motors, paddle boats, ATVs, potting soils, salt licks, BBQs, etc. The project will include a rear loading dock, bulk propane, forage shed, one vertical bailer for recycling of cardboard, one dumpster location, on-site wastewater treatment system and 119 parking spaces.

The main access into project site will be from Calle Arnaz. A right-in/right out driveway will complete the circulation onto Anza Road.

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.

CONDITIONAL USE PERMIT Case #: CUP03736

Parcel: 965-460-007

10. GENERAL CONDITIONS

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

RECOMMND

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

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

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. 3736 shall be henceforth defined as follows:

APPROVED EXHIBIT A = CONDITIONAL USE PERMIT NO. 3736, EXHIBIT A SITE PLAN, DATED 4/15/16.

APPROVED EXHIBIT B = CONDITIONAL USE PERMIT NO. 3736, EXHIBIT B ELEVATIONS, DATED 4/15/16.

APPROVED EXHIBIT C = CONDITIONAL USE PERMIT NO. 3736, EXHIBIT C FLOOR PLANS, DATED 4/15/16.

APPROVED EXHIBIT G = CONDITIONAL USE PERMIT NO. 3736, EXHIBIT G GRADING PLANS, DATED 4/15/16.

APPROVED EXHIBIT L = CONDITIONAL USE PERMIT NO. 3736, EXHIBIT L LANDSCAPING PLAN, DATED 5/16/16.

APPROVED EXHIBIT M = CONDITIONAL USE PERMIT NO. 3736 EXHIBIT M - COLORS AND MATERIALS, DATED 4/15/16.

APPROVED EXHIBIT S = CONDITIONAL USE PERMIT NO. 3736 EXHIBIT S - SIGNAGE PLAN, DATED 4/15/16.

APPROVED EXHIBIT X = CONDITONAL USE PERMIT NO. 3736



CONDITIONAL USE PERMIT Case #: CUP03736

Parcel: 965-460-007

10. GENERAL CONDITIONS

10. EVERY. 3 USE - DEFINITIONS (cont.) RECOMMND

EXHIBIT X - LIGHTING PLAN, DATED 4/15/16.

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

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

BS GRADE DEPARTMENT

10.BS GRADE. 1 USE - GENERAL INTRODUCTION RECOMMND

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

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

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

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

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

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

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

10.BS GRADE. 6 USE - NPDES INSPECTIONS RECOMMND

Construction activities including clearing, stockpiling, grading or excavation of land which disturbs less than 1

CONDITIONAL USE PERMIT Case #: CUP03736

Parcel: 965-460-007

10. GENERAL CONDITIONS

10.BS GRADE. 6

USE - NPDES INSPECTIONS (cont.)

RECOMMND

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

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

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

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

07/13/16  
07:49

Riverside County LMS  
CONDITIONS OF APPROVAL

Page: 5

CONDITIONAL USE PERMIT Case #: CUP03736

Parcel: 965-460-007

10. GENERAL CONDITIONS

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

throughout the recognized storm season to verify compliance with the Construction General Permit and Stormwater ordinances and regulations.

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

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

10.BS GRADE. 8                   USE - DUST CONTROL                   RECOMMND

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

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

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

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

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

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

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

10.BS GRADE. 13                  USE - SLOPE SETBACKS                  RECOMMND

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

10.BS GRADE. 20                  USE - RETAINING WALLS                  RECOMMND

Lots which propose retaining walls will require separate permits. They shall be obtained prior to the issuance of any other building permits - unless otherwise approved by the Building and Safety Director. The walls shall be designed by a Registered Civil Engineer - unless they

07/13/16  
07:49

Riverside County LMS  
CONDITIONS OF APPROVAL

Page: 6

CONDITIONAL USE PERMIT Case #: CUP03736

Parcel: 965-460-007

10. GENERAL CONDITIONS

10.BS GRADE. 20                   USE - RETAINING WALLS (cont.)                   RECOMMND

conform to the County Standard Retaining Wall designs shown on the Building and Safety Department form 284-197.

10.BS GRADE. 23                   USE - MANUFACTURED SLOPES                   RECOMMND

Plant and irrigate all manufactured slopes equal to or greater than 3 feet in vertical height with drought tolerant grass or ground cover; slopes 15 feet or greater in vertical height shall also be planted with drought tolerant shrubs or trees in accordance with the requirements of Ordinance 457.

10.BS GRADE. 24                   USE - FINISH GRADE                   RECOMMND

Finish grade shall be sloped to provide proper drainage away from all exterior foundation walls in accordance with the California Building Code and Ordinance 457.

BS PLNCK DEPARTMENT

10.BS PLNCK. 1                   USE - CORRECTIONS FOR SUB.                   RECOMMND

CORRECTIONS FOR PLAN SUBMISSION

Based upon 115 parking spaces provided, please correct accessible spaces provided from 4 spaces to 5 spaces. At least one of the 5 spaces shall be designated as "Van Accessible", with the appropriate dimensions and signage.

GENERAL CONDITIONS:

PERMIT ISSUANCE: Per section 105.1 (2013 California Building Code, CBC): Where any owner or authorized agent intends to construct, enlarge, alter, repair, move, demolish or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert, or replace any electrical, gas, mechanical, or plumbing system, the regulation of which is governed by this code, or to cause any such work to be done, shall first make application to the building official and obtain the required permit.

The applicant shall obtain the required building permit(s) from the building department prior to any construction or placement of any building, structure or equipment on the