

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

916B



FROM: TLMA - Planning Department

SUBMITTAL DATE:

June 1, 2011

SUBJECT: CHANGE OF ZONE NO. 7758 / CONDITIONAL USE PERMIT NO. 3665 (Fast Track No. 2011-02) – Intent to Adopt a Mitigated Negative Declaration – Applicant: Riverside County Redevelopment Agency (RDA) – Engineer/Representative: Albert A. Webb Associates – Second Supervisorial District – Rubidoux Zoning District – Jurupa Area Plan: Community Development: Commercial Retail (CD: CR) (0.20 - 0.35 Floor Area Ratio), Community Development: High Density Residential (CD: HDR) (8 - 14 Dwelling Units per Acre), Community Center Policy Overlay and Rubidoux Village Policy Area – Location: Northerly of Tilton Avenue, southerly of Mission Boulevard and easterly of Riverview Drive – 15.23 Gross Acres – Zoning: Rubidoux-Village Commercial West (R-VC) and General Residential – 2,500 Square Foot Minimum (R-3-2,500) – **REQUEST:** The **Change of Zone** proposes to amend the zoning classification for the subject property from Rubidoux-Village Commercial West (R-VC) to General Commercial (C-1/C-P) on 14.92 gross acres. The **Conditional Use Permit** proposes a 140,438 square foot shopping center (Mission Plaza) consisting of a market, a drug store, shops, a WQMP filtration basin, allow the sale of beer, wine and distilled spirits (Alcoholic Beverage Control (ABC) License Type 21) for off premise consumption and 751 parking spaces consisting of on- and off-site parking on a 15.23 gross acre site. The site consists of six (6) existing commercial buildings with a total building area of 66,355 square feet. Three (3) of the buildings with a total building area of 21,755 square feet will be permitted, retained and redeveloped, while the other three (3) buildings with a total building area of 44,600 square feet are proposed for demolition. Five new buildings, totaling 91,820 square feet, are proposed as part of this permit, along with 4 building pads for an additional 26,865 square feet of building area.

Carolyn Syms Luna

Carolyn Syms Luna
Planning Director

Initials:
CSL:vc

(continued on attached page)

MINUTES OF THE BOARD OF SUPERVISORS

On motion of Supervisor Tavaglione, seconded by Supervisor Ashley and duly carried by unanimous vote, IT WAS ORDERED that the above matter is approved as recommended.

Ayes: Buster, Tavaglione, Stone, Benoit, and Ashley
Nays: None
Absent: None
Date: June 14, 2011
xc: Planning(2), Applicant, Co.Co.

Kecia Harper-Ihem
Clerk of the Board
By: *Kecia Harper-Ihem*
Deputy

(Comp. Item 2.3)

Prev. Agn. Ref.

District: Second

Agenda Number:

16.1

REVIEWED BY EXECUTIVE OFFICE

DATE

Tina Grande

Departmental Concurrence

☒ Policy

☐ Consent

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

The Honorable Board of Supervisors

Re: CHANGE OF ZONE NO. 7758 / CONDITIONAL USE PERMIT NO. 3665 (Fast Track No. 2011-02)

Page 2 of 2

RECOMMENDED MOTION:

ADOPTION of a **MITIGATED NEGATIVE DECLARATION** for **ENVIRONMENTAL ASSESSMENT NO. 42435**, based on the findings incorporated in the initial study, and the conclusion that the project will not have a significant effect on the environment; and,

TENTATIVE APPROVAL of **CHANGE OF ZONE NO. 7758**, amending the zoning classification for the subject property from Rubidoux-Village Commercial West (R-VC) to General Commercial (C-1/C-P) in accordance with Exhibit #3; based upon the findings and conclusions incorporated in the staff report; and,

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

APPROVAL of **CONDITIONAL USE PERMIT NO. 3665**, subject to the attached conditions of approval, and based upon the findings and conclusions incorporated in the staff report.



The Riverside County Record Newspaper

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INVOICE

May 25, 2011

Riverside County
Clerk of the Board
4080 Lemon Street, 1st Floor
P.O. Box 1147
Riverside, CA 92502- 1147

Legal Advertising

Notice of Public Hearing

Your: ZC 7758 and CUP3665 (FTA 2001-02)
Our #0427

16.00 column inches x \$8.94 = \$143.04

Publish one (1) week: May 26, 2011

Amount Due: \$143.04

Thank You,


Cathy Sypin-Barnes

Planning
16.1 y 06/14/11
ZC 7758
e

2011 MAY 31 PM 4:08

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Affidavit of Publication

(2015.5 C.C.P.)

County of Riverside

State of California

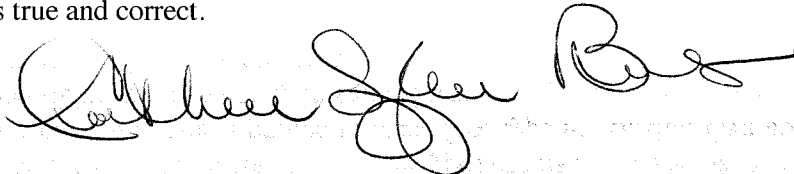
Catherine Sy-pin-Barnes, being first duly sworn, deposes and says: That at all times hereinafter, mentioned that she was a citizen of the United States, over the age of eighteen years, and a resident of said County, and was at and during all said times the principal clerk of the printer and publisher of The Riverside County Record-News, a newspaper of general circulation, adjudicated by court decree, printed and published weekly in said County of Riverside, State of California, that said Riverside County Record-News is and was at all times herein mentioned, a newspaper of general circulation as that term is defined in section 4460 of the Political Code, and, as provided by that section, is published for the dissemination of local and telegraphic news and intelligence of a general character, having a bona fide subscription list of paying subscribers, and is not devoted to nor published for the interest, entertainment or instruction of a particular class, profession, trade, calling, race or denominations; that at all said time said newspaper has been established, printed and published in said County and State at regular intervals for more than one year preceding the date of publication of the notice hereinafter mentioned; that said notice was set in type not smaller than nonpareil and was preceded with words printed in black face type not smaller than nonpareil describing and expressing in general terms the purport and character of the notice intended to be given; that the

RIVERSIDE COUNTY RECORD NEWSPAPER

of which the annexed is a printed copy, published and printed in said newspaper in at least 1 weekly issues, as follows:

May 26, 2011

I certify (or declare) under penalty of perjury that the foregoing is true and correct.



Signature

Dated: May 26, 2011
at Riverside, California

NOTICE OF PUBLIC HEARING BEFORE THE BOARD OF SUPERVISORS OF RIVERSIDE COUNTY ON A CHANGE OF ZONE AND A FAST TRACK CONDITIONAL USE PERMIT IN THE RUBIDOUX ZONING DISTRICT - JURUPA AREA PLAN, SECOND SUPERVISORIAL DISTRICT AND NOTICE OF INTENT TO ADOPT A MITIGATED NEGATIVE DECLARATION

NOTICE IS HEREBY GIVEN that a public hearing at which all interested persons will be heard, will be held before the Board of Supervisors of Riverside County, California, on the 1st Floor Board Chambers, County Administrative Center, 4080 Lemon Street, Riverside, on Tuesday, June 14, 2011 at 1:30 P.M. to consider the application submitted by Riverside County Redevelopment Agency (RDA) - Albert A. Webb Associates, on Change of Zone No. 7758, which proposes to change the zone from Rubidoux-Village Commercial West (R-VC) to General Commercial (C-1/C-P) on 14.92 gross acres, or such other zones as the Board may find appropriate; and, Conditional Use Permit No. 3665 (Fast Track No. 2011-02), which proposes a 140,438 square foot shopping center (Mission Plaza) consisting of a market, a drug store, shops, a WQMP filtration basin located within the proposed General Commercial (C-1/C-P) and existing General Residential - 2,500 Square Foot Minimum (R-3-2,500), allow the sale of beer, wine and distilled spirits (Alcoholic Beverage Control (ABC) License Type 21) for off premise consumption and 855 parking spaces on a 15.23 gross acre site with a floor area ratio of 0.23 (Commercial Retail requires a 0.20-0.35 floor area ratio) ("the project"). The site consists of six (6) commercial buildings with a total building area of 66,355 square feet. Three (3) of the buildings with a total building area of 21,755 square feet will be permitted and redeveloped and the other three (3) buildings with a total building area of 44,600 square feet are proposed for demolition. The project is located northerly of Tilton Avenue, southerly of Mission Boulevard, and easterly of Riverview Drive in the Rubidoux Zoning District - Jurupa Area Plan, Second Supervisorial District. The Planning Department has determined that the project will not have a significant effect on the environment and recommends the adoption of a Mitigated Negative Declaration for Environmental Assessment No. 42435.

The project case file may be viewed from the date of this notice until the public hearing, Monday through Thursday, from 7:30 a.m. to 5:30 p.m. at the Clerk of the Board of Supervisors at 4080 Lemon Street, 1st Floor, Riverside, California 92501, and at the Riverside County Planning Department at 4080 Lemon Street, 12th Floor, Riverside, California 92501.

FOR FURTHER INFORMATION REGARDING THIS PROJECT, PLEASE CONTACT CHRISTIAN HINOJOSA, PROJECT PLANNER, AT (951) 955-0972 OR EMAIL chinosos@rcclma.org.

Any person wishing to testify in support of or in opposition to the project may do so in writing between the date of this notice and the public hearing, or may appear and be heard at the time and place noted above. All written comments received prior to the public hearing will be submitted to the Board of Supervisors and the Board of Supervisors will consider such comments, in addition to any oral testimony, before making a decision on the project. If you challenge the above item in court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence to the Planning Commission or Board of Supervisors at, or prior to, the public hearing. Be advised that as a result of the public hearing and the consideration of all public comment, written and oral, the Board of Supervisors may amend, in whole or in part, the project and/or the related environmental document. Accordingly, the designations, development standards, design or improvements, or any properties or lands within the boundaries of the project, may be changed in a way other than specifically proposed.

Please send all written correspondence to: Clerk of the Board, 4080 Lemon Street, 1st Floor, Post Office Box 1147, Riverside, CA 92502-1147
Dated: May 23, 2011
Kecia Harper-Iham
Clerk of the Board
By: Cecilia Gil, Board Assistant
Pub: May 23, 2011 RCR0427

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(2010, 2015.5 C.C.P.)**

Press-Enterprise

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Ad Desc.: PH - ZC 7758 CUP 3665 FTA 2001-02

I am a citizen of the United States. I am over the age of eighteen years and not a party to or interested in the above entitled matter. I am an authorized representative of THE PRESS-ENTERPRISE, a newspaper of general circulation, printed and published daily in the County of Riverside, and which newspaper has been adjudicated a newspaper of general circulation by the Superior Court of the County of Riverside, State of California, under date of April 25, 1952, Case Number 54446, under date of March 29, 1957, Case Number 65673 and under date of August 25, 1995, Case Number 267864; that the notice, of which the annexed is a printed copy, has been published in said newspaper in accordance with the instructions of the person(s) requesting publication, and not in any supplement thereof on the following dates, to wit:

05-25-11

I Certify (or declare) under penalty of perjury that the foregoing is true and correct.

Date: May. 25, 2011
At: Riverside, California



BOARD OF SUPERVISORS

P.O. BOX 1147
COUNTY OF RIVERSIDE
RIVERSIDE CA 92502

Ad #: 10667686

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Ad Copy:

NOTICE OF PUBLIC HEARING BEFORE THE BOARD OF SUPERVISORS OF RIVERSIDE COUNTY ON A CHANGE OF ZONE AND A FAST TRACK CONDITIONAL USE PERMIT IN THE RUBIDOUX ZONING DISTRICT - JURUPA AREA PLAN, SECOND SUPERVISORIAL DISTRICT AND NOTICE OF INTENT TO ADOPT A MITIGATED NEGATIVE DECLARATION

NOTICE IS HEREBY GIVEN that a public hearing at which all interested persons will be heard, will be held before the Board of Supervisors of Riverside County, California, on the 1st Floor Board Chambers, County Administrative Center, 4080 Lemon Street, Riverside, on **Tuesday, June 14, 2011 at 1:30 P.M.** to consider the application submitted by Riverside County Redevelopment Agency (RDA) - Albert A. Webb Associates, on **Change of Zone No. 7758**, which proposes to change the zone from Rubidoux-Village Commercial West (R-VC) to General Commercial (C-1/C-P) on 14.92 gross acres, or such other zones as the Board may find appropriate; and, **Conditional Use Permit No. 3665 (Fast Track No. 2011-02)**, which proposes a 140,438 square foot shopping center (Mission Plaza) consisting of a market, a drug store, shops, a WQMP filtration basin located within the proposed General Commercial (C-1/C-P) and existing General Residential - 2,500 Square Foot Minimum (R-3-2,500), allow the sale of beer, wine and distilled spirits (Alcoholic Beverage Control (ABC) License Type 21) for off premise consumption and 855 parking spaces on a 15.23 gross acre site with a floor area ratio of 0.23 (Commercial Retail requires a 0.20-0.35 floor area ratio) ("the project"). The site consists of six (6) commercial buildings with a total building area of 66,355 square feet. Three (3) of the buildings with a total building area of 21,755 square feet will be permitted and redeveloped and the other three (3) buildings with a total building area of 44,600 square feet are proposed for demolition. The project is located northerly of Tilton Avenue, southerly of Mission Boulevard, and easterly of Riverview Drive in the Rubidoux Zoning District - Jurupa Area Plan, Second Supervisorial District.

The Planning Department has determined that the project will not have a significant effect on the environment and recommends the adoption of a Mitigated Negative Declaration for **Environmental Assessment No. 42435**.

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FOR FURTHER INFORMATION REGARDING THIS PROJECT, PLEASE CONTACT CHRISTIAN

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Dated: May 23, 2011

Kecia Harper-Ihem
Clerk of the Board
By: Cecilia Gil, Board Assistant

16-1 w/ 06/14/11



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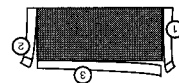
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NOTICE OF PUBLIC HEARING BEFORE THE BOARD OF SUPERVISORS OF RIVERSIDE COUNTY ON A CHANGE OF ZONE AND A FAST TRACK CONDITIONAL USE PERMIT IN THE RUBIDOUX ZONING DISTRICT – JURUPA AREA PLAN, SECOND SUPERVISORIAL DISTRICT AND NOTICE OF INTENT TO ADOPT A MITIGATED NEGATIVE DECLARATION

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Dated: May 23, 2011

Kecia Harper-Ihem
Clerk of the Board
By: Cecilia Gil, Board Assistant

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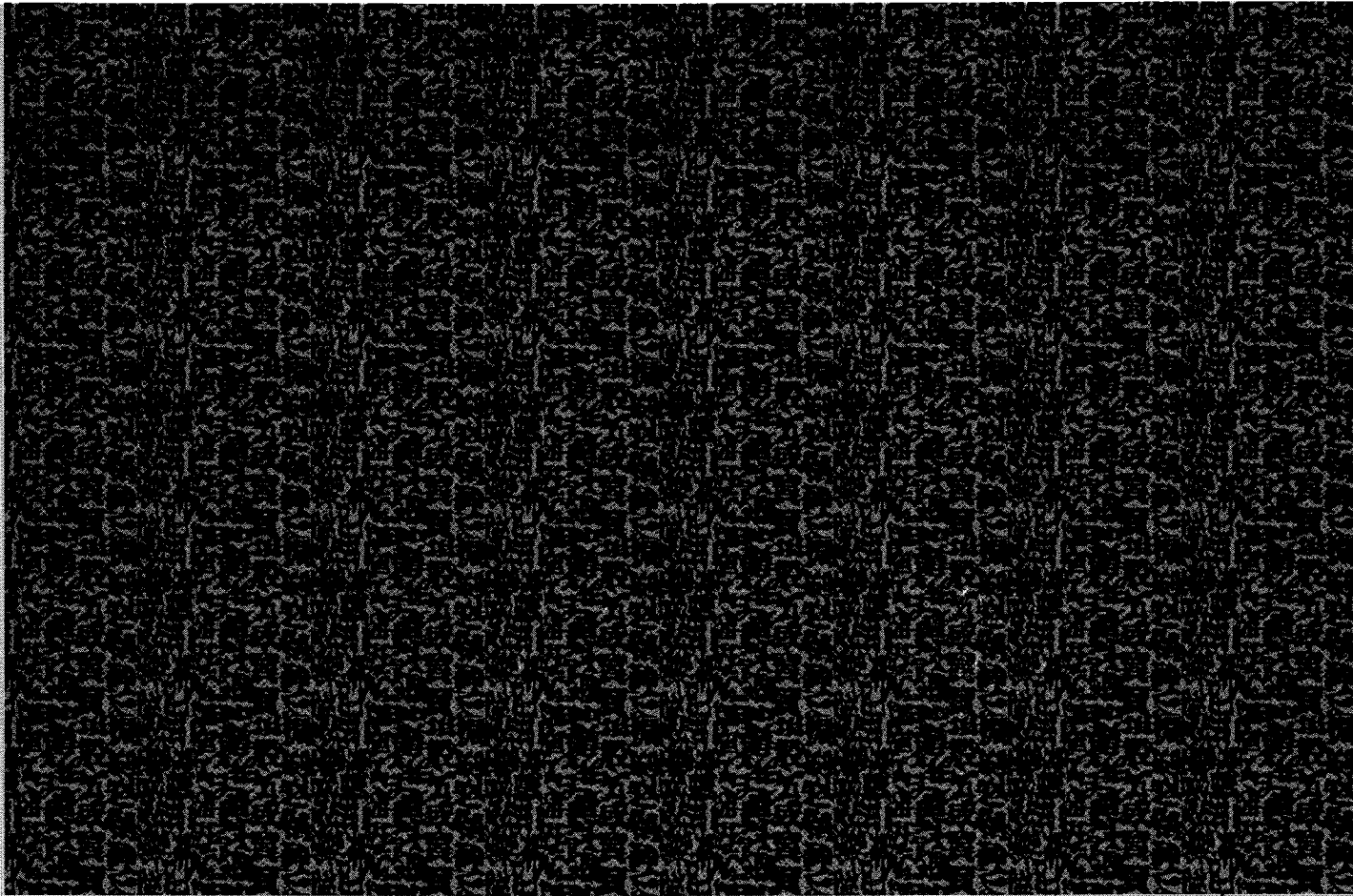
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Please send all written correspondence to: Clerk of the Board, 4080 Lemon Street, 1st Floor, Post Office Box 1147, Riverside, CA 92502-1147

Dated: May 23, 2011

Kecia Harper-Ihem
Clerk of the Board
By: Cecilia Gil, Board Assistant

16.1 of 06/14/11



Riverside County Clerk of the Board
County Administrative Center
4080 Lemon Street, 1st Floor Annex
P. O. Box 1147
Riverside, CA 92502-1147

PUBLIC HEARING NOTICE

This may affect your property

ASMT: 181020031, APN: 181020031
ALLIE MALLAD
P O BOX 5186
DEARBORN MI 48128

2011 JUN - 6 PM 1:06

RECEIVED RIVERSIDE COUNTY
CLERK/BOARD OF SUPERVISORS

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RETURN TO SENDER
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UNABLE TO FORWARD
EC: 92502114747 *0553-06385-28-
|||||

REMOVE SIDE EDGES FIRST
THEN FOLD AND TEAR THIS STUB ALONG PERFORATION



NOTICE OF PUBLIC HEARING BEFORE THE BOARD OF SUPERVISORS OF RIVERSIDE COUNTY ON A CHANGE OF ZONE AND A FAST TRACK CONDITIONAL USE PERMIT IN THE RUBIDOUX ZONING DISTRICT – JURUPA AREA PLAN, SECOND SUPERVISORIAL DISTRICT AND NOTICE OF INTENT TO ADOPT A MITIGATED NEGATIVE DECLARATION

NOTICE IS HEREBY GIVEN that a public hearing at which all interested persons will be heard, will be held before the Board of Supervisors of Riverside County, California, on the 1st Floor Board Chambers, County Administrative Center, 4080 Lemon Street, Riverside, on **Tuesday, June 14, 2011 at 1:30 P.M.** to consider the application submitted by Riverside County Redevelopment Agency (RDA) – Albert A. Webb Associates, on **Change of Zone No. 7758**, which proposes to change the zone from Rubidoux-Village Commercial West (R-VC) to General Commercial (C-1/C-P) on 14.92 gross acres, or such other zones as the Board may find appropriate; and, **Conditional Use Permit No. 3665 (Fast Track No. 2011-02)**, which proposes a 140,438 square foot shopping center (Mission Plaza) consisting of a market, a drug store, shops, a WQMP filtration basin located within the proposed General Commercial (C-1/C-P) and existing General Residential – 2,500 Square Foot Minimum (R-3-2,500), allow the sale of beer, wine and distilled spirits (Alcoholic Beverage Control (ABC) License Type 21) for off premise consumption and 855 parking spaces on a 15.23 gross acre site with a floor area ratio of 0.23 (Commercial Retail requires a 0.20-0.35 floor area ratio) ("the project"). The site consists of six (6) commercial buildings with a total building area of 66,355 square feet. Three (3) of the buildings with a total building area of 21,755 square feet will be permitted and redeveloped and the other three (3) buildings with a total building area of 44,600 square feet are proposed for demolition. The project is located northerly of Tilton Avenue, southerly of Mission Boulevard, and easterly of Riverview Drive in the Rubidoux Zoning District – Jurupa Area Plan, Second Supervisorial District.

The Planning Department has determined that the project will not have a significant effect on the environment and recommends the adoption of a Mitigated Negative Declaration.

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Dated: May 23, 2011

Kecia Harper-Ihem
Clerk of the Board
By: Cecilia Gil, Board Assistant

16.1 of 06/14/11

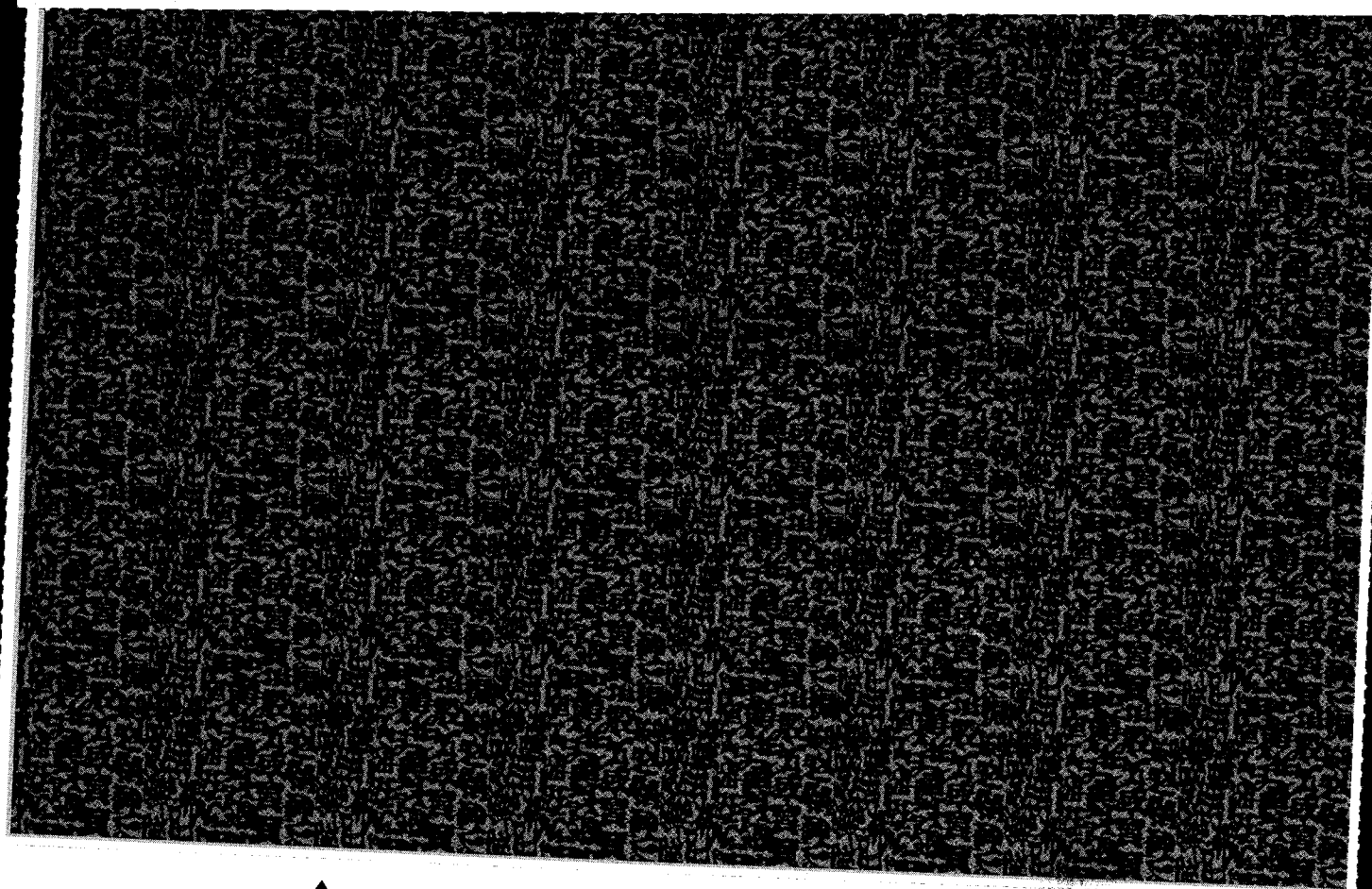
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ASMT: 179122020, APN: 179122020
 KHANH TRAN
 3685 RUBIDOUX BLV
 RIVERSIDE, CA. 92509

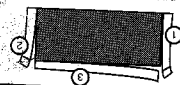
RECEIVED RIVERSIDE COUNTY
 CLERK/ADMINISTRATIVE
 2011 MAY 31 PM 3:11

PUBLIC HEARING NOTICE
This may affect your property

Riverside County Clerk of the Board
 County Administrative Center
 4080 Lemon Street, 1st Floor Annex
 P. O. Box 1147
 Riverside, CA 92502-1147



REMOVE SIDE EDGES FIRST
 THEN FOLD AND TEAR THIS STUB ALONG PERFORATION



**NOTICE OF PUBLIC HEARING BEFORE THE BOARD OF SUPERVISORS OF RIVERSIDE COUNTY
ON A CHANGE OF ZONE AND A FAST TRACK CONDITIONAL USE PERMIT IN THE RUBIDOUX
ZONING DISTRICT – JURUPA AREA PLAN, SECOND SUPERVISORIAL DISTRICT AND NOTICE OF
INTENT TO ADOPT A MITIGATED NEGATIVE DECLARATION**

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The Planning Department has determined that the project will not have a significant effect on the environment and recommends the adoption of a Mitigated Negative Declaration for **Environmental Assessment No. 42435**.

The project case file may be viewed from the date of this notice until the public hearing, Monday through Thursday, from 7:30 a.m. to 5:30 p.m. at the Clerk of the Board of Supervisors at 4080 Lemon Street, 1st Floor, Riverside, California 92501, and at the Riverside County Planning Department at 4080 Lemon Street, 12th Floor, Riverside, California 92501.

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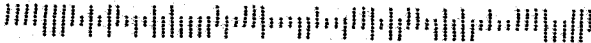
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Dated: May 23, 2011

Kecia Harper-Ihem
Clerk of the Board
By: Cecilia Gil, Board Assistant

16.1 of 06/14/11



CL*MSM1 92335

RECEIVED BY PROPERTY UNIT
FBI/DOJ

2011 MAY 31 PM 3:11

ASMT: 179070019, APN: 179070019
K &, ETAL
16113 FOOTHILL BLV
FONTANA CA 92335

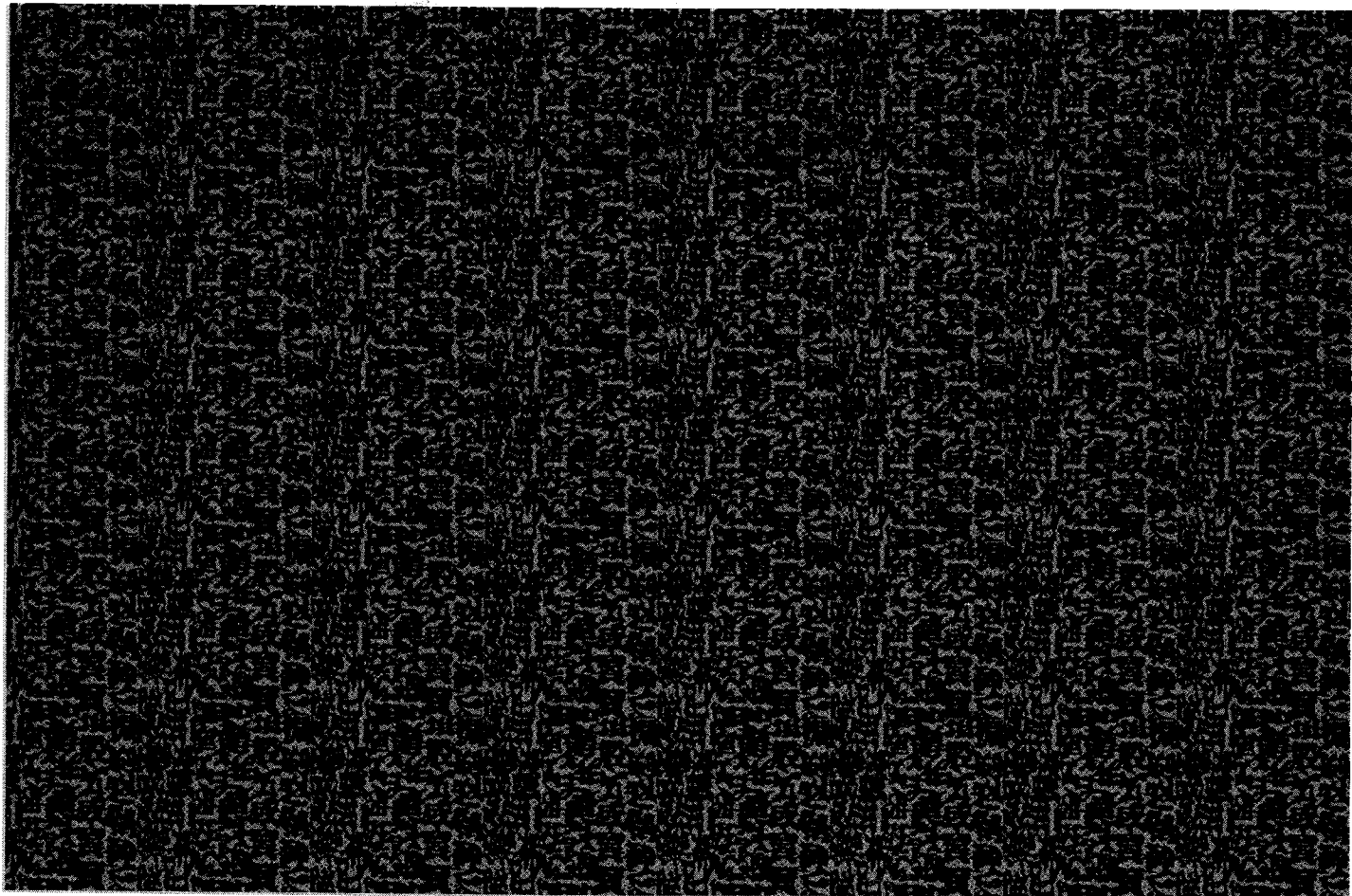
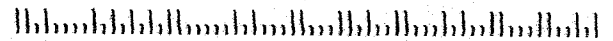
This may affect your property

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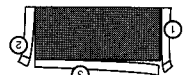
RETURN TO SENDER
ATTEMPTED - NOT KNOWN
UNABLE TO FORWARD

BC: 92502114747 *1977-06405-25-39

9250201147



REMOVE SIDE EDGES FIRST
THEN FOLD AND TEAR THIS STUB ALONG PERFORATION



**NOTICE OF PUBLIC HEARING BEFORE THE BOARD OF SUPERVISORS OF RIVERSIDE COUNTY
ON A CHANGE OF ZONE AND A FAST TRACK CONDITIONAL USE PERMIT IN THE RUBIDOUX
ZONING DISTRICT – JURUPA AREA PLAN, SECOND SUPERVISORIAL DISTRICT AND NOTICE OF
INTENT TO ADOPT A MITIGATED NEGATIVE DECLARATION**

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The Planning Department has determined that the project will not have a significant effect on the environment and recommends the adoption of a Mitigated Negative Declaration for **Environmental Assessment No. 42435**.

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Dated: May 23, 2011

Kecia Harper-Ihem
Clerk of the Board
By: Cecilia Gil, Board Assistant

16.1 of 06/14/11

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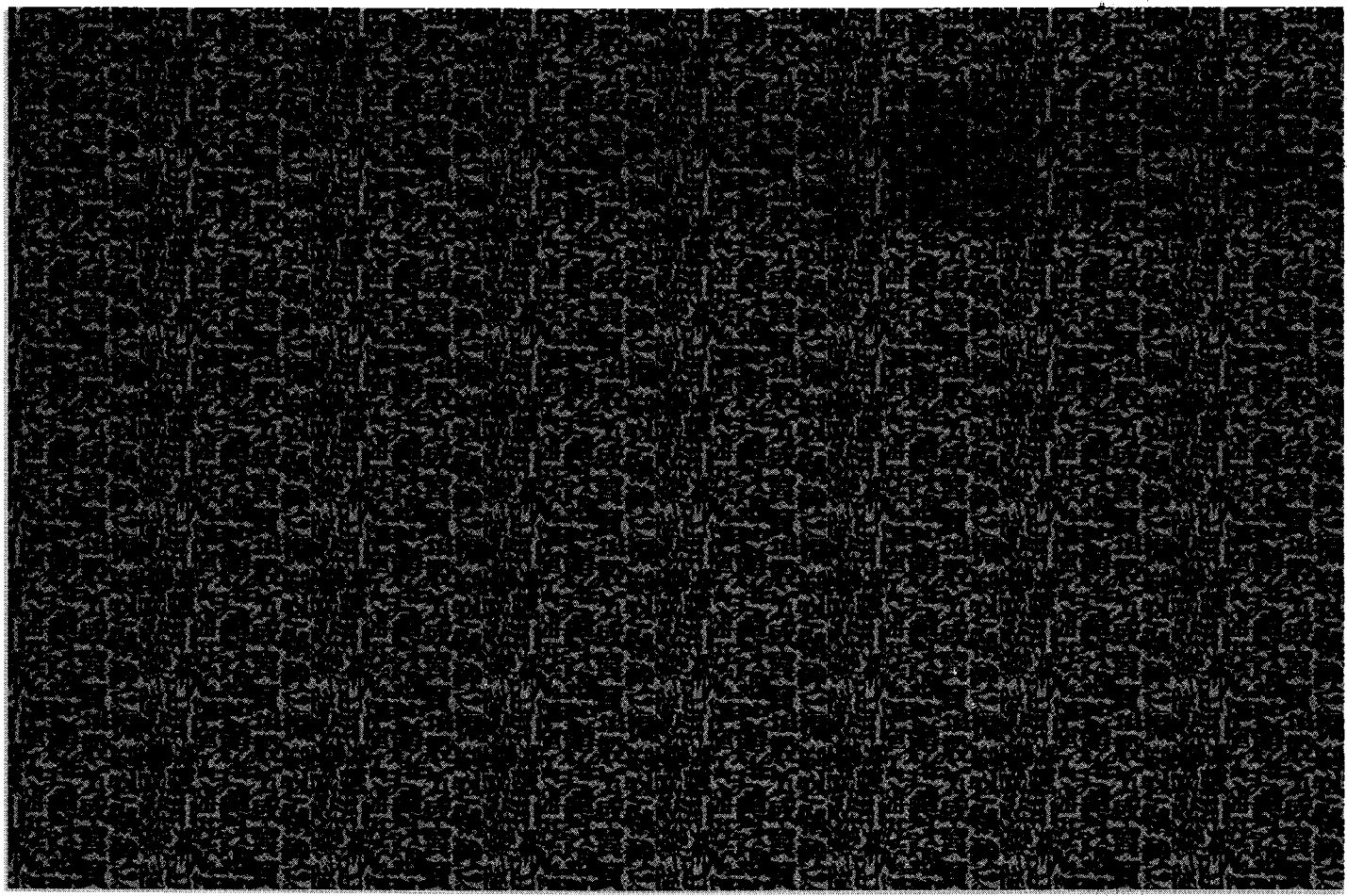
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CLERK / BOARD OF SUPERVISORS

2011 MAY 26 PM 1:46

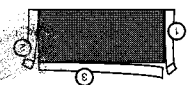
ASMT: 179070020, APN: 179070020
SUNAIRE CHEVROLET CO
2505 W FLORIDA
HEMET CA 92545

PUBLIC HEARING NOTICE
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Riverside County Clerk of the Board
County Administrative Center
4080 Lemon Street, 1st Floor Annex
P. O. Box 1147
Riverside, CA 92502-1147



REMOVE SIDE EDGES FIRST
THEN FOLD AND TEAR THIS STUB ALONG PERFORATION



NOTICE OF PUBLIC HEARING BEFORE THE BOARD OF SUPERVISORS OF RIVERSIDE COUNTY ON A CHANGE OF ZONE AND A FAST TRACK CONDITIONAL USE PERMIT IN THE RUBIDOUX ZONING DISTRICT – JURUPA AREA PLAN, SECOND SUPERVISORIAL DISTRICT AND NOTICE OF INTENT TO ADOPT A MITIGATED NEGATIVE DECLARATION

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The Planning Department has determined that the project will not have a significant effect on the environment and recommends the adoption of a Mitigated Negative Declaration for **Environmental Assessment No. 42435**.

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Dated: May 23, 2011

Kecia Harper-Ihem
Clerk of the Board
By: Cecilia Gil, Board Assistant

16.1 of 06/14/11

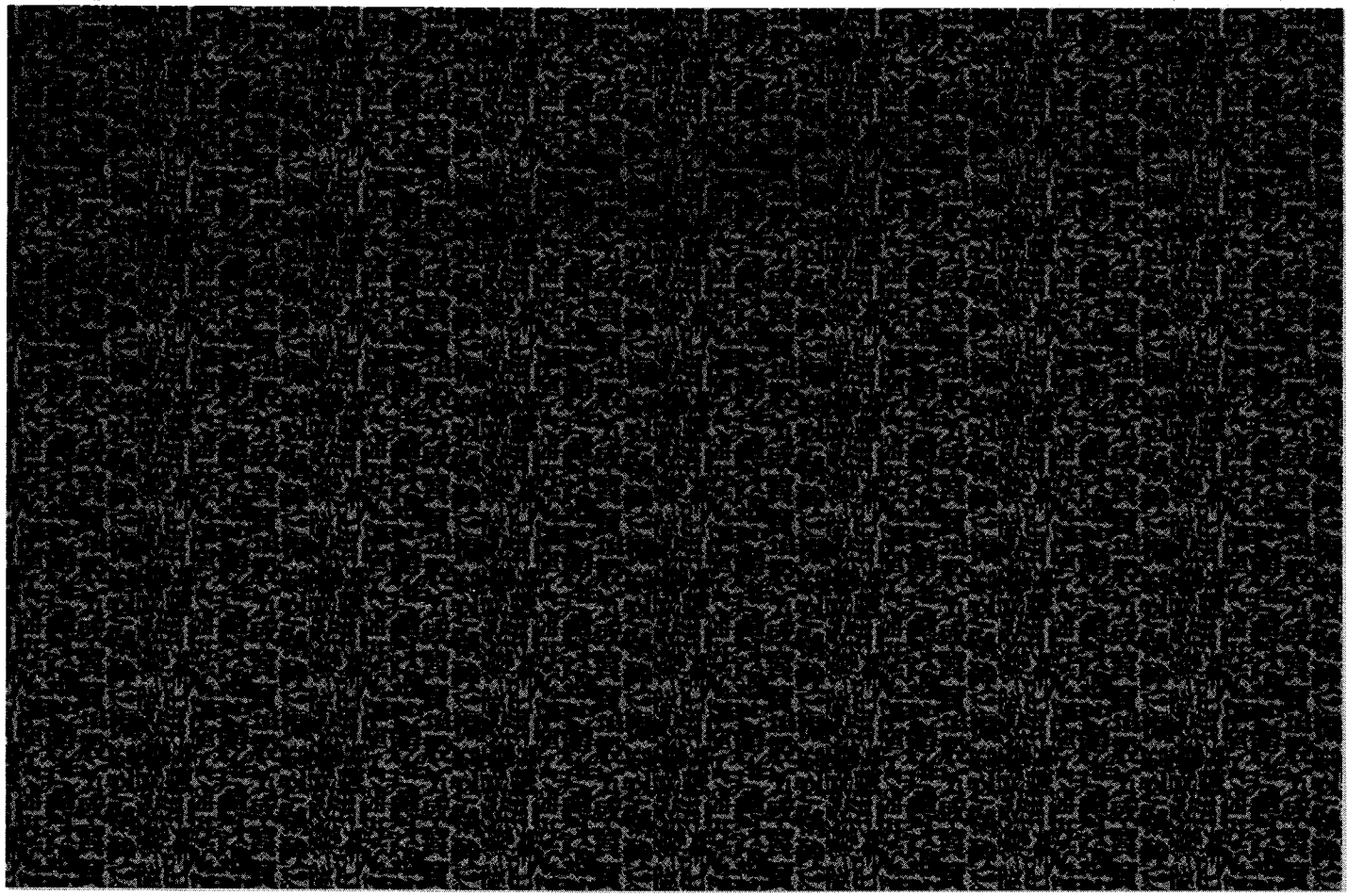
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BC: 92502114747 *2077-00772-25-95
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CLERK/CLERK OF SUPERIOR COURT
2011 MAY 31 PM 3:11

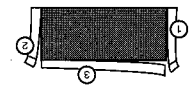
ASMT: 181071010, APN: 181071010
CHEN LEE
1900 PEPPER ST
ALHAMBRA CA 91801

PUBLIC HEARING NOTICE
This may affect your property

Riverside County Clerk of the Board
County Administrative Center
4080 Lemon Street, 1st Floor Annex
P. O. Box 1147
Riverside, CA 92502-1147



REMOVE SIDE EDGES FIRST
THEN FOLD AND TEAR THIS STUB ALONG PERFORATION



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Clerk of the Board
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16.1 of 06/14/11

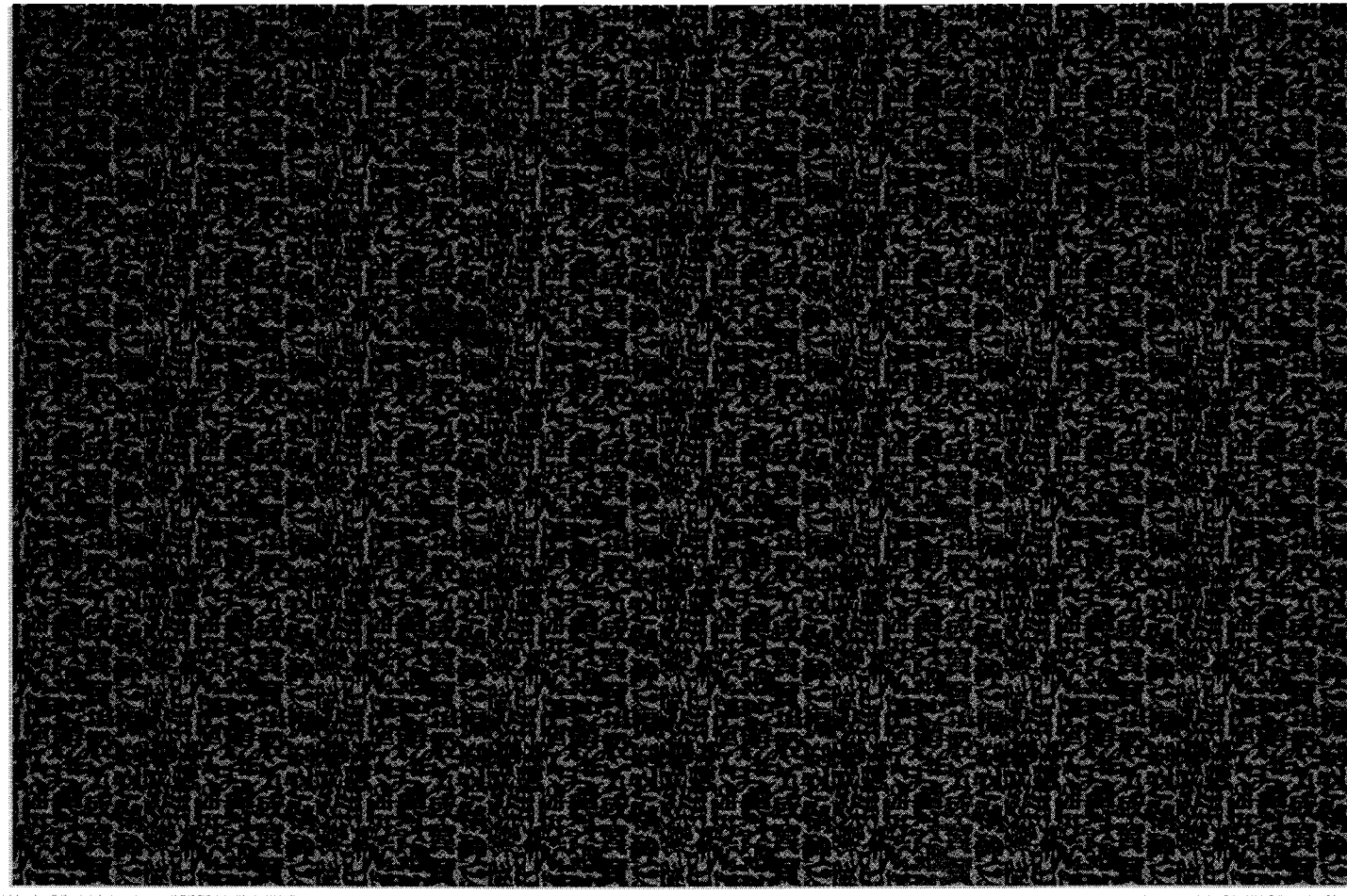
CL*MSM1 91752 9250221147
BC: 92502114747 *2077-05421-25-97
NIXIE 917 DE 1 00 05/25/11
RETURN TO SENDER
NOT DELIVERABLE AS ADDRESSED
UNABLE TO FORWARD

ASMT: 181072033, APN: 181072033
MARY CAMPOS, ETAL
11611 64TH ST
MIRALOMA CA 91752

2011 MAY 31 PM 3:11
RIVERSIDE COUNTY CLERK'S OFFICE
FILE / RECORD OF SALE / VIDEO

PUBLIC HEARING NOTICE
This may affect your property

Riverside County Clerk of the Board
County Administrative Center
4080 Lemon Street, 1st Floor Annex
P. O. Box 1147
Riverside, CA 92502-1147



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THEN FOLD AND TEAR THIS STUB ALONG PERFORATION



NOTICE OF PUBLIC HEARING BEFORE THE BOARD OF SUPERVISORS OF RIVERSIDE COUNTY ON A CHANGE OF ZONE AND A FAST TRACK CONDITIONAL USE PERMIT IN THE RUBIDOUX ZONING DISTRICT – JURUPA AREA PLAN, SECOND SUPERVISORIAL DISTRICT AND NOTICE OF INTENT TO ADOPT A MITIGATED NEGATIVE DECLARATION

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The Planning Department has determined that the project will not have a significant effect on the environment and recommends the adoption of a Mitigated Negative Declaration for **Environmental Assessment No. 42435**.

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Please send all written correspondence to: Clerk of the Board, 4080 Lemon Street, 1st Floor, Post Office Box 1147, Riverside, CA 92502-1147

Dated: May 23, 2011

Kecia Harper-Ihem
Clerk of the Board
By: Cecilia Gil, Board Assistant

16.1 of 06/14/11



Riverside County Clerk of the Board
County Administrative Center
4080 Lemon Street, 1st Floor Annex
P. O. Box 1147
Riverside, CA 92502-1147

PUBLIC HEARING NOTICE

This may affect your property

ATTN: Foster Brown
California Council for the Blind
P.O. Box 172
Riverside, CA 92502

2011 MAY 31 PM 3:11

RECEIVED RIVERSIDE COUNTY CLERK OF THE BOARD
MAY 31 2011

NIXIE 923 DE 1 00 05/25/11

RETURN TO SENDER
ATTEMPTED - NOT KNOWN
UNABLE TO FORWARD

BC: 92502114747 *1977-08246-25-39

92502114747

NOTICE OF PUBLIC HEARING BEFORE THE BOARD OF SUPERVISORS OF RIVERSIDE COUNTY ON A CHANGE OF ZONE AND A FAST TRACK CONDITIONAL USE PERMIT IN THE RUBIDOUX ZONING DISTRICT – JURUPA AREA PLAN, SECOND SUPERVISORIAL DISTRICT AND NOTICE OF INTENT TO ADOPT A MITIGATED NEGATIVE DECLARATION

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Dated: May 23, 2011

Kecia Harper-Ihem
Clerk of the Board
By: Cecilia Gil, Board Assistant

16.1 of 06/14/11

525098 9442007
 BC: 92502114747 *0804-11529-23-42
 RETURN TO SENDER
 NO SUCH NUMBER
 UNABLE TO FORWARD
 NIXIE 923 DE 1 00 05/25/11

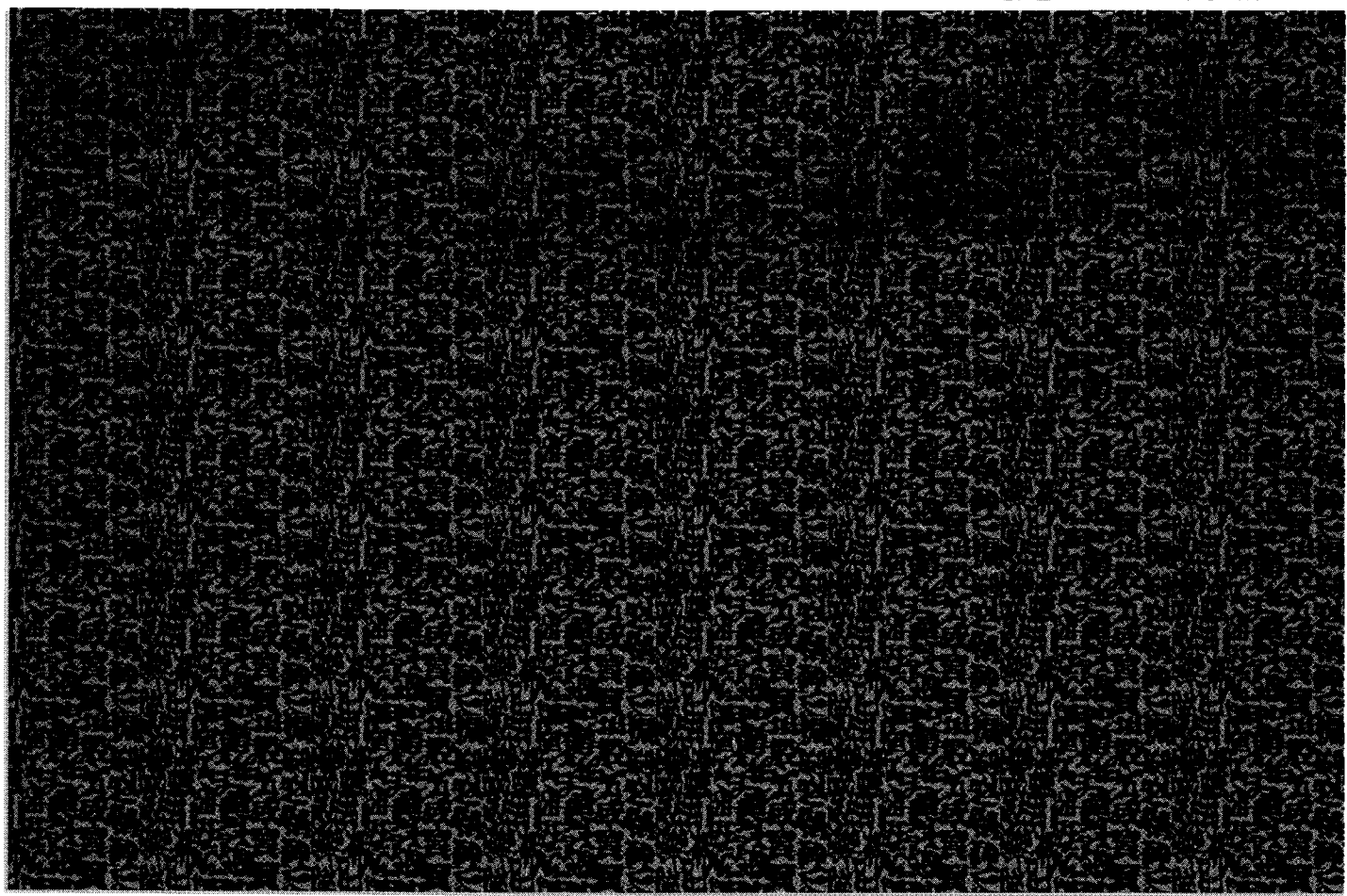
ASMT: 181082054, APN: 181082054
 ROSA ZEPEDA, ETAL
 5303 34TH ST
 RIVERSIDE CA 92509

2011 MAY 31 PM 1:11
 RECEIVED RIVERSIDE COUNTY
 CLERK/BOARD OF SUPERVISORS

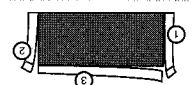
PUBLIC HEARING NOTICE
This may affect your property



Riverside County Clerk of the Board
 County Administrative Center
 4080 Lemon Street, 1st Floor Annex
 P. O. Box 1147
 Riverside, CA 92502-1147



REMOVE SIDE EDGES FIRST
 THEN FOLD AND TEAR THIS STUB ALONG PERFORATION



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Dated: May 23, 2011

Kecia Harper-Ihem
Clerk of the Board
By: Cecilia Gil, Board Assistant

16-1 of 06/14/11



Riverside County Clerk of the Board
County Administrative Center
4080 Lemon Street, 1st Floor Annex
P. O. Box 1147
Riverside, CA 92502-1147

PUBLIC HEARING NOTICE

This may affect your property

ASMT: 181252053, APN: 181252053
NAPOLEON NEGRETE, ETAL
5697 HELIX ST
RIVERSIDE, CA 92509

2011 MAY 31 PM 3:11

RECEIVED RIVERSIDE COUNTY CLERK
MAY 31 2011

NIXIE 923 DE 1 CO 05/26/11
RETURN TO SENDER
NOT DELIVERABLE AS ADDRESSED
UNABLE TO FORWARD
BC: 92302114747 *1977-04690-28-45

CL#K92302114747

**NOTICE OF PUBLIC HEARING BEFORE THE BOARD OF SUPERVISORS OF RIVERSIDE COUNTY
ON A CHANGE OF ZONE AND A FAST TRACK CONDITIONAL USE PERMIT IN THE RUBIDOUX
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Dated: May 23, 2011

Kecia Harper-Ihem
Clerk of the Board
By: Cecilia Gil, Board Assistant

16.1 of 06/14/11

CL*55502013290
 BC: 92502114747 *0408-01907-24-01
 RETURN TO SENDER
 NOT DELIVERABLE AS ADDRESSED
 UNABLE TO FORWARD
 NIXIE 917 DE 1 00 05/27/11

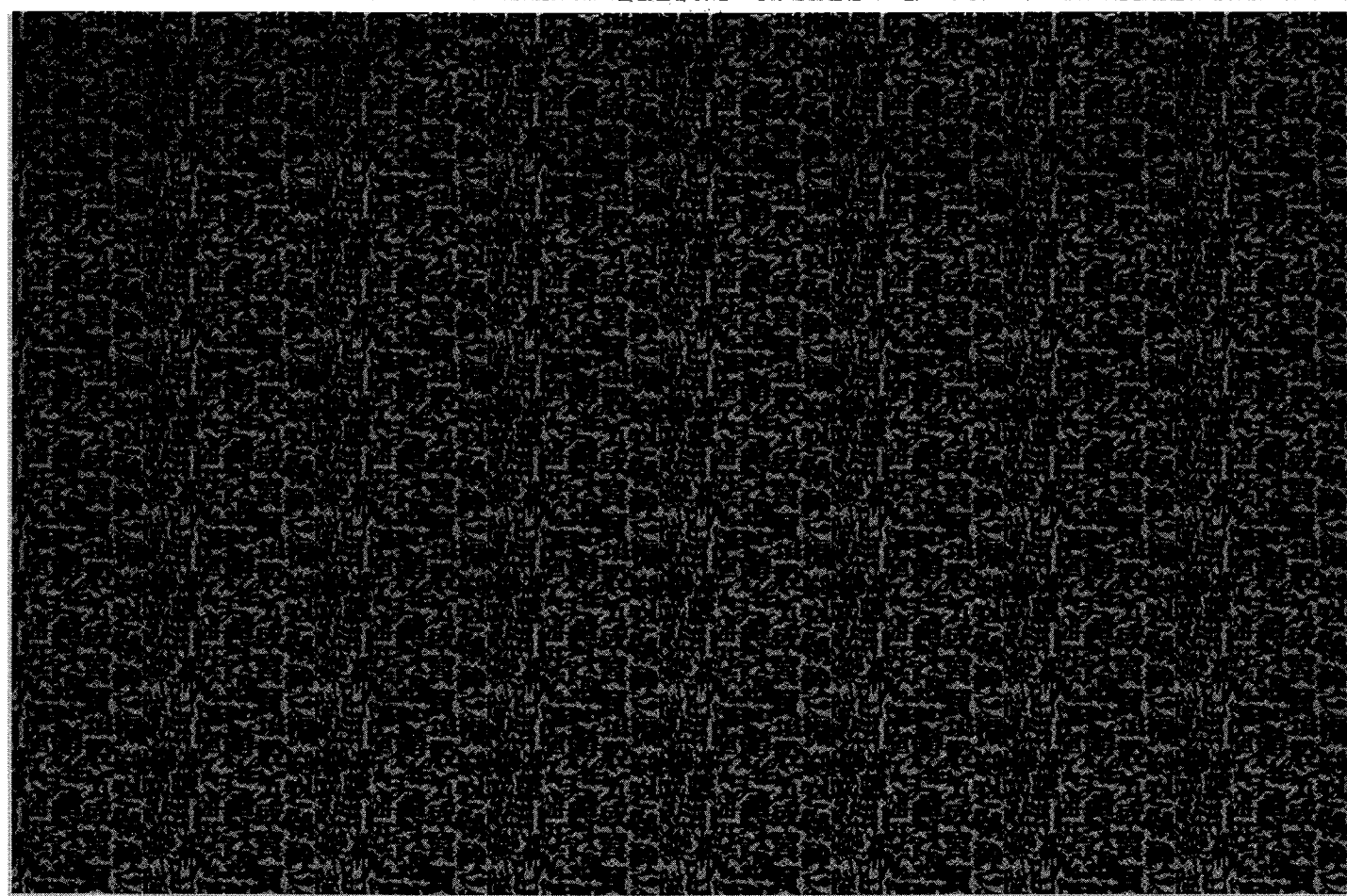
ASMT: 181261030, APN: 181261030
 SKY MEADOW ASSOCIATION
 C/O CITATION HOMES
 17731 IRVINE BLV STE 201
 TUSTIN CA 92680

2011 MAY 31 PM 3:11
 RETURN TO SENDER
 181261030, APN: 181261030

038011

PUBLIC HEARING NOTICE
This may affect your property

Riverside County Clerk of the Board
 County Administrative Center
 4080 Lemon Street, 1st Floor Annex
 P. O. Box 1147
 Riverside, CA 92502-1147



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Dated: May 23, 2011

Kecia Harper-Ihem
Clerk of the Board
By: Cecilia Gil, Board Assistant

16.1 of 06/14/11



Riverside County Clerk of the Board
County Administrative Center
4080 Lemon Street, 1st Floor Annex
P. O. Box 1147
Riverside, CA 92502-1147

PUBLIC HEARING NOTICE

This may affect your property

ASMT: 181053009, APN: 181053009
JALISCO INTERNATIONAL CORP
5576 MISSION BLV
RIVERSIDE, CA. 92509

2011 MAY 31 PM 3:11

RECEIVED RIVERSIDE COUNTY CLERK'S OFFICE
MAY 31 2011

NIXIE 923 DE 1 00 05/25/11

RETURN TO SENDER
NOT DELIVERABLE AS ADDRESSED
UNABLE TO FORWARD

BC: 92502114747

*1977-03535-25-39

9250201147
CL*LLM1 925

NOTICE OF PUBLIC HEARING BEFORE THE BOARD OF SUPERVISORS OF RIVERSIDE COUNTY ON A CHANGE OF ZONE AND A FAST TRACK CONDITIONAL USE PERMIT IN THE RUBIDOUX ZONING DISTRICT – JURUPA AREA PLAN, SECOND SUPERVISORIAL DISTRICT AND NOTICE OF INTENT TO ADOPT A MITIGATED NEGATIVE DECLARATION

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Clerk of the Board
By: Cecilia Gil, Board Assistant

16.1 of 06/14/11



Riverside County Clerk of the Board
County Administrative Center
4080 Lemon Street, 1st Floor Annex
P. O. Box 1147
Riverside, CA 92502-1147

PUBLIC HEARING NOTICE

This may affect your property

ASMT: 181053006, APN: 181053006
DAVID GUARACHA, ETAL
6550 VAN BUREN BLV NO C
RIVERSIDE CA 92503

2011 MAY 31 PM 3:11

RECEIVED RIVERSIDE COUNTY CLERK OF THE BOARD

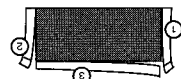
NIXIE 923 DE 1 00 05/25/11

RETURN TO SENDER
NOT DELIVERABLE AS ADDRESSED
UNABLE TO FORWARD

BC: 92302114747 *1977-09293-25-99

9230201147
CL*LLM1 9250

REMOVE SIDE EDGES FIRST
THEN FOLD AND TEAR THIS STUB ALONG PERFORATION





Original Negative Declaration/Notice of Determination was routed to County Clerks for posting on.

6/16/11
Date

kb
Initial

Project/Case Number: EA42435, Change of Zone No. 7758, Conditional Use Permit No. 3665 (Fast Track No. 2011-02)

PROJECT DESCRIPTION, LOCATION, AND MITIGATION MEASURES REQUIRED TO AVOID POTENTIALLY SIGNIFICANT EFFECTS. (see Environmental Assessment and Conditions of Approval)

By: Christian Hinojosa Title: Project Planner Date: May 26, 2011

Applicant/Project Sponsor: Riv. Co. Redevelopment Agency Date Submitted: March 31, 2011

Person Verifying Adoption: [Signature] Date: JUN 14 2011

(Board Assistant)

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

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

For additional information, please contact Christian Hinojosa at (951) 955-0972.

Revised: 10/16/07

Y:\Planning Master Forms\CEQA Forms\Mitigated Negative Declaration.doc

JUN 14 2011 2.3 16.1

Please charge deposit fee case#: ZEA42435 ZCFG05806

FOR COUNTY CLERK'S USE ONLY

6/14/2011 16.1



RIVERSIDE COUNTY PLANNING DEPARTMENT

Carolyn Syms Luna
Director

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

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

☐ 38686 El Cerrito Road
Palm Desert, California 92211

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

EA42435, Change of Zone No. 7758, Conditional Use Permit No. 3665 (Fast Track No. 2011-02)

Project Title/Case Numbers

Christian Hinojosa
County Contact Person

(951) 955-0972
Phone Number

N/A

State Clearinghouse Number (if submitted to the State Clearinghouse)

Riverside County Redevelopment Agency (RDA)
Project Applicant

3403 Tenth Street, Suite 500; Riverside, CA 92501
Address

Northerly of Tilton Avenue, southerly of Mission Boulevard and easterly of Riverview Drive
Project Location

The Change of Zone proposes to amend the zoning classification for the subject property from Rubidoux-Village Commercial West (R-VC) to General Commercial (C-1/C-P) on 14.92 gross acres. The Conditional Use Permit proposes a 140,438 square foot shopping center (Mission Plaza) consisting of a market, a drug store, shops, a WQMP filtration basin, allow the sale of beer, wine and distilled spirits (Alcoholic Beverage Control (ABC) License Type 21) for off premise consumption and 751 parking spaces consisting of on- and off-site parking on a 15.23 gross acre site. The site consists of six existing commercial buildings with a total building area of 66,355 square feet. Three of the buildings with a total building area of 21,755 square feet will be permitted, retained and redeveloped, while the other three (3) buildings with a total building area of 44,600 square feet are proposed for demolition. Five new buildings, totaling 91,820 square feet, are proposed as part of this permit, along with 4 building pads for an additional 26,865 square feet of building area.

Project Description

This is to advise that the Riverside County Board of Supervisors, as the lead agency, has approved the above-referenced project on June 14, 2011, and has made the following determinations regarding that project:

1. The project WILL NOT have a significant effect on the environment.
2. A Mitigated Negative Declaration was prepared for the project pursuant to the provisions of the California Environmental Quality Act (\$2,044.00 + \$64.00).
3. Mitigation measures WERE made a condition of the approval of the project.
4. A Mitigation Monitoring and Reporting Plan/Program WAS NOT adopted.
5. A statement of Overriding Considerations WAS NOT adopted for the project.

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

[Signature]
Signature

Board Assistant
Title

JUN 14 2011
Date

Date Received for Filing and Posting at OPR: _____

DM/rj
Revised 8/25/2009
Y:\Planning Master Forms\CEQA Forms\NOD Form.doc

JUN 14 2011 2.3 10.1

Please charge deposit fee case#: ZEA42435 ZCFG05806

FOR COUNTY CLERK'S USE ONLY

COUNTY OF RIVERSIDE
SPECIALIZED DEPARTMENT RECEIPT
Permit Assistance Center

M* REPRINTED * R1102603

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

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

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

Received from: REDEVELOPMENT AGENCY COUNTY RIV \$64.00
paid by: JV 0001441342
CA FISH AND GAME FEE FOR EA42435
paid towards: CFG05806 CALIF FISH & GAME: DOC FEE
at parcel:
appl type: CFG3

By _____ Mar 23, 2011 16:55
GLKING posting date Mar 23, 2011

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

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

COUNTY OF RIVERSIDE
SPECIALIZED DEPARTMENT RECEIPT
Permit Assistance Center

M* REPRINTED * R1104266

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

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

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

Received from: REDEVELOPMENT AGENCY COUNTY RIV \$2,044.00
paid by: JV 0001449638
CA FISH AND GAME FEE FOR EA42435
paid towards: CFG05806 CALIF FISH & GAME: DOC FEE
at parcel:
appl type: CFG3

By _____ May 03, 2011 10:47
GLKING posting date May 03, 2011

Account Code	Description	Amount
658353120100208100	CF&G TRUST	\$2,044.00

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



RIVERSIDE COUNTY PLANNING DEPARTMENT

Carolyn Syms Luna
Director

9/16 B

DATE: June 1, 2011

TO: Clerk of the Board of Supervisors

FROM: Planning Department - Riverside Office *D.M.*

SUBJECT: CHANGE OF ZONE NO. 7758 / CONDITIONAL USE PERMIT NO. 3665 (Fast Track No. 2011-02) – Intent to Adopt a Mitigated Negative Declaration
(Charge your time to these case numbers)

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

- | | |
|---|--|
| <input type="checkbox"/> Place on Administrative Action (Receive & File; EOT) | <input checked="" type="checkbox"/> Set for Hearing (Legislative Action Required; CZ, GPA, SP, SPA) |
| <input type="checkbox"/> Labels provided If Set For Hearing | <input checked="" type="checkbox"/> Publish in Newspaper: |
| <input type="checkbox"/> 10 Day <input type="checkbox"/> 20 Day <input type="checkbox"/> 30 day | (2nd Dist) Press Enterprise and County Record |
| <input type="checkbox"/> Place on Consent Calendar | <input checked="" type="checkbox"/> Mitigated Negative Declaration |
| <input type="checkbox"/> Place on Policy Calendar (Resolutions; Ordinances; PNC) | <input type="checkbox"/> 10 Day <input checked="" type="checkbox"/> 20 Day <input type="checkbox"/> 30 day |
| <input type="checkbox"/> Place on Section Initiation Proceeding (GPIP) | <input checked="" type="checkbox"/> Notify Property Owners (app/agencies/property owner labels provided) |
| | Controversial: <input type="checkbox"/> YES <input type="checkbox"/> NO |

Designate Newspaper used by Planning Department for Notice of Hearing:
(2nd Dist) Press Enterprise and County Record

Need Director's signature by June 2, 2011 @ 11:00

This item is pre-scheduled for the June 14, 2011 BOS Agenda

Documents to be sent to County Clerk's Office for Posting within five days:

Notice of Determination and Mit Neg Dec Forms
Fish & Game Receipt (CFG5806)

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

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

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

"Planning Our Future... Preserving Our Past"

Agenda Item No.:
Area Plan: Jurupa
Zoning District: Rubidoux
Supervisory District: Second
Project Planner: Christian Hinojosa
Board of Supervisors: June 14, 2011

CHANGE OF ZONE NO. 7758
CONDITIONAL USE PERMIT NO. 3665
(Fast Track No. 2011-02)
Environmental Assessment No. 42435
Applicant: Riverside County Redevelopment
Agency (RDA)
Engineer/Representative: Albert A. Webb
Associates

COUNTY OF RIVERSIDE PLANNING DEPARTMENT STAFF REPORT

PROJECT DESCRIPTION AND LOCATION:

The Change of Zone proposes to amend the zoning classification for the subject property from Rubidoux-Village Commercial West (R-VC) to General Commercial (C-1/C-P) on 14.92 gross acres.

The Conditional Use Permit proposes a 140,438 square foot shopping center (Mission Plaza) consisting of a market, a drug store, shops, a WQMP filtration basin, allow the sale of beer, wine and distilled spirits (Alcoholic Beverage Control (ABC) License Type 21) for off premise consumption and 751 parking spaces consisting of on- and off-site parking on a 15.23 gross acre site. The site consists of six (6) existing commercial buildings with a total building area of 66,355 square feet. Three (3) of the buildings with a total building area of 21,755 square feet will be permitted, retained and redeveloped, while the other three (3) buildings with a total building area of 44,600 square feet are proposed for demolition. Five new buildings, totaling 91,820 square feet, are proposed as part of this permit, along with 4 building pads for an additional 26,865 square feet of building area.

The project site is located northerly of Tilton Avenue, southerly of Mission Boulevard and easterly of Riverview Drive.

ISSUES OF POTENTIAL CONCERN:

The project site is located within 100 feet of existing and habited residences, and 1,000 feet from the Light of the World Church, the West Riverside Elementary School and an existing public park and/or playground.

The proposed 50,000 square foot market would not require a Conditional Use Permit in order to sell alcoholic beverages for off-site consumption; since its square footage is greater than 20,000 square feet, is primarily engaged in the sale of groceries, and does not sell motor vehicle fuel. However, the proposed 14,500 square foot drug store doesn't have sufficient square footage; therefore, a Conditional Use Permit is necessary to allow for the sale of alcoholic beverages for off-site consumption.

Permitting alcohol sales in a shopping center generally does not have the same potential social impacts as some other types of alcoholic beverage sales, since most customers arrive and depart the site in vehicles, avoid loitering on-site, and the purchase of such beverages are normally in addition to other retail purchases made during a shopping trip. Therefore, it is reasonable to believe that vehicle traffic from the property will not be a potential hazard to the neighboring residences, school, church, public park and/or playground.

Planning staff, therefore, recommends a finding of Public Convenience and Necessity be made a part of the approval of this Conditional Use Permit to allow the State Department of Alcoholic Beverage Control to issue an appropriate license for the drug store, should such a license be applied for.

D.M.

SUMMARY OF FINDINGS:

- | | |
|--|--|
| 1. Existing Land Use (Ex. #1): | Commercial and vacant land |
| 2. Surrounding Land Use (Ex. #1): | Mobile home park, Rubidoux Fire Station and commercial to the north, single family residences, West Riverside Elementary School and vacant land to the south, single family residences and commercial to the east and commercial, Rubidoux Library and West Riverside Elementary to the west. |
| 3. Existing and Proposed Zoning (Ex. #3): | Existing Zoning: Rubidoux-Village Commercial West (R-VC) and General Residential – 2,500 Square Foot Minimum (R-3-2,500) on 15.23 gross acres.
Proposed Zoning: General Commercial (C-1/C-P) on 14.92 gross acres. |
| 4. Surrounding Zoning (Ex. #3): | Rubidoux-Village Commercial West (R-VC) and General Commercial (C-1/C-P) to the north, Rubidoux-Village Commercial West (R-VC), General Residential – 2,500 Square Foot Minimum (R-3-2,500) and One-Family Dwellings (R-1) to the south, One-Family Dwellings (R-1) and Rubidoux-Village Commercial West (R-VC) to the east and Rubidoux-Village Commercial West (R-VC), General Commercial (C-1/C-P) and General Residential (R-3) to the west. |
| 5. General Plan Land Use (Ex. #5): | Community Development: Commercial Retail (CD: CR) (0.20 - 0.35 Floor Area Ratio), Community Development: High Density Residential (CD: HDR) (8 - 14 Dwelling Units per Acre), Community Center Policy Overlay and Rubidoux Village Policy Area. |
| 6. Surrounding General Plan Land Use (Ex. #5): | Community Development: Commercial Retail (CD: CR) (0.20 - 0.35 Floor Area Ratio) and Community Development: High Density Residential (CD: HDR) (8 - 14 Dwelling Units per Acre) to the north and south, Community Development: Commercial Retail (CD: CR) (0.20 - 0.35 Floor Area Ratio) and Community Development: Medium High Density Residential (CD: MHDR) (5 - 8 Dwelling Units per Acre) to the east and Community Development: Commercial Retail (CD: CR) (0.20 - 0.35 Floor Area Ratio), Community Development: High Density Residential (CD: HDR) (8 - 14 Dwelling Units per Acre) and Community Development: Public Facilities (CD: PF) (< 0.60 Floor Area |

7. Project Data:

Ratio) to the west.

Total Gross Acreage: 15.23

Total Existing and Proposed Number of
Buildings: 12

Total Proposed Building Square Footage:
118,683

Total Existing Building Square Footage: 21,755

Total Existing and Proposed Building Square
Footage: 140,438

Total Proposed On- and Off-Site Parking
Spaces: 751

8. Environmental Concerns:

See attached Environmental Assessment No.
42435

RECOMMENDATIONS:

ADOPTION of a **MITIGATED NEGATIVE DECLARATION** for **ENVIRONMENTAL ASSESSMENT NO. 42435**, based on the findings incorporated in the initial study, and the conclusion that the project will not have a significant effect on the environment; and,

TENTATIVE APPROVAL of **CHANGE OF ZONE NO. 7758**, amending the zoning classification for the subject property from Rubidoux-Village Commercial West (R-VC) to General Commercial (C-1/C-P) in accordance with Exhibit #3; based upon the findings and conclusions incorporated in the staff report; and,

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

APPROVAL of **CONDITIONAL USE PERMIT NO. 3665**, subject to the attached conditions of approval, and based upon the findings and conclusions incorporated in the staff report.

CONCLUSIONS:

1. The proposed project is in conformance with the Community Development: Commercial Retail (CD: CR) (0.20 – 0.35 Floor Area Ratio) and Community Development: High Density Residential (CD: HDR) (8 - 14 Dwelling Units per Acre) land use designations, and with all other elements of the Riverside County General Plan including the applicable Policy Area.
2. The proposed project is consistent with the applicable policies of the Rubidoux Village Policy Area.
3. The proposed project is consistent with the proposed General Commercial (C-1/C-P) and existing General Residential – 2,500 Square Foot Minimum (R-3-2,500) zoning classifications of Ordinance No. 348, and with all other applicable provisions of Ordinance No. 348.
4. The proposed project is consistent with the provisions of the 2004 Flabob Airport Land Use Compatibility Plan.

5. The proposed project is compliant with the adopted policies and objectives of the Jurupa Valley Redevelopment Project Area (JVPA) (Rubidoux sub-area).
6. The public's health, safety and general welfare are protected through project design.
7. The proposed project is clearly compatible with the present and future logical development of the area.
8. The proposed project will not preclude reserve design for the Western Riverside County Multiple Species Habitat Conservation Plan (WRCMSHCP).
9. The proposed project will not have a significant effect on the environment.

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

1. The project site is designated Community Development: Commercial Retail (CD: CR) (0.20 – 0.35 Floor Area Ratio) and Community Development: High Density Residential (CD: HDR) (8 - 14 Dwelling Units per Acre) partially (0.39 Gross Acres) within the proposed WQMP filtration basin, and is located within the Rubidoux Village Policy Area, on the Jurupa Area Plan.
2. The Community Development: Commercial Retail land use designation allows for the development of commercial retail uses at a neighborhood, community and regional level, as well as for professional office and tourist-oriented commercial uses, and the Rubidoux Village Policy Area is intended to be redeveloped with a variety of intense compact commercial and service uses appropriate for a community center. The shopping center is a commercial land use and is consistent with the applicable policies of the Rubidoux Village Policy Area. The Community Development: High Density Residential (CD: HDR) (8 - 14 Dwelling Units per Acre) land use designation allows detached, small lot single family and attached single family homes, patio homes, zero lot line homes, multi-family apartments, duplexes, and townhouses. The WQMP filtration basin proposed as part of the shopping center is a commercial and residential land use component.
3. The project site is surrounded by properties which are designated Community Development: Commercial Retail (CD: CR) (0.20 - 0.35 Floor Area Ratio) and Community Development: High Density Residential (CD: HDR) (8 - 14 Dwelling Units per Acre) to the north and south, Community Development: Commercial Retail (CD: CR) (0.20 – 0.35 Floor Area Ratio) and Community Development: Medium High Density Residential (CD: MHDR) (5 – 8 Dwelling Units per Acre) to the east and Community Development: Commercial Retail (CD: CR) (0.20 - 0.35 Floor Area Ratio), Community Development: High Density Residential (CD: HDR) (8 - 14 Dwelling Units per Acre) and Community Development: Public Facilities (CD: PF) (< 0.60 Floor Area Ratio) to the west.
4. The current zoning for the subject site is Rubidoux-Village Commercial West (R-VC) and General Residential – 2,500 Square Foot Minimum (R-3-2,500) on 15.23 gross acres.
5. The proposed zoning for the subject site is General Commercial (C-1/C-P) on 14.92 gross acres.

6. The proposed use, shopping center and the sale of beer, wine and distilled spirits (License Type 21) for off premise consumption, is permitted subject to approval of a conditional use permit in the General Commercial (C-1/C-P) zone. The proposed use, WQMP filtration basin, is a commercial and residential component permitted subject to approval of a plot plan or conditional use permit in the General Residential – 2,500 Square Foot Minimum (R-3-2,500) zone.
7. The proposal, as designed, is consistent with the development standards set forth in the General Commercial (C-1/C-P) and General Residential – 2,500 Square Foot Minimum (R-3-2,500) zones.
8. The project site is surrounded by properties which are zoned Rubidoux-Village Commercial West (R-VC) and General Commercial (C-1/C-P) to the north, Rubidoux-Village Commercial West (R-VC), General Residential – 2,500 Square Foot Minimum (R-3-2,500) and One-Family Dwellings (R-1) to the south, One-Family Dwellings (R-1) and Rubidoux-Village Commercial West (R-VC) to the east and Rubidoux-Village Commercial West (R-VC), General Commercial (C-1/C-P) and General Residential (R-3) to the west.
9. Within the vicinity of the proposed project there is a mobile home park, the Rubidoux Fire Station and commercial to the north, single family residences, the West Riverside Elementary School and vacant land to the south, single family residences and commercial to the east and commercial, the Rubidoux Library and the West Riverside Elementary to the west.
10. The Redevelopment Development Agency (RDA) has reviewed the proposed project and has determined that the project is compliant with the adopted policies and objectives of the Jurupa Valley Redevelopment Project Area (JVPA) (Rubidoux sub-area).
11. The project site is located within Airport Compatibility Zone D of the Flabob Airport Influence Area. On May 2, 2011, the project was reviewed by the Riverside County Airport Land Use Commission (ALUC) and was found to be conditionally consistent with the 2004 Flabob Airport Land Use Compatibility Plan.
12. This project is not located within a Criteria Area of the Western Riverside County Multiple Species Habitat Conservation Plan (WRCMSHCP).
13. The project is located within census tract 402.03. The year 2010 census population for census tract 402.03 was 3,626 persons according to the US Census Bureau.
14. The maximum concentration level for General Liquor License (Type 21) is combined with Beer and Wine (Type 20) and limited to one per 1,250 people by census tract (Alcoholic Beverage Control Act: California Business and Professions Code 23817.5).
15. Per a facsimile received April 27, 2011 from the California Department of Alcoholic Beverage Control (ABC), currently three (3) alcohol beverage control licenses are allowed in Census Tract 402.03. However, two (2) licenses have been issued. Approval of this Conditional Use Permit would increase the number of existing ABC licenses from two (2) to three (3). Therefore, a Public Necessity and Convenience is required.
16. The project site is consistent with the objectives of Section No. 18.48 (Alcoholic Beverage Sales) of Ordinance No. 348.

17. The project site is located within 100 feet of existing and habited residences.
18. The project is located within 1,000 feet from the Light of the World Church.
19. The project is located within 1,000 feet of the West Riverside Elementary School.
20. The project is located within 1,000 feet of an existing public park and/or playground.
21. The proposed use will not be situated in such a manner that the facility will cause undue vehicle traffic impacts to any residences, school, church, public park and/or playground since adequate parking capacity is proposed. The addition of alcohol sales is not anticipated to create more traffic than what is anticipated and is intended to be a convenience to the customers of the shopping center.
22. The proposed use provides public necessity and convenience for the residents of the surrounding community.
23. Environmental Assessment No. 42435 identified the following potentially significant impacts:
 - a. Air Quality
 - b. Biological Resources
 - c. Cultural Resources
 - d. Geology/Soils
 - e. Greenhouse Gas Emissions
 - f. Hazards & Hazardous Materials
 - g. Hydrology/Water Quality
 - h. Noise
 - i. Transportation/Traffic

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

INFORMATIONAL ITEMS:

1. As of this writing, no letters, in support or opposition have been received.
2. The project site is not located within:
 - a. An Area subject to the Mt. Palomar Lighting Ordinance No. 655;
 - b. A City of Sphere of Influence;
 - c. The Stephen's Kangaroo Rat Fee Area (Ordinance No. 663.10);
 - d. An Agriculture Preserve;
 - e. A WRCMSHCP Criteria Cell;
 - f. A High Fire area;
 - g. A County Fault Zone;
 - h. A Flood Zone; or,
 - i. A Dam Inundation Area.
3. The project site is located within:
 - a. An WRCMSHCP Fee Area (Ordinance No. 810);

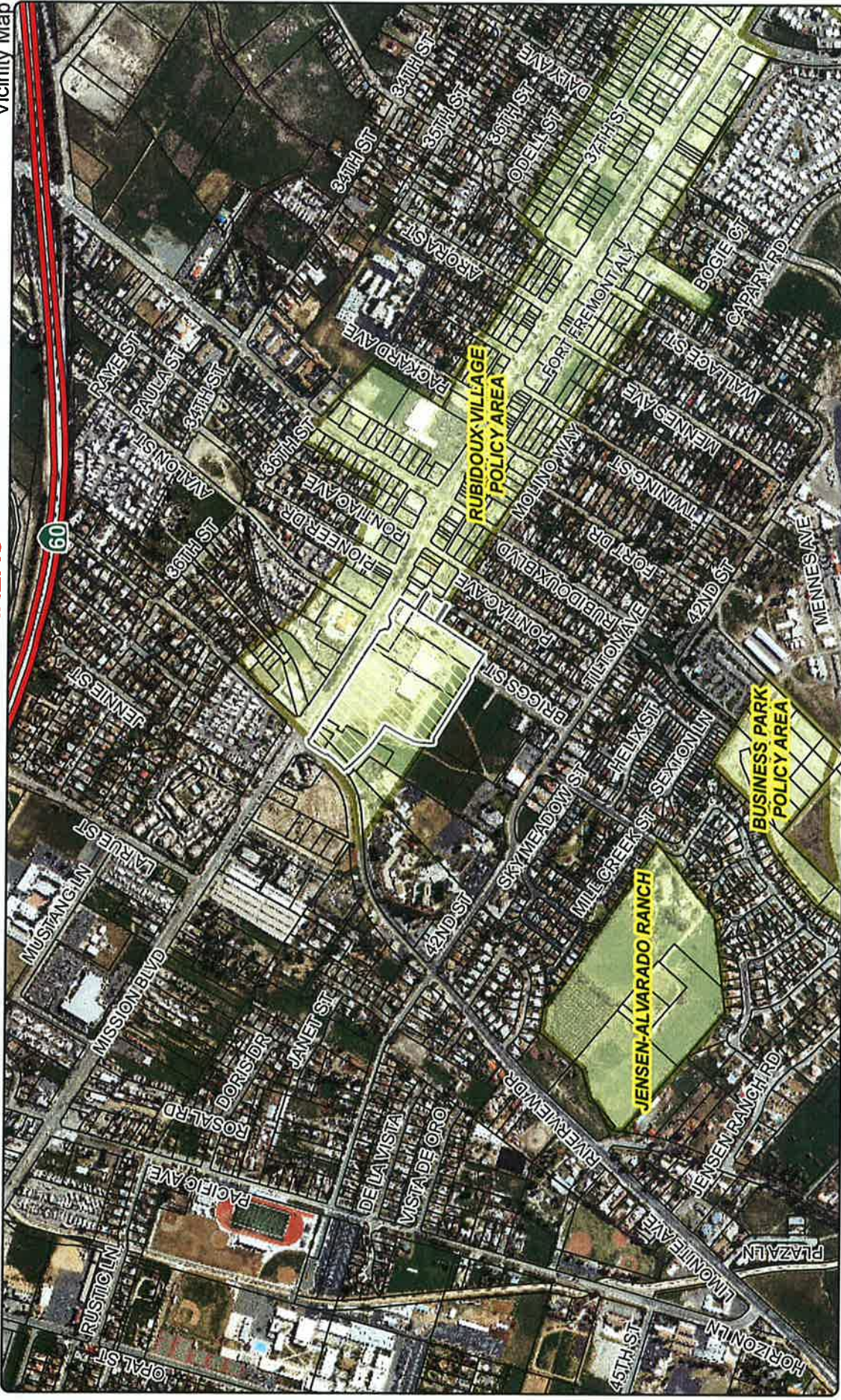
- b. A Development Impact Fee Area (Ordinance No. 659);
 - c. The Rubidoux Community Service District;
 - d. A Circulation Element Right-Of-Way (Urban Arterial 152' ROW and Major 118' ROW);
 - e. A High Paleontological Potential (High A);
 - f. An Area Partially Moderate, High and Very High Liquefaction Potential;
 - g. An Area Susceptible to Subsidence; and,
 - h. The boundaries of the Jurupa Unified School District.
4. The subject site is currently designated as Assessor's Parcel Numbers 181-020-022, 181-020-023, 181-020-026, 181-020-027, 181-020-028, 181-020-029, 181-020-030, 181-020-031, 181-041-002 and 181-041-008.

RIVERSIDE COUNTY PLANNING DEPARTMENT CZ07758 CUP03665 (FTA 2011-02)

Supervisor Tavaglione
District 2

Date Drawn: 5/02/11
Vicinity Map

VICINITY/POLICY AREAS



Zoning Area: Rubidoux
Township/Range: T7SR2W
Section: 27

Assessors Bk. Pg. 181-02
Thomas Bros. Pg. 685 C2
Edition 2009



DISCLAIMER: On October 7, 2003, the County of Riverside adopted a new General Plan providing new land use designations for unincorporated Riverside County parcels. The new General Plan may contain different types of land use than is provided for under existing zoning. For further information, please contact the Riverside County Planning Department offices in Riverside at (951) 955-5000 (Western County), or in Indio at (760) 863-8277 (Eastern County) or website at <http://www.indio.ca.us/indio/index.html>.

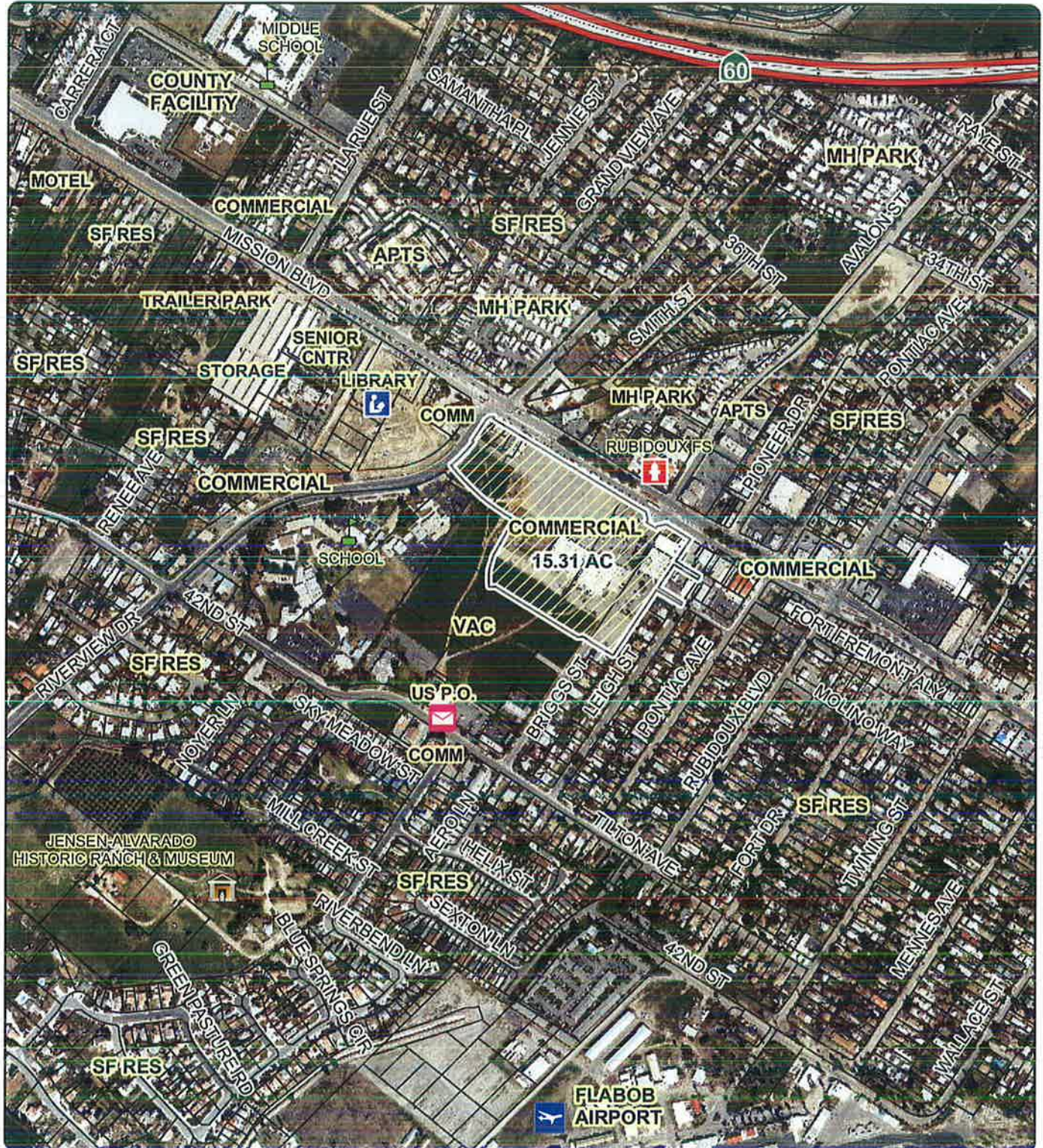
RIVERSIDE COUNTY PLANNING DEPARTMENT

CZ07758 CUP03665 (FTA 2011-02)

Supervisor Tavaglione
District 2

LAND USE

Date Drawn: 5/02/11
Exhibit 1



Zoning District: Rubidoux
Township/Range: T2SR5W
Section: 16

Assessors Bk. Pg. 181-02, 04
Thomas Bros. Pg. 685 C2
Edition 2009



0 287.5 575 1,150 1,725 2,300 Feet

DISCLAIMER: On October 7, 2003, the County of Riverside adopted a new General Plan providing new land use designations for unincorporated Riverside County parcels. The new General Plan may contain different types of land use than is provided for under existing zoning. For further information, please contact the Riverside County Planning Department offices in Riverside at (951) 955-3200 (Western County), or in Indio at (760) 863-8277 (Eastern County) or website at <http://www.lima.co.riverside.ca.us/index.html>

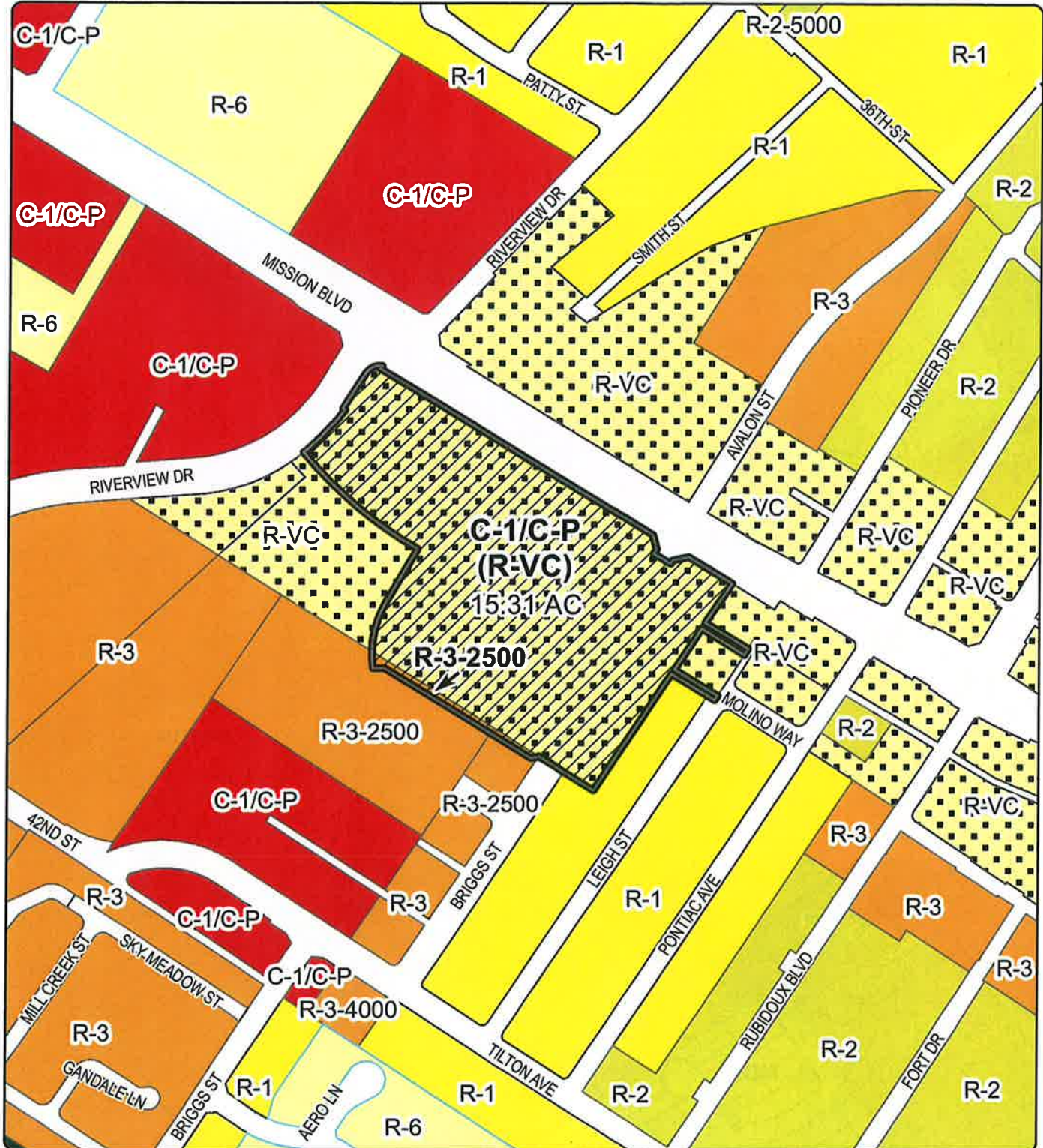
RIVERSIDE COUNTY PLANNING DEPARTMENT

CZ07758 CUP03665 (FTA 2011-02)

PROPOSED ZONING

Supervisor Tavaglione
District 2

Date Drawn: 5/02/11
Exhibit 3



Zoning District: Rubidoux
Township/Range: T2SR5W
Section: 16



Assessors Bk. Pg. 181-02, 04
Thomas Bros. Pg. 685 C2
Edition 2009

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0 100 200 400 600
Feet

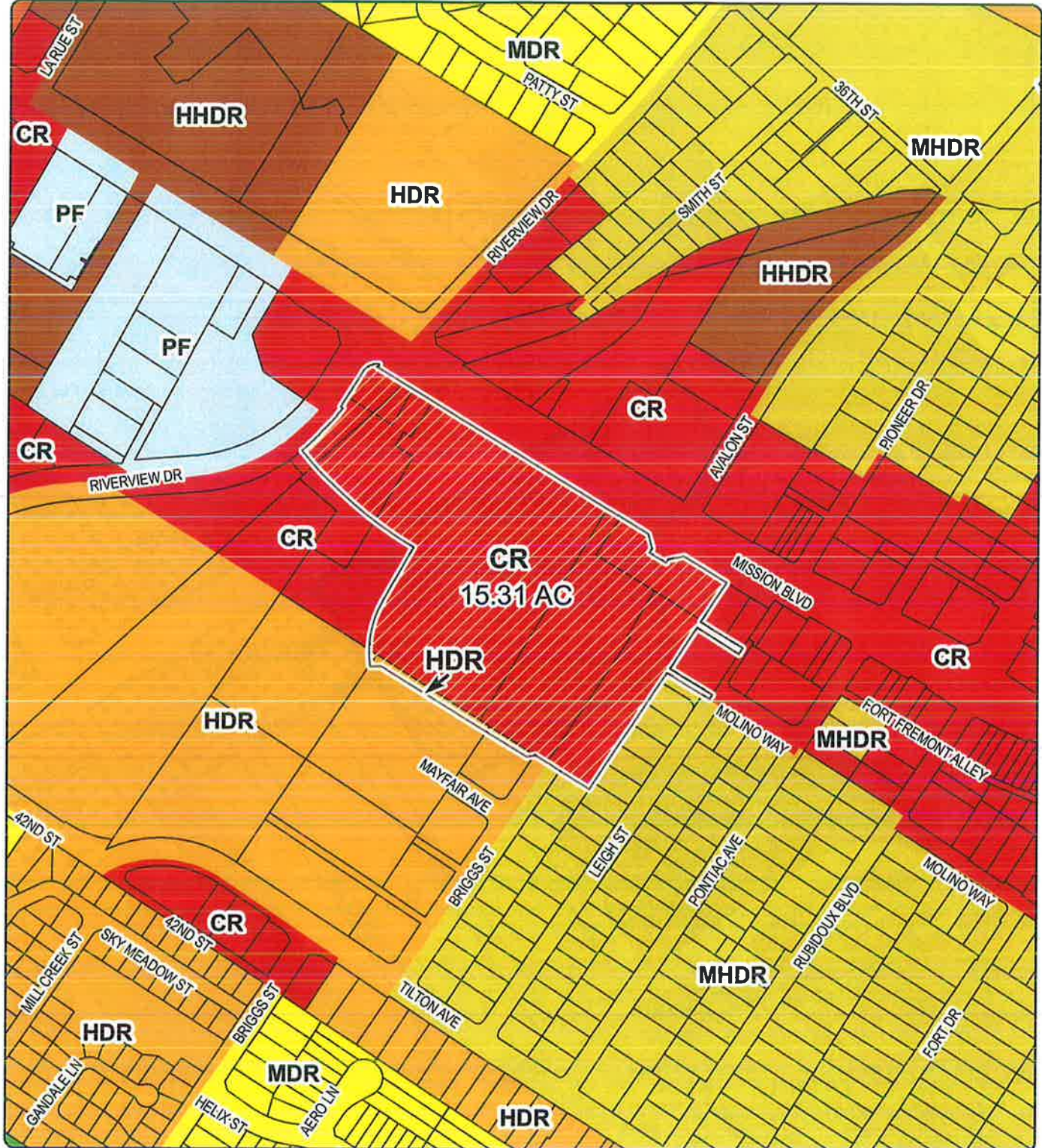
RIVERSIDE COUNTY PLANNING DEPARTMENT

CZ07758 CUP03665 (FTA 2011-02)

Supervisor Tavaglione
District 2

EXISTING GENERAL PLAN

Date Drawn: 5/02/11
Exhibit 5



Zoning District: Rubidoux
Township/Range: T2SR5W
Section: 16

Assessors Bk. Pg. 181-02, 04
Thomas Bros. Pg. 685 C2
Edition 2009



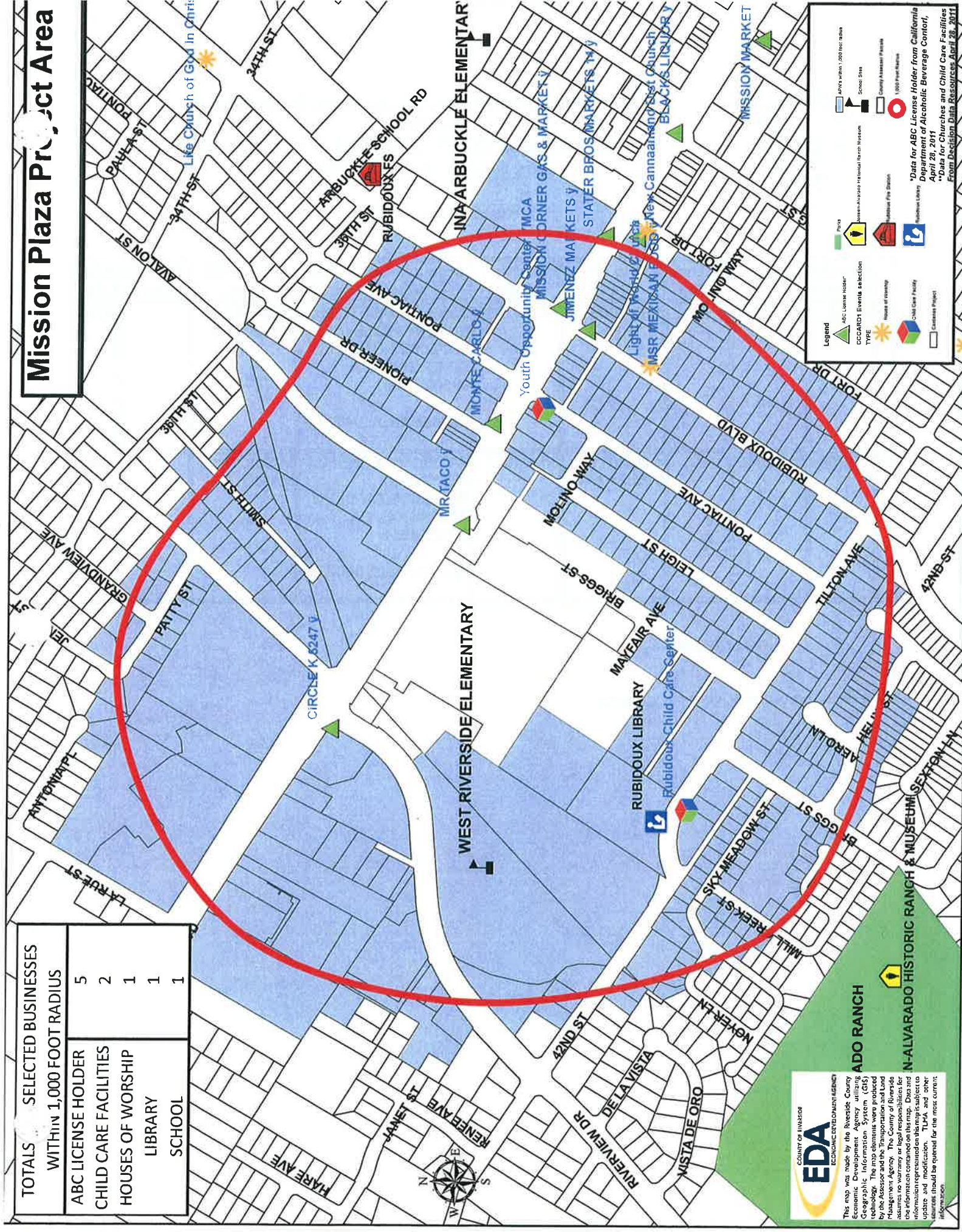
DISCLAIMER: On October 7, 2003, the County of Riverside adopted a new General Plan providing new land use designations for unincorporated Riverside County parcels. The new General Plan may contain different types of land use than is provided for under existing zoning. For further information, please contact the Riverside County Planning Department offices in Riverside at (951) 955-3200 (Western County), or in Indio at (760) 863-8277 (Eastern County) or website at <http://www.ltrna.co.riverside.ca.us/index.html>

0 100 200 400 600
Feet

A scale bar with markings for 0, 100, 200, 400, and 600 feet.

Mission Plaza Project Area

TOTALS	SELECTED BUSINESSES WITHIN 1,000 FOOT RADIUS
ABC LICENSE HOLDER	5
CHILD CARE FACILITIES	2
HOUSES OF WORSHIP	1
LIBRARY	1
SCHOOL	1



EDAC
ECONOMIC DEVELOPMENT AGENCY
COUNTY OF INDIANAPOLIS

This map was made by the Riverside County Economic Development Agency utilizing Geographic Information System (GIS) technology. The map elements were produced by the Assessor and the Transportation and Land Management Agency. The County of Riverside is not responsible for the accuracy of the information contained on this map. Data and information should be updated and modified. TMA and other resources should be queried for the most current information.

Legend

- ABC License Holder
- CCGARDI Elements selection
- TYPE
- House of Worship
- Child Care Facility
- Business Project
- 75' x 125'
- House of Worship
- Child Care Facility
- Business Project
- ABC License Holder
- CCGARDI Elements selection
- TYPE
- House of Worship
- Child Care Facility
- Business Project
- 75' x 125'
- House of Worship
- Child Care Facility
- Business Project

*Data for ABC License Holder from California Department of Alcoholic Beverage Control, April 28, 2011
**Data for Churches and Child Care Facilities from Decision Data Resources April 28, 2011



**California Department of Alcoholic Beverage
Control**
For the County of RIVERSIDE - (Off-Sale Licenses)
and Census Tract = 402.03

Report as of 5/5/2011

	License Number	Status	License Type	Orig. Iss. Date	Expir Date	Primary Owner and Premises Addr.	Business Name	Mailing Address	Geo Code
1)	483391	ACTIVE	21	12/2/2009	11/30/2011	JIMENEZ BROTHERS ENTERPRISES INC 5600 MISSION BLVD RIVERSIDE, CA 92509-4401 Census Tract: 0402.03	JIMENEZ MARKETS		3300
2)	508758	SUREND	20	4/20/2011 8:25:21 AM	3/31/2012	PATEL, VIRESHBHAI JETHALAL 5448 MISSION BLVD RIVERSIDE, CA 92509-4511 Census Tract: 0402.03	MISSION MARKET		3300

--- End of Report ---

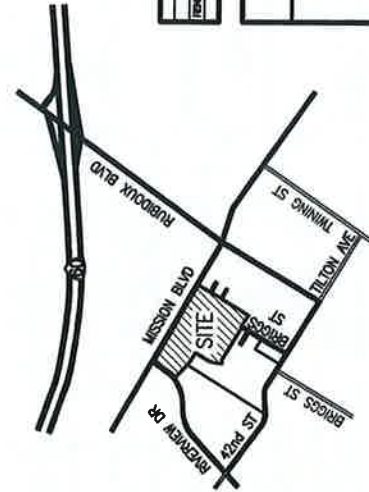
For a definition of codes, view our [glossary](#).

3. THIS PROJECT IS LOCATED WITHIN THE JPA REDEVELOPMENT AREA

PROPOSED ZONING CHANGE TO C-1/C-P
14.92 AC EXIST RVC TO C-1/C-P
0.39 AC EXIST R-3-2500 (NO CHANGE)
15.31 AC PROP TOTAL C-1/C-P & R-3-2500
15.31 TOTAL OVERALL AC (888,753 S.F.)

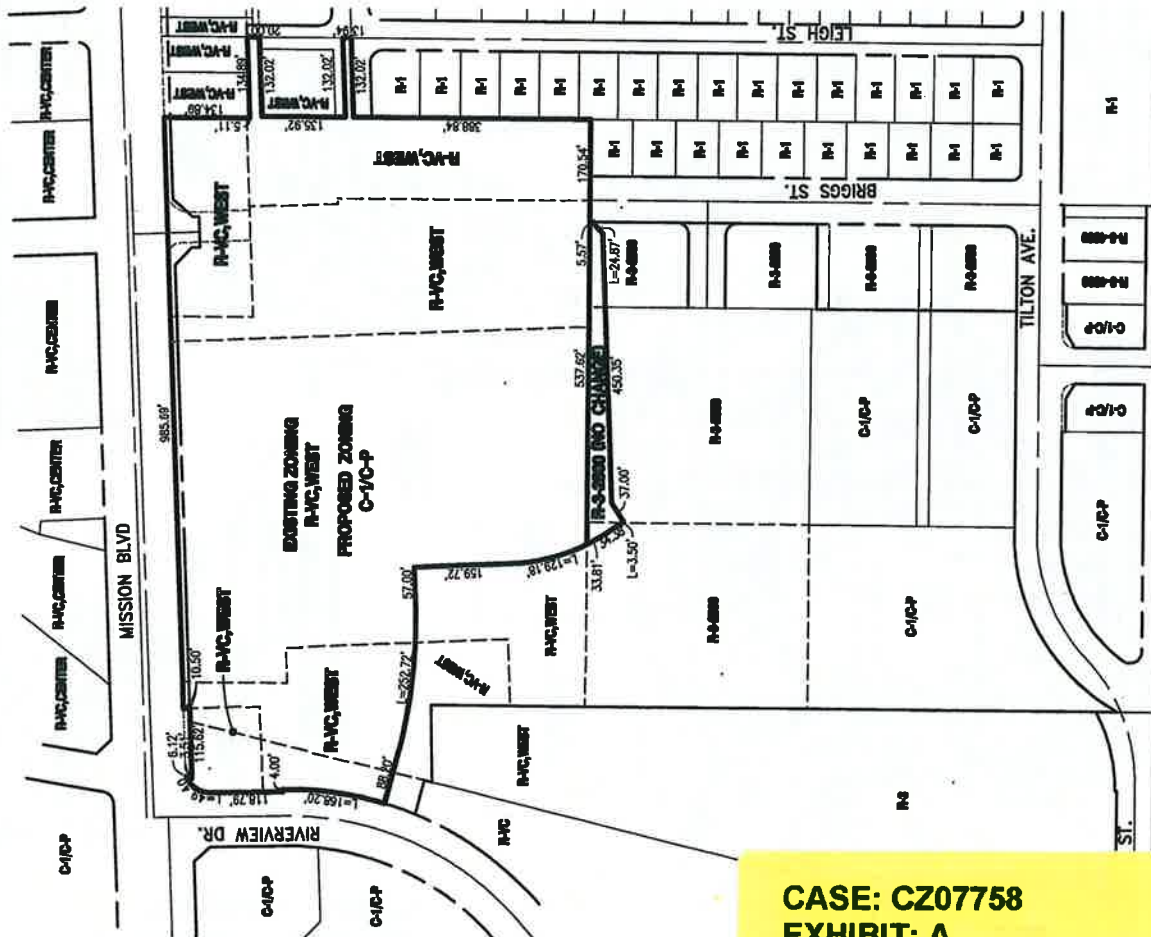
BEING A SUBDIVISION OF A PORTION OF SECTION 14, T. 2 S., R. 5 W.,

SCALE: 1" = 200'	DATE: 5/5/2011	DESIGNED: CRT	TRACED: CRT	CHECKED: SM	IN CHARGE: SM
<p>WEBB</p> <p>ALBERTA CIVIL ENGINEERS 1705 MACAY ST. EDMONTON, CAN. T6C 2G2 Phone (403) 468-1070 Fax (403) 728-1256</p>			W.D. 10-0166 SHEET 1 OF 1 SHEETS	DWG. NO. _____ APPROVED BY: _____	

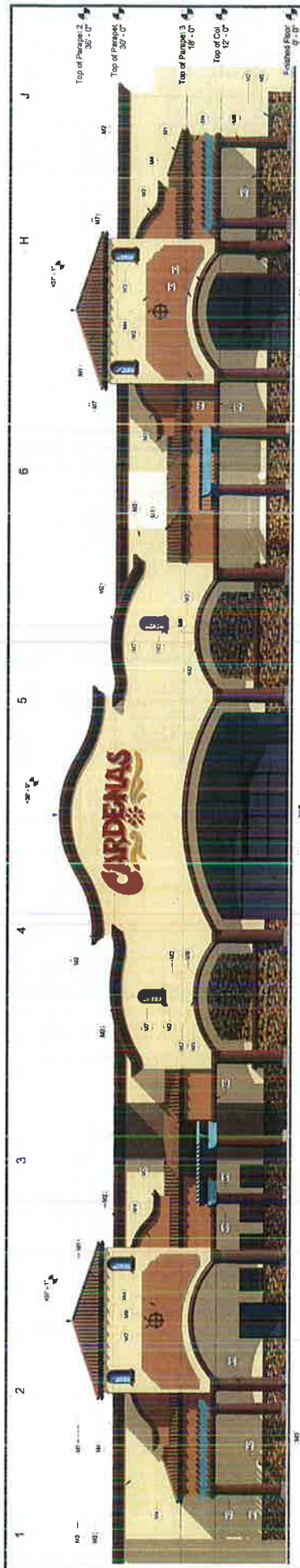


VICINITY MAP

NTS



CASE: CZ07758
EXHIBIT: A
DATED: 5/19/11
PLANNER: C. HINOJOSA



1 North
1/8" = 1'-0"



2 East
1/8" = 1'-0"

Mark	Material Type	Manufacturer	Color
M1	ROOFING - CASTLEMAN	BAILE ROOFING	ROOF RED (ASPH. SHBL)
M2	FOAM TRIM & ACCENT TRIMMED COLOR	DUNN EDWARDS PAINT	NEUTRAL VALLEY (DWT 1R)
M3	ACCENT TRIMMED COLOR	DUNN EDWARDS PAINT	ACCENT TRIMMED COLOR
M4	ACCENT TRIMMED COLOR	DUNN EDWARDS PAINT	ACCENT TRIMMED COLOR
M5	ACCENT TRIMMED COLOR	DUNN EDWARDS PAINT	ACCENT TRIMMED COLOR
M6	ACCENT TRIMMED COLOR	DUNN EDWARDS PAINT	ACCENT TRIMMED COLOR
M7	ACCENT TRIMMED COLOR	DUNN EDWARDS PAINT	ACCENT TRIMMED COLOR
M8	ACCENT TRIMMED COLOR	DUNN EDWARDS PAINT	ACCENT TRIMMED COLOR
M9	ACCENT TRIMMED COLOR	DUNN EDWARDS PAINT	ACCENT TRIMMED COLOR
M10	ACCENT TRIMMED COLOR	DUNN EDWARDS PAINT	ACCENT TRIMMED COLOR
M11	ACCENT TRIMMED COLOR	DUNN EDWARDS PAINT	ACCENT TRIMMED COLOR

Architectural Planning & Engineering
ANDRESEN
Architecture
909.355.6688
37857 Orange Way, Fontana, CA 92335 P.O. # 14504

Prepared Retail Space for
Cardenas Market #12
Orange Blvd. Building, CA
14 Feb. 2011
09-905-12

Elevations DR-3

CASE: CUP03665
EXHIBIT: B (Sheets 1-4)
DATED: 5/19/11
PLANNER: C. HINOJOSA



RETAIL 1 - NORTH ELEVATION



RETAIL 2 - NORTH ELEVATION

MISSION PLAZA RUBIDOUX, CALIFORNIA

CONCEPTUAL ELEVATIONS



DATE: MAY 18, 2011
MCR JOB #:

REVISIONS

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SHOPS 1 - SOUTH ELEVATION



SHOPS 1 - WEST ELEVATION



SHOPS 1 - NORTH ELEVATION



SHOPS 1 - EAST ELEVATION

MISSION PLAZA RUBIDOUX, CALIFORNIA

DATE: MAY 18, 2011
MCS JOB #:

DATE: REVISIONS:

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CONCEPTUAL ELEVATIONS

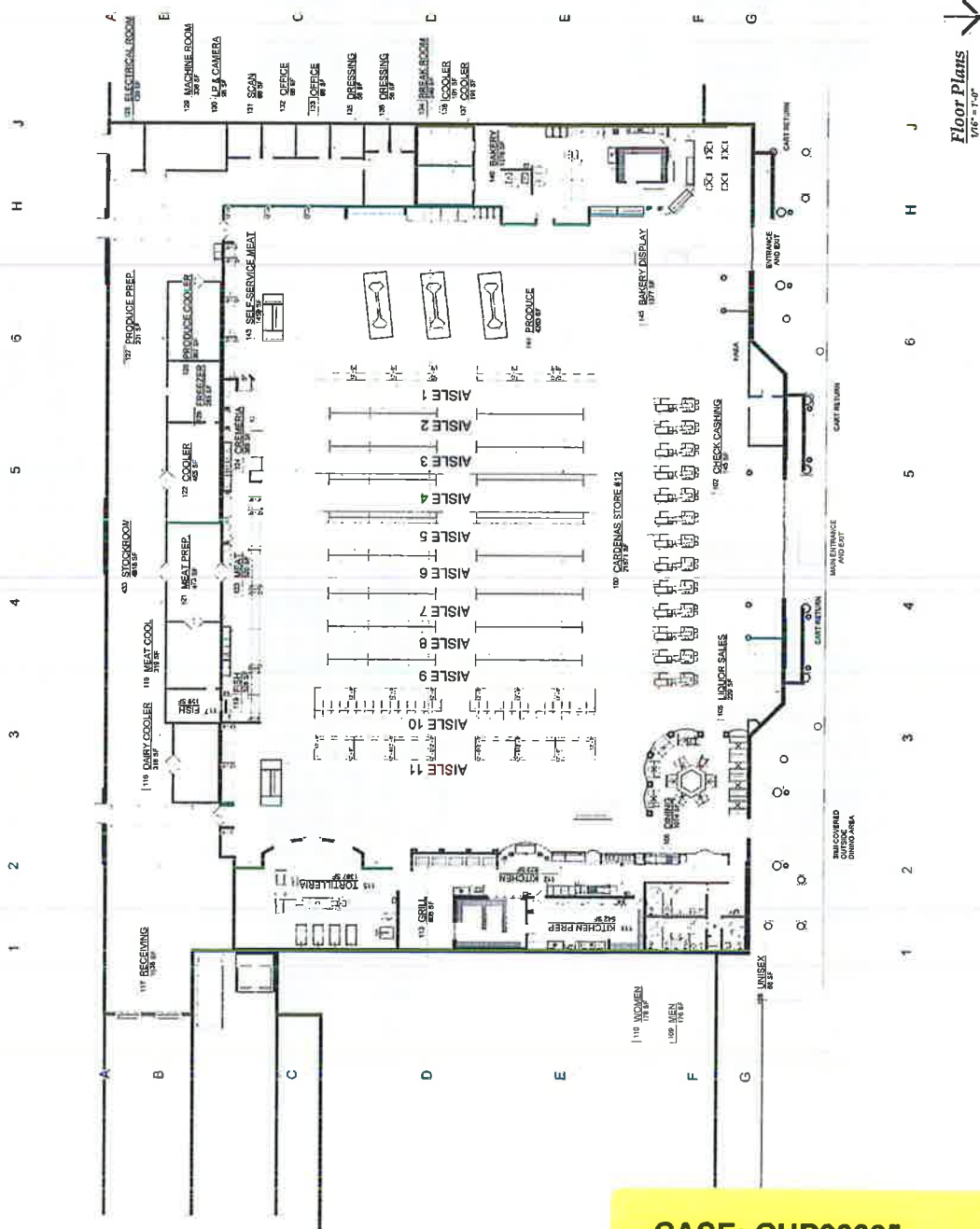


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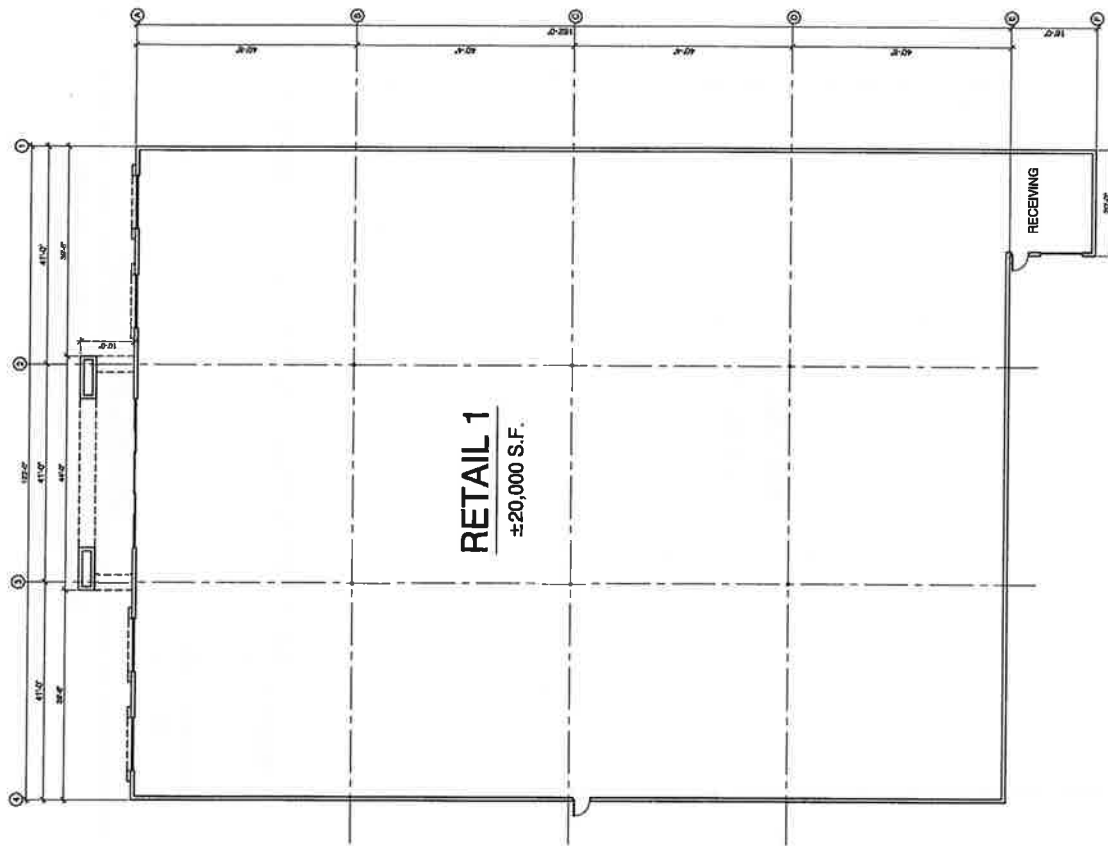
Proposed Retail Space for:	Cardenas Market #12
Location:	Mission Blvd., Redlands, CA
Date:	14 Feb 2011
Sheet:	09-965 - 12

Preliminary Plans DR-2



Floor Plans
 1/8" = 1'-0"

**CASE: CUP03665
 EXHIBIT: C (Sheets 1-4)
 DATED: 5/19/11
 PLANNER: C. HINOJOSA**



FLOOR PLAN

Scale : 3/32" = 1'-0"



MISSION PLAZA

MISSION BLVD. & RIVERVIEW DR.
RUBIDOUX, CALIFORNIA



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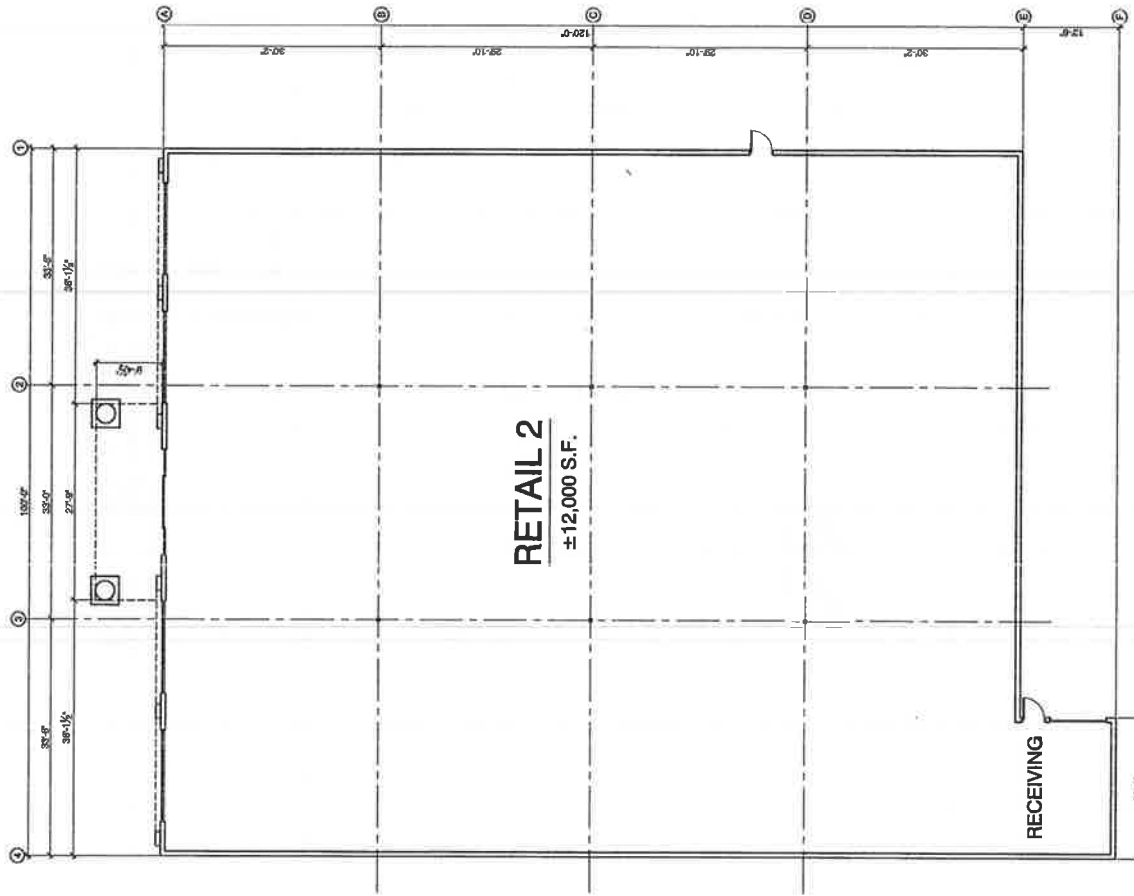
DATE: 05/24/2011

MCG JOB #:

DATE: ##.##.##

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FLOOR PLAN

Scale: 1/8" = 1'-0"



MISSION PLAZA

MISSION BLVD. & RIVERVIEW DR.
RUBIDOUX, CALIFORNIA

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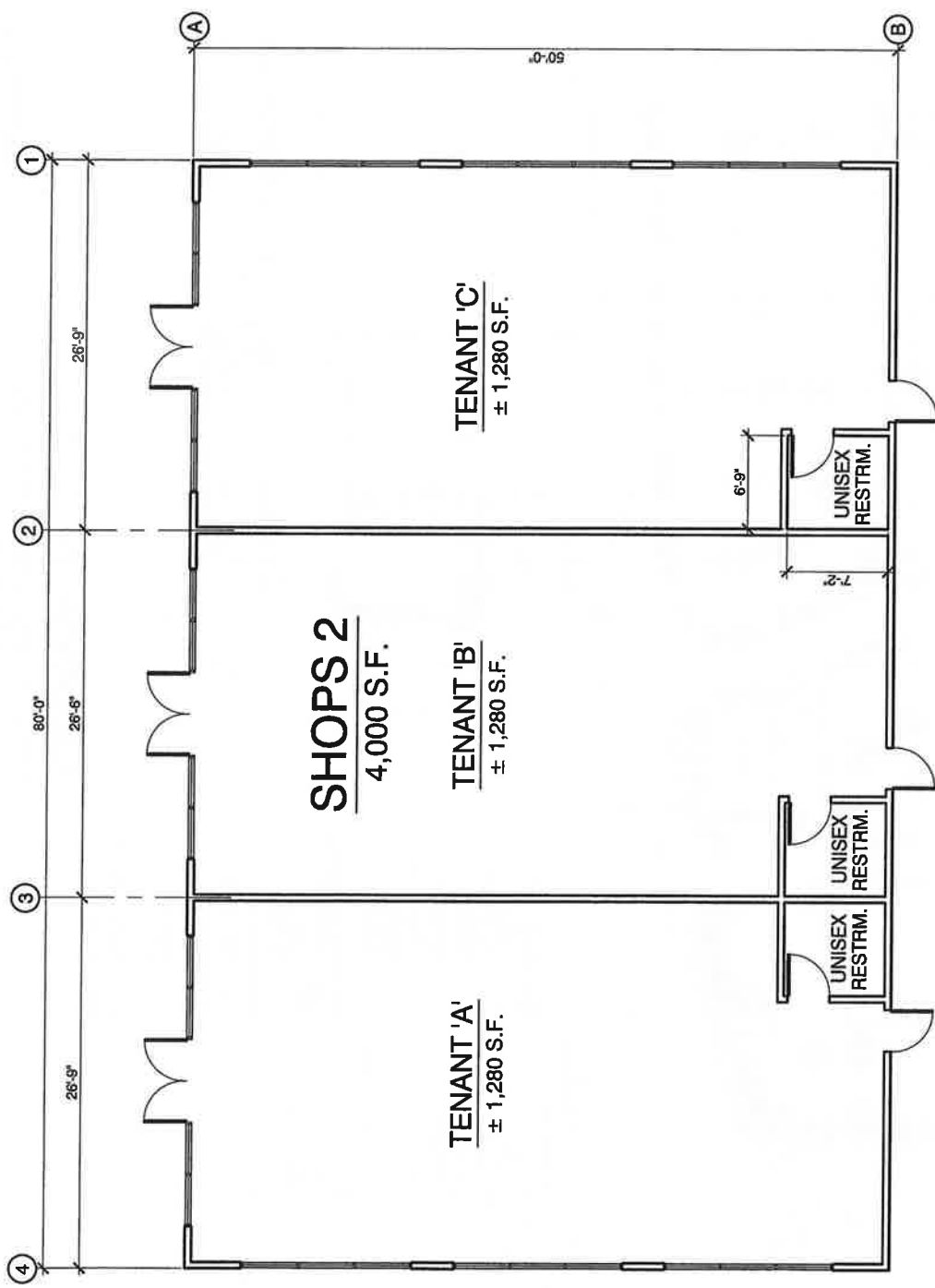


DATE: 05/24/2011
MCQ JOB #:

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DATE

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DATE: 05/24/2011
MOG JOB #: 10.134.01

DATE	REVISIONS

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SHOPS 2 - FLOOR PLAN

Scheme A

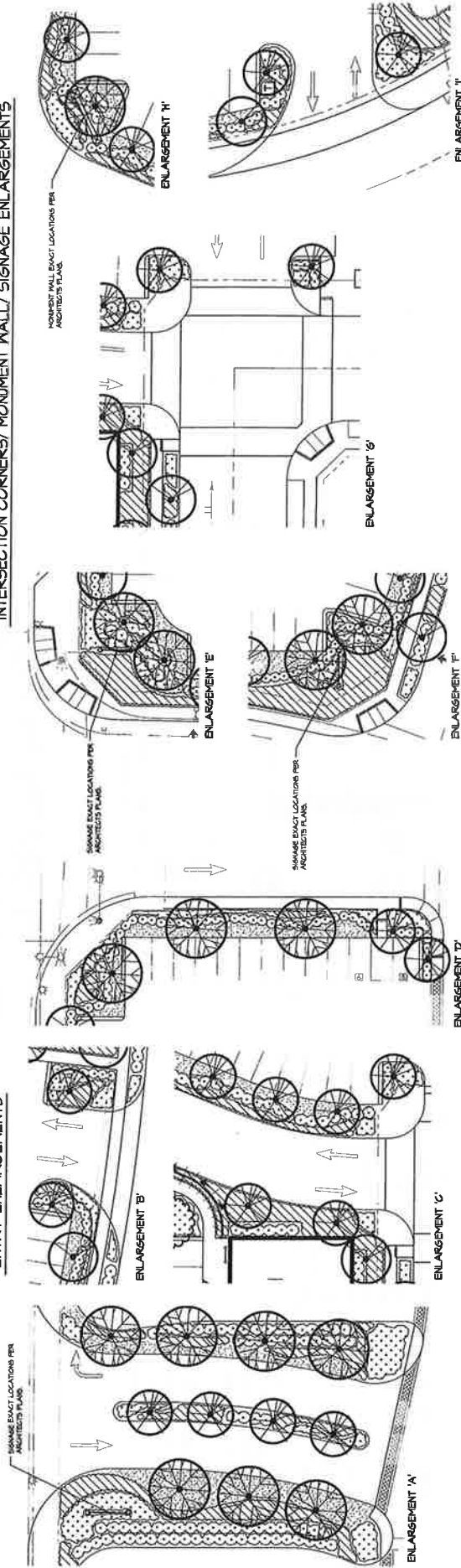
Scale : 1/8" = 1'-0"

MISSION BLVD. & RIVERVIEW DR.
RUBIDOUX, CALIFORNIA

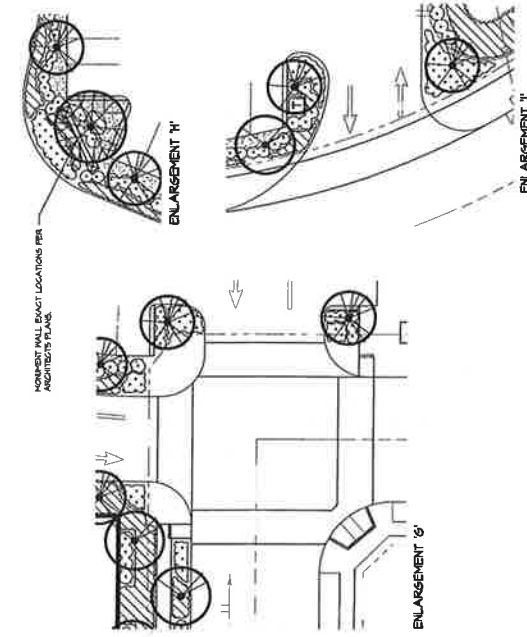


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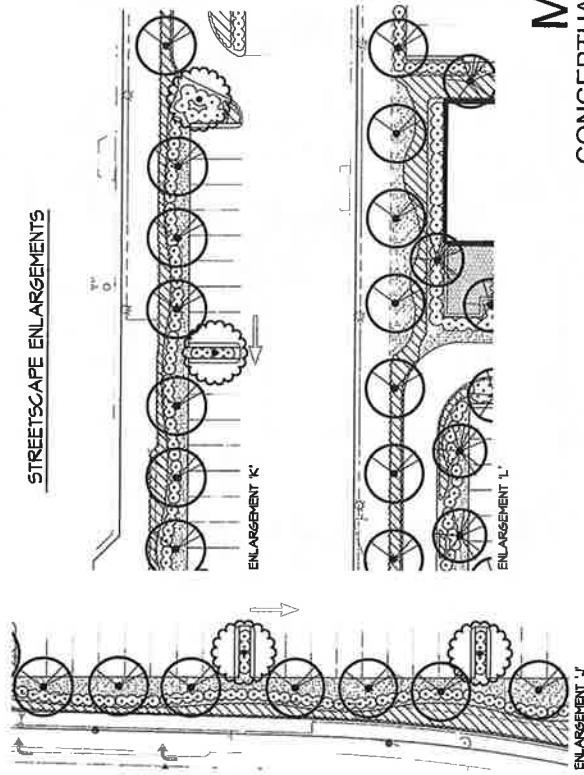
ENTRY ENLARGEMENTS



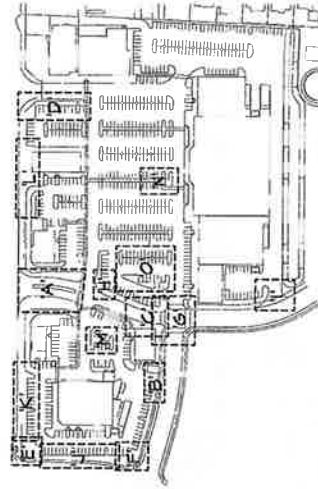
INTERSECTION CORNERS/ MONUMENT WALL/ SIGNAGE ENLARGEMENTS



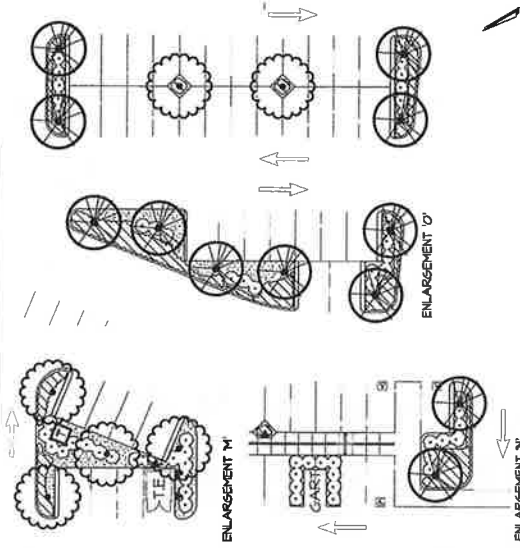
STREETSCAPE ENLARGEMENTS



SITE MAP



PARKING LOT ENLARGEMENTS



MISSION PLAZA CONCEPTUAL LANDSCAPE PLAN "ENLARGEMENTS"

RUBIDOUX, CA
05/19/11

FAST TRACK # 2011-02, CUP # 3665

Lynn Cepanich, Inc.
LANDSCAPE ARCHITECTS

SCALE: 1" = 20'-0"

L-3
OF 4 SHEETS

Lynn Caputo, Inc.
LANDSCAPE ARCHITECTS
1000 CENTRAL EXPRESSWAY, SUITE 100, RUSTON, LA 70086

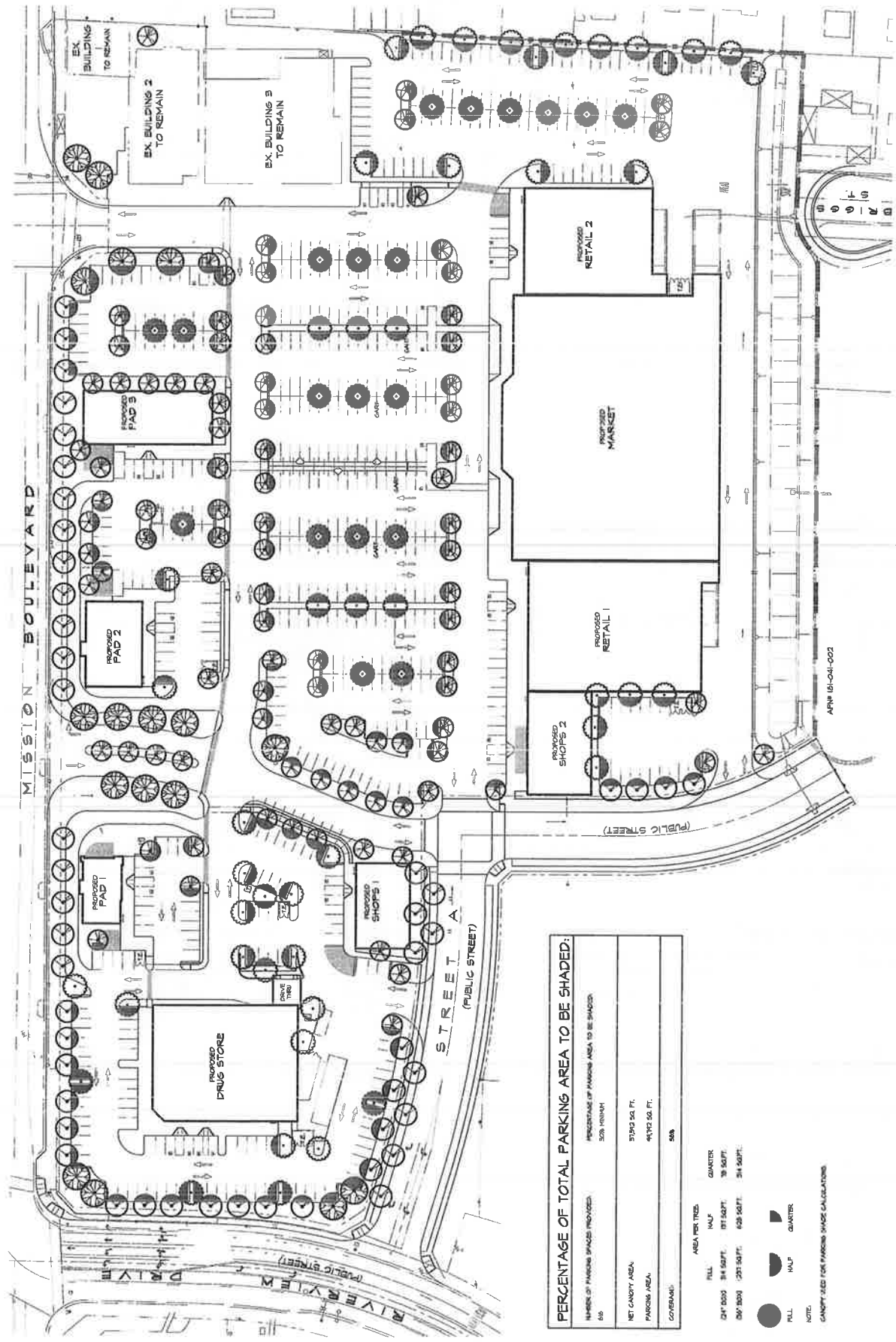


FAST TRACK # 2011-02 CUP # 3655
05/19/11

MISSION PLAZA

CONCEPTUAL LANDSCAPE PLAN 'SHADING PLAN'

RUBIDOUX, CA



PERCENTAGE OF TOTAL PARKING AREA TO BE SHADED:		
NUMBER OF PARKING SPACES PROVIDED	PERCENTAGE OF PARKING AREA TO BE SHADED	
60	30% MINIMUM	
NET CANOPY AREA	5500 SQ. FT.	
PARKING AREA	4500 SQ. FT.	
COVERAGE	50%	

AREA PER TREE		
FULL	HALF	QUARTER
24' 0" DIA. 54 SQ. FT.	12' 0" DIA. 27 SQ. FT.	6' 0" DIA. 13 SQ. FT.
24' 0" DIA. 54 SQ. FT.	12' 0" DIA. 27 SQ. FT.	6' 0" DIA. 13 SQ. FT.

NOTE: CANOPY SIZE FOR PARKING SHADE CALCULATIONS

COUNTY OF RIVERSIDE

ENVIRONMENTAL ASSESSMENT FORM: INITIAL STUDY

Environmental Assessment (E.A.) Number: 42435

Project Case Type (s) and Number(s): Change of Zone No. 7758 / Conditional Use Permit No. 3665 (Fast Track No. 2011-02)

Lead Agency Name: County of Riverside Planning Department

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

Contact Person: Christian Hinojosa, Project Planner

Telephone Number: (951) 955- 0972

Applicant's Name: Riverside County Redevelopment Agency (RDA)

Applicant's Address: 3403 Tenth Street, Suite 500; Riverside, CA 92501

Engineer's Name: Albert A. Webb Associates

Engineer's Address: 3788 McCray Street; Riverside, CA 92506

I. PROJECT INFORMATION

A. Project Description:

The Change of Zone proposes to amend the zoning classification for the subject property from Rubidoux-Village Commercial West (R-VC) to General Commercial (C-1/C-P) on 14.92 gross acres.

The Conditional Use Permit proposes a 140,438 square foot shopping center (Mission Plaza) consisting of a market, a drug store, shops, a WQMP filtration basin, allow the sale of beer, wine and distilled spirits (Alcoholic Beverage Control (ABC) License Type 21) for off premise consumption and 751 parking spaces consisting of on- and off-site parking on a 15.23 gross acre site. The site consists of six (6) existing commercial buildings with a total building area of 66,355 square feet. Three (3) of the buildings with a total building area of 21,755 square feet will be permitted, retained and redeveloped, while the other three (3) buildings with a total building area of 44,600 square feet are proposed for demolition. Five new buildings, totaling 91,820 square feet, are proposed as part of this permit, along with 4 building pads for an additional 26,865 square feet of building area.

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

C. Total Project Area: 15.23 Gross

Residential Acres: N/A	Lots: N/A	Units: N/A	Projected No. of Residents: N/A
Commercial Acres: 15.23	Lots: 1	Sq. Ft. of Bldg. Area: 140,438	Est. No. of Employees: 200
Industrial Acres: N/A	Lots: N/A	Sq. Ft. of Bldg. Area: N/A	Est. No. of Employees: N/A
Landscape Area: 14%		Sq. Ft. of LS. Area: 85,000	

D. Assessor's Parcel Nos: 181-020-022, 181-020-023, 181-020-026, 181-020-027, 181-020-028, 181-020-029, 181-020-030, 181-020-031, 181-041-002 and 181-041-008

E. Street References: northerly of Tilton Avenue, southerly of Mission Boulevard and easterly of Riverview Drive

F. Section, Township & Range Description or reference/attach a Legal Description:
Section 16, Township 2 South, Range 5 West

G. Brief description of the existing environmental setting of the project site and its surroundings: The project site is located in the Jurupa Area Plan of the Riverside County General Plan. Urban development projects have been approved or are currently being processed through the County of Riverside to the north, south and west. Within the vicinity of the proposed project there is a mobile home park, the Rubidoux Fire Station and commercial to the north, single family residences, the West Riverside Elementary and vacant land to the south, single family residences and commercial to the east and commercial, the Rubidoux Library and the West Riverside Elementary to the west. The site consists of six (6) existing commercial buildings with a total building area of 66,355 square feet. Three (3) of the buildings with a total building area of 21,755 square feet will be permitted, retained and redeveloped, while the other three (3) buildings with a total building area of 44,600 square feet are proposed for demolition. The topography of the project site is generally level with an elevation of approximately 780 feet above mean sea level over the majority of the property.

II. APPLICABLE GENERAL PLAN AND ZONING REGULATIONS

A. General Plan Elements/Policies:

1. **Land Use:** The proposed project meets the requirements of the Community Development: Commercial Retail (CD: CR) (0.20 - 0.35 Floor Area Ratio) and Community Development: High Density Residential (CD: HDR) (8 - 14 Dwelling Units per Acre) General Plan Land Use Designations. The proposed project meets all other applicable land use policies, including the policies in the Rubidoux Village Policy Area.
2. **Circulation:** The proposed project has been reviewed for conformance with County Ordinance 461 by the Riverside County Transportation Department. Adequate circulation facilities exist and are proposed to serve the proposed project. The proposed project meets with all applicable circulation policies of the General Plan.
3. **Multipurpose Open Space:** No natural open space land was required to be preserved within the boundaries of this project. The proposed project meets with all other applicable Multipurpose Open Space Element policies.
4. **Safety:** The proposed project is within an area that is partially moderate, high and very high susceptibility to liquefaction. The proposed project is not located within any other special hazard zone (including fault zone, high fire hazard area, dam inundation zone, etc.). The proposed project has allowed for sufficient provision of emergency response services to the future users of this project through the project design and payment of development impact fees. The proposed project meets with all other applicable Safety Element policies.
5. **Noise:** The proposed project will not have a significant impact on noise based on the site specific acoustical impact analysis. Sufficient mitigation measures against any other foreseeable noise impacts have been incorporated into the design of the project. The proposed project meets all other applicable Noise Element policies.
6. **Housing:** The Plot Plan proposes a 140,438 square foot shopping center with proposed General Commercial (C-1/C-P) zoning on 14.92 gross acres. The proposed project could potentially induce population growth in the area either directly (e.g., by proposing new homes and businesses) or indirectly (e.g., through extension of roads or other infrastructure). The proposed project meets all other applicable Housing Element policies.

7. **Air Quality:** The proposed project will not have a significant impact on air quality based on the site specific air quality study. The proposed project has been conditioned to control any fugitive dust during grading and construction activities. The proposed project meets all other applicable Air Quality Element policies.

B. General Plan Area Plan(s): Jurupa

C. Foundation Component(s): Community Development

D. Land Use Designation(s): Commercial Retail (CR) (0.20 - 0.35 Floor Area Ratio) and High Density Residential (HDR) (8 - 14 Dwelling Units per Acre)

E. Overlay(s), if any: Community Center

F. Policy Area(s), if any: Rubidoux Village

G. Adjacent and Surrounding:

1. **Area Plan(s):** Jurupa

2. **Foundation Component(s):**
To the North, South, East and West: Community Development

3. **Land Use Designation(s):**
To the North and South: Commercial Retail (CR) (0.20 - 0.35 Floor Area Ratio) and High Density Residential (HDR) (8 - 14 Dwelling Units per Acre)
To the East: Commercial Retail (CR) (0.20 - 0.35 Floor Area Ratio) and Medium High Density Residential (MHDR) (5 - 8 Dwelling Units per Acre)
To the West: Commercial Retail (CR) (0.20 - 0.35 Floor Area Ratio), High Density Residential (HDR) (8 - 14 Dwelling Units per Acre) and Public Facilities (PF) (< 0.60 Floor Area Ratio)

4. **Overlay(s) and Policy Area(s):**
To the North, East and West: Rubidoux Village Policy Area and Community Center Policy Overlay
To the South: N/A

H. Adopted Specific Plan Information

1. **Name and Number of Specific Plan, if any:** N/A

2. **Specific Plan Planning Area, and Policies, if any:** N/A

I. Existing Zoning: Rubidoux-Village Commercial West (R-VC) and General Residential - 2,500 Square Foot Minimum (R-3-2,500) on 15.23 gross acres.

J. Proposed Zoning, if any: General Commercial (C-1/C-P) on 14.92 gross acres.

K. Adjacent and Surrounding Zoning:

To the North: Rubidoux-Village Commercial West (R-VC) and General Commercial (C-1/C-P)
To the South: Rubidoux-Village Commercial West (R-VC), General Residential - 2,500 Square Foot Minimum (R-3-2,500) and One-Family Dwellings (R-1)
To the East: One-Family Dwellings (R-1) and Rubidoux-Village Commercial West (R-VC)

To the West: Rubidoux-Village Commercial West (R-VC), General Commercial (C-1/C-P) and General Residential (R-3)

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

IV. DETERMINATION

On the basis of this initial evaluation:

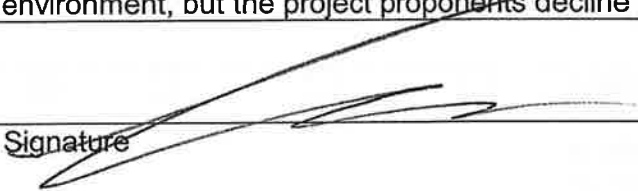
A PREVIOUS ENVIRONMENTAL IMPACT REPORT/NEGATIVE DECLARATION WAS NOT PREPARED

- ☐ 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

May 26, 2011

Date

Christina Hinojosa, Project Planner

Printed Name

For Carolyn Syms Luna, Planning Director

V. ENVIRONMENTAL ISSUES ASSESSMENT

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

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

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

Findings of Fact:

a) The project site is located in a primarily urban area of Riverside County, which has no designated Scenic Highways. The Riverside County General Plan indicates that the project site is not located within a designated scenic corridor. Development of the project site will not affect any scenic resources, as adjacent lands have been developed with uses compatible with the proposed project.

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

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

2. Mt. Palomar Observatory	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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)

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

a) According to the GIS Database, the project site is located approximately 54.11 miles from the Mt. Palomar Observatory. The project is located outside the 45-mile radius defined by Ordinance No. 655 Zone B and the 30-mile radius defined by the Riverside County General Plan as the Mt. Palomar Special Lighting Areas, and, therefore, is not subject to any special lighting policies that protect the Mt. Palomar Observatory.

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?

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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b) Expose residential property to unacceptable light levels?

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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Source: On-site Inspection, Project Application Materials

Findings of Fact:

a) The proposed project will result in a new source of light and glare from the addition of security lighting, facility lighting, as well as vehicular lighting from cars traveling on adjacent roadways.

The project's onsite lighting will be directed downward or shielded and hooded to avoid shining onto adjacent properties and streets. Furthermore, the amount of lighting will be similar to other planned commercial areas surrounding the site. Conditions of Approval 10.PLANNING.07 and 80.PLANNING.20 are not considered unique mitigation measures pursuant to CEQA. No additional mitigation is identified or required.

b) The proposed project would not create a new source of substantial light or glare which would adversely affect day or nighttime views in the area or expose residential property to unacceptable light levels. Impacts would be less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

AGRICULTURE & FOREST RESOURCES Would the project

4. Agriculture

a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland) as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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 will not 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.

b) The project site will not conflict with existing agricultural zoning, agricultural use or with land subject to a Williamson Act contract or land within a Riverside County Agricultural Preserve.

c) The project site is not located within 300 feet of agriculturally zoned property; therefore there is no potential for the project to indirectly impact agricultural lands.

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

Mitigation: No mitigation measures are required.

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))?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Result in the loss of forest land or conversion of forest land to non-forest use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of forest land to non-forest use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

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

Findings of Fact:

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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a) & b) The proposed project will not conflict with or cause rezoning of any forest land or timberland zoned areas. Nor is the proposed project in a forest area.

c) The project will not involve any other changes to the environment which could result in conversion of forest land to non-forest use.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

AIR QUALITY Would the project

6. Air Quality Impacts

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

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

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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)?

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

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

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

☐ ☐ ☐ ☒

Source: SCAQMD CEQA Air Quality Handbook Table 6-2; AQMD Air Quality Management Plan (2007); County General Plan Air Quality Element; Project Application Materials, Air Quality and Greenhouse Gas Impact Analyses prepared by Albert A. Webb Associates, dated April 4, 2011

Findings of Fact:

a) The South Coast Air Quality Management District (SCAQMD) is responsible for developing a regional air quality management plan to insure compliance with state and federal air quality standards. The SCAQMD has adopted the 2003 Air Quality Management Plan (AQMP). The 2003 AQMP is based on socioeconomic forecasts (including population estimates) provided by the Southern California Association of Governments (SCAG). The County General Plan is consistent with SCAG's Regional Growth Management Plan and SCAQMD's Air Quality Management Plan. This project is consistent with the General Plan land use designations and population estimates.

b) The SCAQMD permit is evidence that the point source complies with all SCAQMD rules and regulations. Air quality impacts would occur during site preparation, including grading and equipment exhaust. Major sources of fugitive dust are a result of grading and site preparation during construction

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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by vehicles and equipment and generated by construction vehicles and equipment traveling over exposed surfaces, as well as by soil disturbances from grading and filling. These short-term construction related impacts will be reduced below a level of significance by dust control measures implemented during grading. This is a standard condition of approval (10.BS GRADE.08) and is not considered mitigation pursuant to CEQA.

c) During project operation, vehicle emission impacts would not exceed levels of significance, as the project would not generate a substantial amount of mobile source air pollutants. Similarly, due to the limited development intensity of the site, the project would not generate a substantial amount of area source air pollution. Accordingly, operational air quality impacts are evaluated as less than significant with mitigation.

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

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

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

Mitigation: Electrical hook-ups for refrigerated trailers shall be provided for four (4) loading dock doors located in accordance with APPROVED EXHIBIT A. The intent of this condition is to provide electrical hook-ups for refrigerated trailers that will be parked on the facility for more than 5 minutes. The use of truck engines or auxiliary power units to power refrigerated trailers for extended periods of time is not allowed. (COA: 10.PLANNING.31). In order to reduce energy consumption from the proposed Project development, construction of all proposed uses shall exceed the 2008 California Energy Code - Title 24, Part 6 energy efficiency standards by 20 percent. Submission of a Title 24 worksheet with building plans shall be required by the Department of Building and Safety in order to obtain a building permit. The worksheet shall include both the calculations showing the minimum Title 24 compliance requirements and calculations demonstrating that the Project will increase energy efficiency 20 percent beyond Title 24. Compliance is determined by comparing the energy efficiency of the proposed development to a minimally Title 24 compliant development. The calculations must be from an energy analysis computer program approved by the California Energy Commission in accordance with Title 24, Part 1, Article 1, Section 10-109. These approved programs include, as of April 2011, CALRES 2008, EnergyPro 5.1 and Micropas 8.1 for residential buildings and EnergyPro 5.0 and 5.1 and Perform 2008 for non-residential buildings. In order to reduce energy consumption from proposed Project development, applicable plans (e.g., electrical plans, improvement maps, etc.) submitted to the County shall include the installation of energy-efficient street lighting throughout the Project site. These plans shall be reviewed and approved by the applicable Department (e.g., Department of

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Building and Safety or Department of Transportation) prior to conveyance of applicable streets. In order to reduce water consumption and associated energy use from the proposed Project development, reduce indoor water use by 20 percent, prior to issuance of any building permits. All requirements will be documented through a checklist to be submitted with building plans and calculations. (COA: 80.PLANNING.22).

Monitoring: Monitoring shall be conducted by Building and Safety Department and SCAQMD through the permitting process.

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?

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b) Have a substantial adverse effect, either directly or through habitat modifications, on any endangered, or threatened species, as listed in Title 14 of the California Code of Regulations (Sections 670.2 or 670.5) or in Title 50, Code of Federal Regulations (Sections 17.11 or 17.12)?

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c) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U. S. Wildlife Service?

☐ ☒ ☐ ☐

d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident migratory wildlife corridors, or impede the use of native wildlife nursery sites?

☐ ☐ ☐ ☒

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

☐ ☐ ☐ ☒

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

☐ ☐ ☐ ☒

g) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?

☐ ☐ ☐ ☒

Source: GIS Database, WRCMSHCP, On-site Inspection, Western Riverside County Multiple Species Habitat Conservation Plan (WRCMSHCP) Consistency Analysis prepared by Riverside County Environmental Programs Department, dated April 20, 2010

Findings of Fact:

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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a) Based on the WRCMSHCP the project may conflict with the provisions of an adopted Habitat Conservation Plan, Natural Conservation Community Plan, or other approved local, regional, or state conservation plan. The project required a Western Riverside County Multiple Species Habitat Conservation Plan (WRCMSHCP) Consistency Analysis and a burrowing owl site assessment. Therefore, this project will have a less than significant impact with mitigation.

b) The proposed project will not conflict with 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) as a result of mitigation.

c) During the field survey, no burrowing owls or suitable nesting opportunities were observed onsite; however, the project may have a substantial adverse effect on endangered or threatened species. In order to mitigate the potential impacts, a pre-construction survey is required. Therefore, this project will have a less than significant impact with mitigation.

d) The proposed project will not interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident migratory wildlife corridors, or impede the use of native wildlife nursery sites.

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

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

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

Mitigation: Pursuant to Objective 6 and Objective 7 of the Species Account for the Burrowing Owl included in the Western Riverside County Multiple Species Habitat Conservation Plan, within 30 days prior to the issuance of a grading permit, a pre-construction presence/absence survey for the burrowing owl shall be conducted by a qualified biologist and the results of this presence/absence survey shall be provided in writing to the Environmental Programs Department. If it is determined that the project site is occupied by the Burrowing Owl, take of "active" nests shall be avoided pursuant to the MSHCP and the Migratory Bird Treaty Act. However, when the Burrowing Owl is present, relocation outside of the nesting season (March 1 through August 31) by a qualified biologist shall be required. The County Biologist shall be consulted to determine appropriate type of relocation (active or passive) and translocation sites. Occupation of this species on the project site may result in the need to revise grading plans so that take of "active" nests is avoided or alternatively, a grading permit may be issued once the species has been actively relocated. If the grading permit is not obtained within 30 days of the survey a new survey shall be required. (COA: 60.EPD.1)

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

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

8. Historic Resources

a) Alter or destroy an historic site?

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

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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Source: Riverside County General Plan Figure OS-7, Project Application Materials, Archaeological Report No. PD-A-4698 prepared by CRM TECH, dated February 21, 2011

Findings of Fact:

a) CRM TECH conducted a Phase 1 Cultural Resources Assessment for the Project site and concluded that the five existing commercial buildings date to the 1947-1965 era, however, none of them meet the definition of a "historical resource" and no other potential "historical resources" are present within or adjacent to the Project site. Furthermore, no historic artifacts were discovered during the survey. Therefore, the proposed project will not alter or destroy a historic site.

b) Development of the proposed project will have a less than significant impact on a historical resource as defined in California Code of Regulations, Section 15064.5.

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

1. All ground disturbance activities within 100 feet of the discovered cultural resources shall be halted until a meeting is convened between the developer, the archaeologist, the Native American tribal representative and the Planning Director to discuss the significance of the find.

2. At the meeting, the significance of the discoveries shall be discussed and after consultation with the Native American tribal representative and the archaeologist, a decision shall be made, with the concurrence of the Planning Director, as to the appropriate mitigation. Conditions of Approval 10.PLANNING.01 and 10.PLANNING.02 are not considered unique mitigation measures pursuant to CEQA. No additional mitigation is identified or required.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

9. Archaeological Resources

a) Alter or destroy an archaeological site.

<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to California Code of Regulations, Section 15064.5?

<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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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"/>
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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"/>
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Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Source: Riverside County General Plan Figure OS-6 "Relative Archaeological Sensitivity of Diverse Landscapes," Project Application Materials, Archaeological Report No. PD-A-4698 prepared by CRM TECH, dated February 21, 2011

Findings of Fact:

a) & b) Archaeological Report No. PD-A-4698 determined that the project area has a high sensitivity for both prehistoric and historic cultural resources. Therefore, archaeological monitoring shall be required. (COA: 60.PLANNING.02).

c) This project will have less than significant impact on human remains, including those interred outside of formal cemeteries. However, as a precaution, this project has been conditioned to halt construction and immediately contact the State Health and Safety Code Section 7050.5 if human remains are found. If remains are determined to be prehistoric, the coroner shall notify the Native American Heritage Commission, which will determine and notify the appropriate Native American Tribe who is the most likely descendant. The descendant shall inspect the site of discovery and make a recommendation as to the appropriate mitigation. After the recommendation has been made, the property owner, Native American Tribe representative, and a County representative shall meet to determine the appropriate mitigation measures and corrective actions to be implemented. Condition of Approval 10.PLANNING.01 is not considered a unique mitigation measure pursuant to CEQA. No additional mitigation is identified or required.

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

Mitigation: Prior to the issuance of grading permits, the developer/permit holder shall retain and enter into a monitoring and mitigation service contract with a qualified Archaeologist for services. This professional shall be known as the "Project Archaeologist," and shall be on the County's List of certified Cultural Resources Consultants. The Project Archaeologist shall be included in the pre-grade meetings to provide cultural/historical sensitivity training including the establishment of set guidelines for ground disturbance in sensitive areas with the grading contractors and any required tribal or special interest monitors. 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 Archaeologist 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 any required tribal or special interest monitors. The developer/permit holder shall submit a fully executed copy of the contract to the Riverside County Planning Department to ensure compliance with this condition of approval. Upon verification, the Planning Department shall clear this condition. (COA: 60.PLANNING.02).

Monitoring: Monitoring shall be conducted by Building and Safety Department through the permitting process.

10. Paleontological Resources

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

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Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Source: Riverside County General Plan Figure OS-8 "Paleontological Sensitivity"

Findings of Fact:

a) According to the Riverside County General Plan, the project site is located within an area of High Paleontological sensitivity (High A). Therefore, this project will have a less than significant impact with mitigation on potential paleontological resources.

Mitigation: PRIOR TO ISSUANCE OF GRADING PERMITS: 1. The applicant shall retain a qualified paleontologist approved by the County of Riverside to create and implement a project-specific plan for monitoring site grading/earthmoving activities (project paleontologist). 2. The project paleontologist retained shall review the approved development plan and grading plan and shall conduct any pre-construction work necessary to render appropriate monitoring and mitigation requirements as appropriate. These requirements shall be documented by the project paleontologist in a Paleontological Resource Impact Mitigation Program (PRIMP). This PRIMP shall be submitted to the County Geologist for review and approval prior to issuance of a Grading Permit. All reports shall be signed by the project paleontologist and all other professionals responsible for the report's content (eg. Professional Geologist), as appropriate. Two wet-signed original copies of the report(s) shall be submitted to the office of the County Geologist along with a copy of this condition and the grading plan for appropriate case processing and tracking. These documents should not be submitted to the project Planner, the Plan Check staff, the Land Use Counter or any other County office. In addition, the applicant shall submit proof of hiring (i.e. copy of executed contract, retainer agreement, etc.) a project paleontologist for the in-grading implementation of the PRIMP. (COA: 60.PLANNING.01). PRIOR TO GRADING FINAL: The applicant shall submit to the County Geologist one wet-signed copy of the Paleontological Monitoring Report prepared for site grading operations at this site. The report shall be certified by the professionally-qualified Paleontologist responsible for the content of the report. This Paleontologist must be on the County's Paleontology Consultant List. The report shall contain a report of findings made during all site grading activities and an appended itemized list of fossil specimens recovered during grading (if any) and proof of accession of fossil materials into the pre-approved museum repository. In addition, all appropriate fossil location information shall be submitted to the Western Center, the San Bernardino County Museum and Los Angeles County Museum of Natural History, at a minimum, for incorporation into their Regional Locality Inventories. (COA: 70.PLANNING.01).

Monitoring: Monitoring shall be conducted by Building and Safety Department through the permitting process.

GEOLOGY AND SOILS Would the project

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

a) Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death?

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

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Source: Riverside County General Plan Figure S-2 "Earthquake Fault Study Zones," GIS database, Geotechnical Investigation Report (GEO No. 2262) prepared by C.H.J., Inc., dated February 15, 2011

Findings of Fact:

a) The project site is not located within an Alquist-Priolo Earthquake Fault Zone. The proposed project will not expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death. California Building Code (CBC) requirements pertaining to commercial development will mitigate the potential impact to less than significant. As CBC requirements are applicable to all commercial development they are not considered mitigation for CEQA implementation purposes.

b) The project site is not located within an Alquist-Priolo Earthquake Fault Zone and no known fault lines are present on or adjacent to the project site. Therefore, there is a low potential for rupture of a known fault.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

12. Liquefaction Potential Zone

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

Source: Riverside County General Plan Figure S-3 "Generalized Liquefaction", Geotechnical Investigation Report (GEO No. 2262) prepared by C.H.J., Inc., dated February 15, 2011

Findings of Fact:

a) The project site is located within an area of partially moderate, high and very high liquefaction potential. Liquefaction is expected to occur in a sandy layer between the depths of 40 and 45 feet within Exploratory Boring No 8. Liquefaction is not expected to occur within sediments encountered in Exploratory Boring No. 9. Seismic settlement within Exploratory Boring No. 8 is expected to be less than .75 inch. Seismic settlement within Exploratory Boring No. 9 is expected to be less than .33 inch. Liquefaction induced settlement is not expected in the dense sand layers. (COA: 10.PLANNING.03). Impacts would be less than significant with mitigation.

Mitigation: It is imperative that no clearing and/or grading operations be performed without the presence of a representative of the geotechnical engineer. Areas to be graded should have at least the upper 5 feet of existing soil in all structural areas and 2 feet in existing soil in the remainder of the areas to be graded removed and the open excavation bottoms observed by an engineering geologist to verify and document in writing that non-compressible sediments are exposed prior to refilling with properly tested and documented compacted fill. (COA: 10.PLANNING.03). Geotechnical soils reports, required in order to obtain a grading permit, shall be submitted to the Building and Safety Department for review and approval prior to issuance of a grading permit. All grading shall be in conformance with the recommendations of the geotechnical/soils reports as approved by Riverside County. The geotechnical/soils, compaction and inspection reports will be reviewed in accordance with the RIVERSIDE COUNTY GEOTECHNICAL GUIDELINES FOR REVIEW OF GEOTECHNICAL AND GEOLOGIC REPORTS. (COA: 60.BS GRADE.04).

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Monitoring: Monitoring shall be conducted by Building and Safety Department through the permitting process.

13. Ground-shaking Zone

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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), Geotechnical Investigation Report (GEO No. 2262) prepared by C.H.J., Inc., dated February 15, 2011

Findings of Fact:

a) There are no known active or potentially active faults that traverse the site and the site is not located within an Alquist-Priolo Earthquake Fault Zone. The principal seismic hazard that could affect the site is ground shaking resulting from an earthquake occurring along several major active or potentially active faults in southern California. The County Department of Building and Safety requires construction to conform to the California Building Code (CBC). Through the compliance with Riverside County requirements related to geotechnical and soil reports, the potential of the proposed project due to ground shaking will be less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

14. Landslide Risk

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

Source: Riverside County General Plan Figure S-5 "Regions Underlain by Steep Slope," Geotechnical Investigation Report (GEO No. 2262) prepared by C.H.J., Inc., dated February 15, 2011

Findings of Fact:

a) The project site is generally flat and according to Figure S-5, the project site is not located in an area with slopes greater than 25%; therefore, there is no potential for landslides. The project site and surrounding area does not consist of rocky terrain therefore the project is not subject to rock fall hazards. No impacts will occur as a result of the proposed project.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

15. Ground Subsidence

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Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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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", Geotechnical Investigation Report (GEO No. 2262) prepared by C.H.J., Inc., dated February 15, 2011

Findings of Fact:

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

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

16. Other Geologic Hazards

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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a) Be subject to geologic hazards, such as seiche, mudflow, or volcanic hazard?

Source: Project Application Materials, Geotechnical Investigation Report (GEO No. 2262) prepared by C.H.J., Inc., dated February 15, 2011

Findings of Fact:

a) The project site is not located in an area susceptible to unstable geologic hazards such as seiche, mudflow, or volcanic hazard on the project site.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

17. Slopes

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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a) Change topography or ground surface relief features?

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

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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c) Result in grading that affects or negates subsurface sewage disposal systems?

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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Source: Riverside County General Plan figure S-5 "Regions Underlain by Steep Slopes", Building and Safety – Grading Review, Project Application Materials

Findings of Fact:

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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a) The project will have a less than significant impact change to the existing topography on the subject site. The grading will follow the natural slopes and not alter any significant elevated topographic features located on the site.

b) The project will not cut or fill slopes greater than 2:1, but may create a slope higher than 10 feet. In order to minimize the impact, the project has been conditioned to grade so that the slopes reflect the natural terrain.

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

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

18. Soils

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

☐ ☐ ☒ ☐

b) Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial risks to life or property?

☐ ☐ ☒ ☐

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?

☐ ☐ ☐ ☒

Source: Riverside County General Plan figure S-6 "Engineering Geologic Materials Map", Flood Control review, Building and Safety Grading review, Project Application Materials, Geotechnical Investigation Report (GEO No. 2262) prepared by C.H.J., Inc., dated February 15, 2011

Findings of Fact:

a) The development of the project site may have the potential to result in soil erosion during grading and construction. Standard Conditions of Approval have been issued regarding soil erosion that will further ensure protection of public health, safety, and welfare upon final engineering of the project and are not considered mitigation for CEQA implementation purposes. (COA 10.BS GRADE.04)

b) The project may be located on expansive soil; however, California Building Code (CBC) requirements pertaining all structures will mitigate the potential impact to less than significant. As IBC requirements are applicable to all structures they are not considered mitigation for CEQA implementation purposes.

c) The project will be connected to a sewer system; there will be no septic on site.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

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

Source: Flood Control District review, Building and Safety – Grading Review, Project Materials

Findings of Fact:

a) The project site is not located near the channel of a river, or stream, or the bed of a lake. Thus the proposed project does not change deposition, siltation or erosion that may modify the channel of a river or stream or the bed of a lake.

b) The project may result in an increase in water erosion either on or off site. Building and Safety Department has provided standard conditions of approval to ensure erosion impacts are mitigated to less than significant levels upon final engineering and are not considered mitigation for CEQA implementation purposes. (COA: 10.BS GRADE.06, 10.BS GRADE.07).

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

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

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

Findings of Fact:

a) The project site is located within a HIGH wind erosion area. All projects proposing grading are condition for dust control (COA: 10.BS GRADE.08). The Riverside County General Plan, Safety Element Policy for Wind Erosion requires buildings to be designed to resist wind loads which are covered by the California Building Code (CBC). With such compliance, impacts to wind erosion and blowsand from the project on or off site are considered to be less than significant. As no unique mitigation measures are identified, no additional mitigation is required.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

GREENHOUSE GAS EMISSIONS Would the project

21. Greenhouse Gas Emissions	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
a) Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the	<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
environment?				
b) Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Source: Project Application Materials, Air Quality and Greenhouse Gas Impact Analyses prepared by Albert A. Webb Associates, dated April 4, 2011

Findings of Fact:

a) Analysis by Albert A. Webb Associates (April 4, 2011) indicates the project's annual GHG emissions will be 12,153 metric tons per year (MTY) of CO₂-equivalents (CO₂e) as a mixed use (residential / commercial) project. This total is above the threshold of 3,000 MTY CO₂e for residential and commercial project currently proposed by the South Coast Air Quality Management District. This project total includes both direct (amortized construction, area source and mobile emissions) and indirect (electricity, solid waste and water usage) GHG emissions. The total GHG reductions indicate that, with mandatory compliance with statewide measures and implementation of mitigation measures, Project-specific GHG emissions would be reduced by 30.01 percent.

Additionally, it is important to note that GHG emission reductions were not quantified for all existing or proposed regulations, project design features or mitigation measures where quantification was not readily available. Thus, the 30 percent reduction from BAU is a conservative estimate. The 30 percent reduction from BAU is consistent with the AB 32 goal of reducing GHG emissions from BAU by 28.3 percent. Thus, the Project will not generate a significant amount of GHG emissions, directly or indirectly and the impact is less than significant with mitigation.

b) To ensure reductions below the expected "Business As Usual" (BAU) scenario, the project will be subject to a variety of measures that will reduce the project's greenhouse gas emissions. These measures include the following:

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

b. The following additional GHG-reducing measures:

(1) Lighting: Low-pressure sodium vapor (LPSV) lighting or overhead high pressure sodium vapor lighting with shields or cutoff luminaires shall be used on the project site. While used principally to reduce light pollution, these types of luminaires, particularly LPSV, are also extremely energy efficient. Where sodium lighting is not necessary or not advisable due to color, LED or other energy-efficient lighting shall be used, as appropriate.

(2) Bicycle Racks: To facilitate and encourage non-motorized transportation, bicycle racks shall be provided in convenient locations to facilitate bicycle access to the project area. The bicycle racks shall be shown on project landscaping and improvement plans submitted for Planning Department approval, and shall be installed in accordance with those plans.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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(3) Recycling: To facilitate and encourage recycling to reduce landfill-associated emissions among others, the project shall provide trash enclosures that include additional enclosed area(s) for collection of recyclable materials. The recycling collection area(s) shall be located within, near or adjacent to each trash and rubbish disposal area. The recycling collection area shall be a minimum of 50% of the area provided for the trash/rubbish enclosure(s) or as approved by the Riverside County Waste Management Department.

(4) Water-Efficient Landscaping: All required landscape planting and irrigation shall be installed according to approved Landscaping, Irrigation and Shading Plans and be in a condition acceptable to the County. Landscaping and irrigation shall comply with County Ordinance No. 859, Water-Efficient Landscaping Standards. Reducing landscaping water use will conserve electricity, reducing GHG emissions associated with electricity production.

(5) Title 24: Use of equipment and fixtures that comply with applicable Title 24 energy conservation requirements.

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

Mitigation: All parking lot lights and other outdoor lighting shall be shown on electrical plans submitted to the Department of Building and Safety for plan check approval and shall comply with the requirements of the Riverside County General Plan. (COA: 80.PLANNING.20). Bike rack spaces or bike lockers shall be shown on the project's parking and landscaping plan submitted to the Planning Department for approval. A bicycle rack with a minimum of fifty one (51) spaces shall be provided in convenient locations to facilitate bicycle access to the project area as shown on APPROVED EXHIBIT A. The bicycle racks shall be shown on project landscaping and improvement plans submitted for Planning Department approval, and shall be installed in accordance with those plans. (COA: 80.PLANNING.13, 90.PLANNING.13). Nine (9) trash enclosures which are adequate to enclose a minimum of two (2) bins shall be located as shown on the APPROVED EXHIBIT A, and shall be constructed prior to the issuance of occupancy permits. The enclosure(s) shall be a minimum of six (6) feet in height and shall be made with masonry block with landscaping screening, above trellis and a solid gate which screens the bins from external view. Additional enclosed area for collection of recyclable materials shall be located within, near or adjacent to each trash and rubbish disposal area. The recycling collection area shall be a minimum of fifty percent (50%) of the area provided for the trash/rubbish enclosure(s) or as approved by the Riverside County Waste Management Department. All recycling bins shall be labeled with the universal recycling symbol and with signage indicating to the users the type of material to be deposited in each bin. (COA: 90.PLANNING.18). Prior to issuance of building permits, the developer/permit holder shall file a Landscaping Minor Plot Plan Application to the Riverside County Planning Department for review and approval along with the current fee. The landscaping plans shall be in conformance with the APPROVED EXHIBITS; in compliance with Ordinance No. 348, Section 18.12; Ordinance No. 859; and, be prepared consistent with the County of Riverside Guide to California Friendly Landscaping. (COA: 80.PLANNING.01, 90.PLANNING.03) In order to reduce energy consumption from the proposed Project development, construction of all proposed uses shall exceed the 2008 California Energy Code - Title 24, Part 6 energy efficiency standards by 20 percent. Submission of a Title 24 worksheet with building plans shall be required by

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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the Department of Building and Safety in order to obtain a building permit. The worksheet shall include both the calculations showing the minimum Title 24 compliance requirements and calculations demonstrating that the Project will increase energy efficiency 20 percent beyond Title 24. Compliance is determined by comparing the energy efficiency of the proposed development to a minimally Title 24 compliant development. The calculations must be from an energy analysis computer program approved by the California Energy Commission in accordance with Title 24, Part 1, Article 1, Section 10-109. These approved programs include, as of April 2011, CALRES 2008, EnergyPro 5.1 and Micropas 8.1 for residential buildings and EnergyPro 5.0 and 5.1 and Perform 2008 for non-residential buildings. In order to reduce energy consumption from proposed Project development, applicable plans (e.g., electrical plans, improvement maps, etc.) submitted to the County shall include the installation of energy-efficient street lighting throughout the Project site. These plans shall be reviewed and approved by the applicable Department (e.g., Department of Building and Safety or Department of Transportation) prior to conveyance of applicable streets. In order to reduce water consumption and associated energy use from the proposed Project development, reduce indoor water use by 20 percent, prior to issuance of any building permits. All requirements will be documented through a checklist to be submitted with building plans and calculations. (COA: 80.PLANNING.22).

Monitoring: Monitoring shall be conducted by Building and Safety Department and SCAQMD through the permitting process.

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 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?

☐ ☐ ☐ ☒

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?

☐ ☐ ☐ ☒

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

Findings of Fact:

a) & b) During construction of the proposed project, there is a limited potential for accidental release of construction-related products although not in sufficient quantity to pose a significant hazard to

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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people and the environment. The proposed project will not create a hazard to the public or the environment. Impacts would be less than significant.

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

d) The project will not emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school.

e) The project is not located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would not create a significant hazard to the public or the environment.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

23. Airports

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

<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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b) Require review by the Airport Land Use Commission?

<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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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 checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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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"/>
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Source: Riverside County General Plan Figure S-19 "Airport Locations," GIS database, Project Application Materials, Riverside County Airport Land Use Commission (ALUC) staff report, dated May 2, 2011

Findings of Fact:

a), b) & c) The site is located in Airport Compatibility Zone D. Nonresidential intensity in Airport Zone D is restricted to an average of 100 persons per acre. The "Building Code Method" for calculating intensity utilizes "minimum floor area per occupant" criteria from the Building Code as a factor in projecting intensity. Pursuant to Appendix C, Table C-1, of the Riverside County Airport Land Use Compatibility Plan, the intensity of retail sales areas has been determined to be one person per 30 square feet, the intensity of restaurant serving area has been determined to be one person per 15 square feet, the intensity of commercial kitchen areas has been determined to be one person per 200 square feet, the intensity of office areas has been determined to be one person per 100 square feet, and the intensity of storage areas has been determined to be one person per 300 square feet. Based on the Building Area Summary specified on the Conditional Use Permit site plan, if fast food

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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restaurants are assumed for Pads 1 and 2, retail uses for the three existing buildings to remain, and a 50 percent reduction for retail, serving, and office areas, the Conditional Use Permit area would have a total occupancy of 2,198 people. This would result in an average intensity of 128 people across the 15.23 gross acre site.

A second method for determining total occupancy involves multiplying the number of parking spaces provided or required (whichever is greater) by average vehicle occupancy (assumed to be 1.5 persons per vehicle in the absence of more precise data). As with other projects involving retail uses, there is a real dichotomy in results if one compares the Building Code Method with the Parking Space Method of determining total intensity. Based on the 751 parking spaces provided (including off-site parking) and assuming an additional 10% use by public transportation, the total occupancy would be estimated at 1,411 persons or an average of 82 persons across the 15.23 gross acre site.

The Airport Land Use Commission has previously been willing to utilize the Parking Space Method to determine consistency of commercial retail projects (primarily in the Bermuda Dunes area), in situations where the vast majority of customers would arrive and depart by private automobile.

The applicant provided an alternate occupancy analysis based on an existing Cardenas market located at 16212 Foothill Blvd. in Fontana, which is 47,000 square feet in size. The survey of occupancy was performed on a Wednesday and Saturday, which represent the typical busiest days for the Fontana store. The survey resulted in a maximum of 229 people, including employees occupying the building. A copy of the study is attached to this staff report for further detail on survey methodology and results. Based on this, a total occupancy of 1,842 would be anticipated with an average intensity of 107 people per acre. Limiting occupancy in the buildings identified as "Retail 1" and "Retail 2" on the site plan to 200 and 175, respectively, would result in a total occupancy of 1,643, with an average intensity of 96 persons per acre.

Nonresidential single-acre intensity is restricted to 300 persons in any given acre within Airport Compatibility Zone D. This level may be increased to up to 390 with use of risk-reduction design features, including, but not limited to, the following possible mitigation measures: limiting buildings to a single story; enhancing the fire sprinkler system; increasing the number of emergency exits; upgrading the strength of the building roof; avoiding skylights; limiting the number and size of windows; and using concrete walls. The project applicant has indicated the following measures are included in the project: no skylights, limited number of windows, and reinforced concrete masonry unit (CMU) walls.

Use of the Building Code Method for evaluation, including the 50 percent reduction for all retail, serving area, and office uses, indicates that single-acre intensities within areas including buildings "Shops 2", "Retail 1", "Market", and "Retail 2" on the site plan range between 420 to 563 people per single acre. Utilizing the alternate occupancy assumption of 229 persons in the market, these same buildings would range between 192 and 420 per single acre. Limiting occupancy to 200 and 175 persons in "Retail 1" and "Retail 2" respectively, would reduce the maximum single acre intensity to less than 300 people, which would be consistent with the single acre intensity criteria.

The elevation of Runway 6-24 at its nearest point to the project boundaries is approximately 758.55 feet above mean sea level (AMSL). At an approximate distance of 2,500 feet to the property line and relevant slope of 50:1, any structure proposed within the proposed residential area above 808.55 feet AMSL would require FAA review. However, no specific buildings are proposed within this area at this time through these applications. At an approximate distance of 2,920 feet to the nearest building

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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proposed by the Conditional Use Permit and relevant slope of 50:1, any structure above 817 feet AMSL would require FAA review. The project plans indicate a finished floor elevation of 769 feet and a building height of 40 feet for the nearest building (Market). At an approximate distance of 3,730 feet to the highest building pad proposed (Drugstore) by the Conditional Use Permit and relevant slope of 50:1, any structure above 833 feet AMSL would require FAA review. The tallest building pad proposed is 780 feet with a building height of 36 feet. Therefore, Federal Aviation Administration (FAA) obstruction evaluation review will not be required for the proposed project at this time. However, FAA review may be required for the future residential development depending on finished grades, building heights, and distance of buildings to runway.

Compatibility Zone D requires that 10% of area within major projects (10 acres or larger) be set aside as open land that could potentially serve as emergency landing areas. 10% of the entire project area is approximately 122,098 square feet (62,377 square feet in the Conditional Use Permit area). Given the parking lot shading requirements of Riverside County's zoning ordinance, it is not clear whether the 10% requirement for the Conditional Use Permit would be met. However, the loading driveway and sand filtration basin provide 39,600 square feet of open area. Additionally, the site is already in commercial use, with an existing parking lot. The parking lot could be considered as an existing use that may not be subject to additional open space provision requirements pursuant to Airport Compatibility Zone D criteria.

Based on the adopted plan, the Riverside County Airport Land Use Commission (ALUC) staff found the proposed project consistent with the 2004 Flabob Airport Land Use Compatibility Plan with mitigation measures incorporated.

d) The project is not within the vicinity of a private airstrip, or heliport and would not result in a safety hazard for people residing or working in the project area.

Mitigation: The project shall comply with the following mitigation measures, pursuant to the May 10, 2011 review of the Airport Land Use Commission: 1. Any outdoor lighting that is installed shall be hooded or shielded so as to prevent either the spillage of lumens or reflection into the sky. 2. The following uses shall be prohibited: (a) Any use which would direct a steady light or flashing light of red, white, green, or amber colors associated with airport operations toward an aircraft engaged in an initial straight climb following takeoff or toward an aircraft engaged in a straight final approach toward a landing at an airport, other than an FAA-approved navigational signal light, visual approach slope indicator, or such red light obstruction marking as may be permitted by the Federal Aviation Administration. (b) Any use which would cause sunlight to be reflected towards an aircraft engaged in an initial straight climb following takeoff or towards an aircraft engaged in a straight final approach towards a landing at an airport. (c) Any use which would generate smoke or water vapor or which would attract large concentrations of birds, or which may otherwise affect safe air navigation within the area, including landscaping utilizing water features, trash transfer stations that are open on one or more sides, recycling centers containing putrescible wastes, construction and demolition debris facilities, and incinerators. (d) Any use which would generate electrical interference that may be detrimental to the operation of aircraft and/or aircraft instrumentation. 3. This finding of conditional consistency is based upon the site plan dated 3/28/11. Any changes in the locations, heights, layout, or intended use of buildings shall be subject to further review by the Airport Land Use Commission as an amended project. 4. The following occupancy and use area limits are applicable to the buildings shown on the site plan reviewed by the Airport Land Use Commission, dated 3/28/11. (a) Retail 1 shall have a posted maximum occupancy of 200 people. (b) Retail 2 shall have a posted maximum

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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occupancy of 175 people. (c) Pad 1 shall have a maximum serving area of 1,900 square feet. (d) Pad 2 shall have a maximum serving area of 3,000 square feet.

5. The County of Riverside (and/or its successor-in-interest) shall either prohibit the following uses in the area covered by this Conditional Use Permit, or shall require additional review by the Airport Land Use Commission prior to establishment of any of the following uses in any of the structures proposed through this Conditional Use Permit: Auction rooms, auditoriums, churches and chapels, dance floors, lodge rooms, reviewing stands, gaming, bowling alleys, and other uses that would be considered to have an occupancy level greater than one person per 15 square feet (minimum square feet per occupant less than 15) pursuant to the California Building Code (1998) Table 10-A (Table C-1 of Appendix C of the Riverside County Airport Land Use Compatibility Plan). 6. The following uses shall require additional review by the Airport Land use Commission prior to being established in any of the new buildings constructed pursuant to this Conditional Use Permit, other than the buildings on the sites labeled as "Pad 1" and "Pad 2" on the site plan dated 3/28/11: Restaurant serving area (dining areas and areas open to public use, other than corridors and restrooms) exceeding 300 square feet in area, conference rooms, drinking establishments, exhibit rooms, gymnasiums, lounges, stages, classrooms, skating rinks, swimming pools, and other uses that would be considered to have an occupancy level greater than one person per 30 square feet, but not greater than one person per 15 square feet, pursuant to the California Building Code (1998) Table 10-A (Table C-1 of Appendix C of the Riverside County Airport Land Use Compatibility Plan). 7. The attached notice shall be provided to all potential purchasers of the property and all potential tenants of the buildings, and shall be recorded as a deed notice. 8. Any new retention basins on the site shall be designed so as to provide for a maximum 48-hour detention period following the conclusion of the storm event for the design storm (may be less, but not more), and to remain totally dry between rainfalls. Vegetation in and around the retention basin(s) that would provide food or cover for bird species that would be incompatible with airport operations shall not be utilized in project landscaping. (COA: 10.PLANNING.38)

Monitoring: Monitoring shall be conducted by Building and Safety through the permitting process.

24. Hazardous Fire Area

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

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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Source: Riverside County General Plan Figure S-11 "Wildfire Susceptibility," GIS database

Findings of Fact:

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

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

HYDROLOGY AND WATER QUALITY Would the project

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
25. Water Quality Impacts	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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 checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Violate any water quality standards or waste discharge requirements?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input 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 checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
e) Place housing within a 100-year flood hazard area, as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Place within a 100-year flood hazard area structures which would impede or redirect flood flows?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
g) Otherwise substantially degrade water quality?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
h) Include new or retrofitted stormwater Treatment Control Best Management Practices (BMPs) (e.g. water quality treatment basins, constructed treatment wetlands), the operation of which could result in significant environmental effects (e.g. increased vectors or odors)?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Source: Riverside County Flood Control District Flood Hazard Report/Condition, Jurupa Area Plan Figure 8 "Flood Hazards"

Findings of Fact:

a); b), d), f), g) & h) The entire site is located within a Zone X shaded floodplain - an area protected by a levee, as delineated on Panel No. 06065C - 0706G of the Flood Insurance Rate Maps issued in conjunction with the National Flood Insurance Program administered by the Federal Emergency Management Agency (FEMA).

The District's Rubidoux Channel, Mission Boulevard Lateral (West), Project No. 1-0-00142, is an underground storm drain located in Mission Boulevard. This is a major drainage facility which collects and conveys storm runoff in this area and provides the site protection from ordinary storm flood hazard. Existing street improvements (curb and gutter) along both Mission Boulevard and Riverview Drive appear to provide protection for the site from offsite runoff. However, a storm of unusual magnitude may cause damage.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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The site currently drains southerly in a sheet flow manner toward the adjacent property. The back portion of this site is not paved. The applicant proposes to pave this portion of the site and construct a sand filter basin and freestanding wall along the south property line. A storm drain is proposed to convey high flows from the basin to the District's Rubidoux - Tilton Avenue Storm Drain.

The District's Rubidoux - Tilton Avenue Storm Drain, Project No. 1-0-00143 is located south of the project. This facility connects to the District's Rubidoux Channel - Stage II, Project No. 1-0-00142, an underground storm drain located at the intersection of Tilton Avenue and Briggs Street. Therefore, this facility provides an adequate outlet. Though these drainage facilities are in place, the capacity of the Rubidoux - Tilton Avenue Storm Drain Stage I and Rubidoux Storm Channel - Stage II from Briggs Street to Rubidoux Boulevard are limited.

A preliminary drainage study was provided to show that this development would mitigate the increase in runoff for 2, 5, 10, and 100-year frequency storm. The drainage study is considered adequate at this stage of development. However, the study shall be refined at the improvement plan stage of the project. As indicated in the study, the 24-hour storm events have not been fully mitigated for. This may result in the increase in volume of the basin.

The proposed development of this site would adversely impact water quality and thus the project must comply with the recently adopted permit (Order No. R8-2010-0033) Water Quality Management Plan (WQMP) requirements. Because the project consists of an addition or replacement of 5,000 or more square feet of impervious surface on an existing developed site, it is subject to WQMP Significant Redevelopment requirements. Where Significant Redevelopment results in an increase/replacement of more than 50% of the existing impervious surfaces of an existing developed site, the WQMP would be required for the entire site. This development fits this category and therefore, the entire site shall be mitigated for water quality.

To mitigate these impacts, the developer has proposed a sand filter basin along the southern boundary of the project and water quality inlets. It should be noted that the basin is proposed to offset the increased runoff (as stated above) and water quality impacts; therefore, the basin shall be sized to address the sum of the two volumes (increased runoff and V_{bmp}). Thus the outflow from the basin shall not exceed predevelopment conditions.

The submittal reflects the general drainage and water quality plan for the development and meets the minimum requirements for the development review process. As stated above, additional details will be required at the time improvement plans are submitted. In compliance with the recently adopted permit (Order No. R8-2010-0033), the District strongly recommends that the site be designed to include Low Impact Development (LID). This may require additional site design BMPs (e.g. using planting areas as BMPs, porous pavement, etc.). (COA: 10.FLOODRI.01).

The development of this site will adversely impact downstream property owners by increasing the rate and volume of flood flows. To mitigate this impact, the developer has proposed a detention basin. Although final design of the basin will not be required until the improvement plan stage of this development, the applicant's engineer has submitted a preliminary hydrology and hydraulics study that indicates that the general size, shape, and location of the proposed basin is sufficient to mitigate the impacts of the development. (COA: 10.FLOODRI.10).

c) The project will not substantially deplete groundwater supplies or interfere substantially with groundwater recharge.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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e) The project will not place housing within a 100-year flood hazard area, as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map.

Mitigation: Drainage facilities outletting sump conditions shall be designed to convey the tributary 100 year storm flows. Additional emergency escape shall also be provided. (COA: 10.FLOOD RI.04). The property's grading shall be designed in a manner that perpetuates the existing natural drainage patterns with respect to tributary drainage area, outlet points and outlet conditions; otherwise, a drainage easement shall be obtained from the affected property owners for the release of concentrated or diverted storm flows. A copy of the recorded drainage easement shall be submitted to the District for review. (COA: 10.FLOOD RI.05). The development of this site would increase peak flow rates on downstream properties. Mitigation shall be required to offset such impacts. An increased runoff basin shall be shown on the exhibit and calculations supporting the size of the basin shall be submitted to the District for review. The entire area of proposed development will be routed through a detention facility(s) to mitigate increased runoff. All basins must have positive drainage; dead storage basins shall not be acceptable. A complete drainage study including, but not limited to, hydrologic and hydraulic calculations for the proposed detention basin shall be submitted to the District for review and approval. Storms to be studied will include the 1-hour, 3-hour, 6-hour and 24-hour duration events for the 2-year, 5-year, 10-year and 100-year return frequencies. Detention basin(s) and outlet(s) sizing will ensure that none of these storm events has a higher peak discharge in the post-development condition than in the pre-development condition. For the 2-year and 5-year events the loss rate will be determined using an AMC I condition. For the 10-year and 100-year event AMC II will be used. Constant loss rates shall be used for the 1-hour, 3-hour and 6-hour events. A variable loss rate shall be used for the 24-hour events. Low Loss rates will be determined using the following: 1. Undeveloped Condition --> LOW LOSS = 90% 2. Developed Condition --> LOW LOSS = .9 - (.8x%IMPERVIOUS) 3. Basin Site --> LOW LOSS = 10%. Where possible and feasible the on-site flows should be mitigated before combining with off-site flows to minimize the size of the detention facility required. If it is necessary to combine off-site and on-site flows into a detention facility two separate conditions should be evaluated for each duration/return period/before-after development combination studied; the first for the total tributary area (off-site plus on-site), and the second for the area to be developed alone (on-site). It must be clearly demonstrated that there is no increase in peak flow rates under either condition (total tributary area or on-site alone), for each of the return period/duration combinations required to be evaluated. A single plot showing the pre-developed, post-developed and routed hydrographs for each storm considered, shall be included with the submittal of the hydrology study. No outlet pipe(s) will be less than 18" in diameter. Where necessary an orifice plate may be used to restrict outflow rates. Appropriate trash racks shall be provided for all outlets less than 48" in diameter. The basin(s) and outlet structure(s) must be capable of passing the 100-year storm without damage to the facility. Embankment shall be avoided in all cases unless site constraints or topography make embankment unavoidable in the judgment of the General Manager-Chief Engineer. Mitigation basins should be designed for joint use and be incorporated into open space or park areas. Sideslopes should be no steeper than 4:1 and depths should be minimized where public access is uncontrolled. A viable maintenance mechanism, acceptable to both the County and the District, should be provided for detention facilities. Generally, this would mean a CSA, landscape district, parks agency or commercial property owners association. (COA: 10.FLOOD RI.11). This project proposes Best Management Practices (BMP) facilities that will require maintenance by public agency or commercial property owner association. To ensure that the public is not unduly burdened with future costs, prior to final approval or recordation of this case, the District will require an acceptable financial mechanism be implemented to provide for maintenance of treatment control BMPs in perpetuity. This may consist of a mechanism to assess individual benefiting

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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property owners, or other means approved by the District. The site's treatment control BMPs must be shown on the project's improvement plans - either the street plans, grading plans, or landscaping plans. The type of improvement plans that will show the BMPs will depend on the selected maintenance entity. (COA: 10.FLOOD RI.13). To comply with the WQMP a developer must submit a "Project Specific" WQMP. This report is intended to a) identify potential post-project pollutants and hydrologic impacts associated with the development; b) identify proposed mitigation measures (BMPs) for identified impacts including site design, source control and treatment control post-development BMPs; and c) identify sustainable funding and maintenance mechanisms for the aforementioned BMPs. A template for this report is indicated as 'exhibit A' on the website above. A final Project Specific WQMP must be approved by the District prior to issuance of building or grading permits. Projects that require a Project Specific WQMPs were required to submit a PRELIMINARY Project Specific WQMP along with the land-use application package in the tentative phase of development in order to obtain recommended conditions of approval. The developer has submitted a report that minimally meets the criteria for a preliminary project specific WQMP of addressing points a, b, and c above. It shall be noted that while the preliminary project specific WQMP was adequate at that stage, the preliminary WQMP report will need significant revisions at the improvement plan check phase of the development in order to meet the requirements of a final project specific WQMP - including detailed drawings for the BMPs along with all supporting calculations. It should also be noted that if 401 certification is necessary for the project, the Water Quality Control Board may require additional water quality measures. (COA: 10.FLOOD RI.14). The BMP maintenance plan shall contain provisions for all treatment controlled BMPs to be inspected, and if required, cleaned no later than October 15 each year. Required documentation shall identify the entity that will inspect and maintain all structural BMPs within the project boundaries. A copy of all necessary documentation shall be submitted to the District for review and approval prior to the issuance of occupancy permits. (COA: 10.FLOOD RI.16). A copy of the improvement plans, grading plans, BMP improvement plans and any other necessary documentation along with supporting hydrologic and hydraulic calculations shall be submitted to the District for review. The plans must receive District approval prior to the issuance of grading permits. All submittals shall be date stamped by the engineer and include a completed Flood Control Deposit Based Fee Worksheet and the appropriate plan check fee deposit. (COA: 60.FLOOD RI.02, 80.FLOOD RI.02). Temporary erosion control measures shall be implemented immediately following rough grading to prevent deposition of debris onto downstream properties or drainage facilities. Plans showing these measures shall be submitted to the District for review. (COA: 60.FLOOD RI.03). Offsite drainage facilities shall be located within dedicated drainage easements obtained from the affected property owner(s). Document(s) shall be recorded and a copy submitted to the District prior to issuance of permits. If the developer cannot obtain such rights, the project shall be redesigned to eliminate the need for the easement. (COA: 60.FLOOD RI.04). An encroachment permit shall be obtained for any work within the District right of way or with District facilities. The encroachment permit application shall be processed and approved concurrently with the improvement plans. (COA: 60.FLOOD RI.06). Inspection and maintenance of the flood control facility/ies to be constructed with this development must be performed by either the County Transportation Department or the Flood Control District. The engineer (owner) must request in writing that one of these agencies accept the proposed system. The request shall note the project number, location, briefly describe the system (sizes and lengths) and include an exhibit that shows the proposed alignment. The request to the District shall be addressed to the General Manager-Chief Engineer, Attn: Chief of the Planning Division. (COA: 60.FLOOD RI.07, 80.FLOOD RI.03). A copy of the project specific WQMP shall be submitted to the District for review and approval. (COA: 60.FLOOD RI.09, 80.FLOOD RI.05). The developer shall distribute environmental awareness education materials on general good housekeeping practices that contribute to protection of stormwater quality to all initial users. All structural BMPs described in the project-specific WQMP shall be constructed and installed

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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in conformance with approved plans and specifications. The developer must provide to the District's PLAN CHECK Department a notarized affidavit stating that the distribution of educational materials to the tenants is assured prior to the issuance of occupancy permits. The BMP maintenance plan shall contain provisions for all treatment controlled BMPs to be inspected, and if required, cleaned no later than October 15 each year. (COA: 90.FLOODRI.02, 90.FLOODRI.03, 90.FLOODRI.05).

Monitoring: Monitoring shall be conducted by the Riverside County Flood Control District and by the Department of Building and Safety plan check process.

26. Floodplains

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

NA - Not Applicable <input type="checkbox"/>	U - Generally Unsuitable <input checked="" type="checkbox"/>	R - Restricted <input type="checkbox"/>		
a) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner that would result in flooding on- or off-site?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Changes in absorption rates or the rate and amount of surface runoff?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c) Expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam (Dam Inundation Area)?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
d) Changes in the amount of surface water in any water body?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

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

Findings of Fact:

a), b) & c) The entire site is located within a Zone X shaded floodplain - an area protected by a levee, as delineated on Panel No. 06065C - 0706G of the Flood Insurance Rate Maps issued in conjunction with the National Flood Insurance Program administered by the Federal Emergency Management Agency (FEMA).

The District's Rubidoux Channel, Mission Boulevard Lateral (West), Project No. 1-0-00142, is an underground storm drain located in Mission Boulevard. This is a major drainage facility which collects and conveys storm runoff in this area and provides the site protection from ordinary storm flood hazard. Existing street improvements (curb and gutter) along both Mission Boulevard and Riverview Drive appear to provide protection for the site from offsite runoff. However, a storm of unusual magnitude may cause damage.

The site currently drains southerly in a sheet flow manner toward the adjacent property. The back portion of this site is not paved. The applicant proposes to pave this portion of the site and construct a

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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sand filter basin and freestanding wall along the south property line. A storm drain is proposed to convey high flows from the basin to the District's Rubidoux - Tilton Avenue Storm Drain.

The District's Rubidoux - Tilton Avenue Storm Drain, Project No. 1-0-00143 is located south of the project. This facility connects to the District's Rubidoux Channel - Stage II, Project No. 1-0-00142, an underground storm drain located at the intersection of Tilton Avenue and Briggs Street. Therefore, this facility provides an adequate outlet. Though these drainage facilities are in place, the capacity of the Rubidoux - Tilton Avenue Storm Drain Stage I and Rubidoux Storm Channel - Stage II from Briggs Street to Rubidoux Boulevard are limited.

A preliminary drainage study was provided to show that this development would mitigate the increase in runoff for 2, 5, 10, and 100-year frequency storm. The drainage study is considered adequate at this stage of development. However, the study shall be refined at the improvement plan stage of the project. As indicated in the study, the 24-hour storm events have not been fully mitigated for. This may result in the increase in volume of the basin.

To mitigate these impacts, the developer has proposed a sand filter basin along the southern boundary of the project and water quality inlets. It should be noted that the basin is proposed to offset the increased runoff (as stated above) and water quality impacts; therefore, the basin shall be sized to address the sum of the two volumes (increased runoff and Vbmp). Thus the outflow from the basin shall not exceed predevelopment conditions.

The submittal reflects the general drainage and water quality plan for the development and meets the minimum requirements for the development review process. As stated above, additional details will be required at the time improvement plans are submitted. In compliance with the recently adopted permit (Order No. R8-2010-0033), the District strongly recommends that the site be designed to include Low Impact Development (LID). This may require additional site design BMPs (e.g. using planting areas as BMPs, porous pavement, etc.). (COA: 10.FLOODRI.01).

The development of this site will adversely impact downstream property owners by increasing the rate and volume of flood flows. To mitigate this impact, the developer has proposed a detention basin. Although final design of the basin will not be required until the improvement plan stage of this development, the applicant's engineer has submitted a preliminary hydrology and hydraulics study that indicates that the general size, shape, and location of the proposed basin is sufficient to mitigate the impacts of the development. (COA: 10.FLOODRI.10).

d) The project will not cause changes in the amount of surface water in any water body.

Mitigation: Drainage facilities outletting sump conditions shall be designed to convey the tributary 100 year storm flows. Additional emergency escape shall also be provided. (COA: 10.FLOOD RI.04). The property's grading shall be designed in a manner that perpetuates the existing natural drainage patterns with respect to tributary drainage area, outlet points and outlet conditions; otherwise, a drainage easement shall be obtained from the affected property owners for the release of concentrated or diverted storm flows. A copy of the recorded drainage easement shall be submitted to the District for review. (COA: 10.FLOOD RI.05). The development of this site would increase peak flow rates on downstream properties. Mitigation shall be required to offset such impacts. An increased runoff basin shall be shown on the exhibit and calculations supporting the size of the basin shall be submitted to the District for review. The entire area of proposed development will be routed through a detention facility(s) to mitigate increased runoff. All basins must have positive drainage; dead storage

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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basins shall not be acceptable. A complete drainage study including, but not limited to, hydrologic and hydraulic calculations for the proposed detention basin shall be submitted to the District for review and approval. Storms to be studied will include the 1-hour, 3-hour, 6-hour and 24-hour duration events for the 2-year, 5-year, 10-year and 100-year return frequencies. Detention basin(s) and outlet(s) sizing will ensure that none of these storm events has a higher peak discharge in the post-development condition than in the pre-development condition. For the 2-year and 5-year events the loss rate will be determined using an AMC I condition. For the 10-year and 100-year event AMC II will be used. Constant loss rates shall be used for the 1-hour, 3-hour and 6-hour events. A variable loss rate shall be used for the 24-hour events. Low Loss rates will be determined using the following: 1. Undeveloped Condition --> LOW LOSS = 90% 2. Developed Condition --> LOW LOSS = .9 - (.8x%IMPERVIOUS) 3. Basin Site --> LOW LOSS = 10%. Where possible and feasible the on-site flows should be mitigated before combining with off-site flows to minimize the size of the detention facility required. If it is necessary to combine off-site and on-site flows into a detention facility two separate conditions should be evaluated for each duration/return period/before-after development combination studied; the first for the total tributary area (off-site plus on-site), and the second for the area to be developed alone (on-site). It must be clearly demonstrated that there is no increase in peak flow rates under either condition (total tributary area or on-site alone), for each of the return period/duration combinations required to be evaluated. A single plot showing the pre-developed, post-developed and routed hydrographs for each storm considered, shall be included with the submittal of the hydrology study. No outlet pipe(s) will be less than 18" in diameter. Where necessary an orifice plate may be used to restrict outflow rates. Appropriate trash racks shall be provided for all outlets less than 48" in diameter. The basin(s) and outlet structure(s) must be capable of passing the 100-year storm without damage to the facility. Embankment shall be avoided in all cases unless site constraints or topography make embankment unavoidable in the judgment of the General Manager-Chief Engineer. Mitigation basins should be designed for joint use and be incorporated into open space or park areas. Sideslopes should be no steeper than 4:1 and depths should be minimized where public access is uncontrolled. A viable maintenance mechanism, acceptable to both the County and the District, should be provided for detention facilities. Generally, this would mean a CSA, landscape district, parks agency or commercial property owners association. (COA: 10.FLOOD RI.11). Temporary erosion control measures shall be implemented immediately following rough grading to prevent deposition of debris onto downstream properties or drainage facilities. Plans showing these measures shall be submitted to the District for review. (COA: 60.FLOOD RI.03). Offsite drainage facilities shall be located within dedicated drainage easements obtained from the affected property owner(s). Document(s) shall be recorded and a copy submitted to the District prior to issuance of permits. If the developer cannot obtain such rights, the project shall be redesigned to eliminate the need for the easement. (COA: 60.FLOOD RI.04). An encroachment permit shall be obtained for any work within the District right of way or with District facilities. The encroachment permit application shall be processed and approved concurrently with the improvement plans. (COA: 60.FLOOD RI.06). Inspection and maintenance of the flood control facility/ies to be constructed with this development must be performed by either the County Transportation Department or the Flood Control District. The engineer (owner) must request in writing that one of these agencies accept the proposed system. The request shall note the project number, location, briefly describe the system (sizes and lengths) and include an exhibit that shows the proposed alignment. The request to the District shall be addressed to the General Manager-Chief Engineer, Attn: Chief of the Planning Division. (COA: 60.FLOOD RI.07, 80.FLOOD RI.03).

Monitoring: Monitoring shall be conducted by the Riverside County Flood Control District and by the Department of Building and Safety plan check process.

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

27. Land Use	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<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) The project would not result in a substantial alteration of the present or planned land of the area.
- b) The project does not affect land use within a city sphere of influence or within adjacent city or county boundaries.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

28. Planning	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<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"/>
b) Be compatible with existing surrounding zoning?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Be compatible with existing and planned surrounding land uses?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Be consistent with the land use designations and policies of the Comprehensive General Plan (including those of any applicable Specific Plan)?	<input type="checkbox"/>	<input type="checkbox"/>	<input 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 project is consistent with the site's proposed General Commercial (C-1/C-P) and existing General Residential – 2,500 Square Foot Minimum (R-3-2,500).
- b) The surrounding zoning is Rubidoux-Village Commercial West (R-VC) and General Commercial (C-1/C-P) to the north, Rubidoux-Village Commercial West (R-VC), General Residential – 2,500 Square Foot Minimum (R-3-2,500) and One-Family Dwellings (R-1) to the south, One-Family Dwellings (R-1) and Rubidoux-Village Commercial West (R-VC) to the east and Rubidoux-Village Commercial West (R-VC), General Commercial (C-1/C-P) and General Residential (R-3) to the west. The project will be compatible with the surrounding zoning classifications.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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c) The project site is designated Community Development: Commercial Retail (CD: CR) (0.20 – 0.35 Floor Area Ratio) and Community Development: High Density Residential (CD: HDR) (8 - 14 Dwelling Units per Acre) in the Riverside County General Plan. Surrounding properties are also designated Community Development: Commercial Retail (CD: CR) (0.20 - 0.35 Floor Area Ratio) and Community Development: High Density Residential (CD: HDR) (8 - 14 Dwelling Units per Acre) to the north and south, Community Development: Commercial Retail (CD: CR) (0.20 – 0.35 Floor Area Ratio) and Community Development: Medium High Density Residential (CD: MHDR) (5 – 8 Dwelling Units per Acre) to the east and Community Development: Commercial Retail (CD: CR) (0.20 - 0.35 Floor Area Ratio), Community Development: High Density Residential (CD: HDR) (8 - 14 Dwelling Units per Acre) and Community Development: Public Facilities (CD: PF) (< 0.60 Floor Area Ratio) to the west.

d) The project is consistent with current land use designations and the policies of the Riverside County General Plan, including the policies in the Rubidoux Village Policy Area.

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

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

MINERAL RESOURCES Would the project

29. Mineral Resources

a) Result in the loss of availability of a known mineral resource that would be of value to the region or the residents of the State?

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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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"/>
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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"/>
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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"/>
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Source: Riverside County General Plan Figure OS-5 "Mineral Resources Area"

Findings of Fact:

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

The Riverside County General Plan identifies policies that encourage protection for existing mining operations and for appropriate management of mineral extraction. A significant impact that would constitute a loss of availability of a known mineral resource would include unmanaged extraction or encroach on existing extraction. No existing or abandoned quarries or mines exist in the area surrounding the project site. The project does not propose any mineral extraction on the project site.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Any mineral resources on the project site will be unavailable for the life of the project; however, the project will not result in the permanent loss of significant mineral resources.

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

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

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

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

NOISE Would the project result in

Definitions for Noise Acceptability Ratings

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

NA - Not Applicable

A - Generally Acceptable

B - Conditionally Acceptable

C - Generally Unacceptable

D - Land Use Discouraged

30. Airport Noise

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

NA ☐ A ☒ B ☐ C ☐ D ☐

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

NA ☒ A ☐ B ☐ C ☐ D ☐

Source: Riverside County General Plan Figure S-19 "Airport Locations," County of Riverside Airport Facilities Map, Project Application Materials, Riverside County Airport Land Use Commission (ALUC) staff report, dated May 2, 2011

Findings of Fact:

a) The project site is located approximately 3,000 feet northwest of the Flabob Airport; however, at this distance, the project site is not located within any of the airport's identified noise contours. While high-altitude aircraft noise could be audible at this distance, it will not contribute to significant noise levels or an exceedance of applicable standards. Therefore, airport-related noise impacts will be less than significant.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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b) The project is not located within the vicinity of a private airstrip that would expose people residing on the project site to excessive noise levels.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

31. Railroad Noise

NA ☒ A ☐ B ☐ C ☐ D ☐

☐ ☐ ☐ ☒

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

Findings of Fact:

The project site is not located adjacent to a rail line. No impacts will occur as a result of the proposed project.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

32. Highway Noise

NA ☐ A ☒ B ☐ C ☐ D ☐

☐ ☐ ☒ ☐

Source: Riverside County General Plan Figure C-1 "Circulation Plan", GIS database, Preliminary Acoustical Impact Analysis prepared by Albert A. Webb Associates, dated March 2011

Findings of Fact:

The project site is bounded to the north by Mission Boulevard and Riverview Road toward the western portion of the project site. The project is also located adjacent to Mayfair Avenue/Briggs Street and Tilton Avenue; however, these roads, classified as collectors, are not a significant source of traffic-related noise. Traffic noise from Mission Boulevard and Riverview Road can also affect interior noise levels. Interior noise levels are determined by reducing the level of noise impacting a building's facade by the attenuation properties provided by that building's construction materials. The typical structural attenuation of commercial buildings is at least 30 dBA, and it is not uncommon to find that commercial buildings are capable of greater attenuation once architectural plans are reviewed and modeled. Commercial buildings (such as drug stores or supermarkets) typically do not have the ability to open their windows; therefore, a higher level of noise attenuation is achieved. The Project's commercial uses will meet interior noise standard of 50 dBA CNEL. Thus, the users of the building will not be exposed to roadway noise that is generally acceptable with the proposed use. Therefore, highway noise impacts are considered less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
33. Other Noise	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
NA <input checked="" type="checkbox"/> A <input type="checkbox"/> B <input type="checkbox"/> C <input type="checkbox"/> D <input type="checkbox"/>				

Source: Project Application Materials, GIS database

Findings of Fact:

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

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

34. Noise Effects on or by the Project	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
a) A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
d) Exposure of persons to or generation of excessive ground-borne vibration or ground-borne noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Source: Project Application Materials, Riverside County General Plan Noise Element, Riverside County Noise Ordinance No. 847, Preliminary Acoustical Impact Analysis prepared by Albert A. Webb Associates, dated March 2011, Letter from the Department of Public Health Office of Industrial Hygiene, dated May 5, 2011

Findings of Fact:

a) Noise levels will increase in the project vicinity during temporary construction activities as discussed in Item 34(b) below. Once the project is operational, potentially long-term or permanent noise increases will occur on the site as a result of project operations.

On-site noise from commercial operations could be derived from loading bay activities, trash compactors, and air conditioning units. Trash compactors are typically included in commercial retail projects, however, no trash compactors are planned within the project. There are multiple trash enclosures, but these will only house nonmechanized trash bins.

Air conditioners for the proposed commercial uses closest to both the existing and proposed residential uses will be located on the roofs of the commercial uses with the line-of-site blocked by a parapet. Therefore, noise generated by the air conditioning units will be attenuated by both the

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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distance to sensitive receivers (over 100 feet) and the parapet acting as a noise barrier. Loading bay areas can be the source of short-term noise impacts generated from trucks backing, rolling doors, and materials handling. This type of operational noise is not considered a source of significant impacts when topography or a barrier (e.g., a wall or berm) shields the visibility of the loading bay activity. However, even with shielding, if truck loading/unloading occurs at night and in close proximity to residential uses, the low frequency thumps can be intrusive and sleep-disturbing, particularly if adjacent residences have open bedroom windows.

Permanent noise impacts projected onto residential uses from the project are considered to be within acceptable levels. Therefore, the project operations will not create a substantial permanent increase in ambient noise levels and impacts will be less than significant with mitigation.

b) Existing sensitive receptors are located adjacent to the project site at varying distances; however, the uses to the west are separated from the project site by a vacant lot. The residential land uses to the east of the project site are separated from the project site by a 5-foot block wall. Project construction will be implemented in two phases with Phase 1 being completed by 2014 and Phase II being completed by 2016.

Noise impacts could be considered significant if they caused a violation of any adopted standards. There are no specific performance standards in the County Code that apply to construction; however, construction noise impacts can be minimized by employing time restrictions on grading permits, in the presence of noise-sensitive receptors. Time constraints on construction involving heavy equipment use are already established by the Riverside County Ordinance No. 457.

Furthermore, the General Plan Noise Element requires all construction equipment to utilize noise reduction features (e.g., mufflers, engine shrouds) that are no less effective than those originally installed by the manufacturer (GP, Policy N 12.4).

Noise impacts related to construction activities are considered temporary in nature and are regulated by Riverside County Ordinance No. 457. However, construction noise from the development of the proposed Project could impact existing residential uses. Noise impacts from construction are considered within acceptable levels and impacts will be less than significant.

c) The greatest existing, and likely future, noise-generating source in the project's vicinity is vehicular noise from Mission Boulevard and Riverview Road. Impacts related to vehicular-sourced noise is discussed under item 32 and was found to be less than significant. As discussed under item 33, there are no other known noise sources in the Project's area that could expose persons to noise levels in excess of applicable standards and regulations. Furthermore, as discussed under item 34(a), long-term project operations from the project may be projected onto future residential uses to the south of the project site. Noise impacts projected onto future residential uses from the project are considered within acceptable levels. Furthermore, as discussed in item 34(b) noise impacts related to construction activities are considered temporary in nature and are regulated by Riverside County Ordinance No. 457.

However, construction noise from the development of the proposed project could impact existing residential uses. Noise impacts from construction are considered within acceptable levels. Therefore, with regard to the exposure of persons to or generation of noise levels in excess of established standards or standards of other agencies, impacts will be less than significant with mitigation.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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d) Persons might be exposed to groundborne vibration or groundborne noise levels during construction and operation of the project; however, to minimize ambient noise levels during construction and operation of the proposed project, construction and operation shall be restricted substantially to daylight hours. (COA: 10.PLANNING.23). Therefore, impacts are considered less than significant.

Mitigation: The following conditions shall be applied to the project based on the information provided by the acoustical consultant: 1. Facility-related noise, as projected to any portion of any surrounding property containing a "sensitive receiver, habitable dwelling, hospital, school, library or nursing home", must not exceed the following worst-case noise levels 45 dB(A) - 10 minute noise equivalent level ("leq"), between the hours of 10:00 p.m. to 7:00 a.m. (nighttime standard) and 65 dB (A) -10 minute leq, between 7:00 a.m. and 10:00 p. m. (daytime standard). 2. Whenever a construction site is within one-quarter (1/4) of a mile of an occupied residence or residences, no construction activities shall be undertaken between the hours of 6:00 p.m. and 7:30 a.m. during the weekdays. No person, while engaged in construction, remodeling, digging, grading, demolition or any other related building activity, shall operate any tool, equipment or machine in a manner that produces loud noise that disturbs a person of normal sensitivity who works or resides in the vicinity, or a peace officer, on any weekend day or any federal holiday. Exceptions to these standards shall be allowed only with the written consent of the building official. 3. To inform potential sensitive receivers of the pending Project construction, the Riverside County Economic Development Agency shall: a) Give written notification to all landowners, tenants, business operators, and residents immediately adjacent to the Project site, 30 days prior to the start of demolition/construction; the written notification shall include a tentative construction schedule and contact information for use by the public if specific noise issues arise; and b) Prior to issuance of a grading permit for the Project post contact information on the construction site for use by the public in the event specific noise issues arise. The contact information shall remain in place until construction is complete. 4. All construction vehicles, equipment fixed or mobile shall be equipped with properly operating and maintained mufflers and in proper tune per manufacturer's specifications, to the satisfaction of the Riverside County Building and Safety Department. Equipment maintenance records and equipment design specification data sheets shall be kept on site during construction. Maintenance records shall be submitted monthly to Riverside County Building and Safety Department. Compliance with this measure shall be subject to periodic inspections by Riverside County Building and Safety Department. 5. During construction, best efforts should be made to locate stockpiling and/or vehicle staging area as far as practicable from existing residential dwellings to the east of the site. 6. To reduce noise impacts associated with temporary diesel- or gasoline-powered generators, and where a portable diesel- or gas-powered generator is necessary, it shall have maximum noise muffling capacity and be located as far as technically feasible from noise sensitive uses. 7. To minimize or eliminate motor-derived noise from construction equipment, contractors shall utilize construction equipment that is either propane- or electric-powered, when technically feasible. 8. To minimize or eliminate noise from portable compressors, generators, and other such equipment, this equipment shall be covered, to the extent that it is technically feasible, with noise insulating fabric that does not interfere with the manufacturer's guidelines for engine or exhaust operation. 9. To minimize noise from idling engines, all vehicles and construction equipment shall be prohibited from idling in excess of three minutes, when not in use. 10. Temporary noise control barriers (e.g., plywood walls, noise curtains/blankets) shall be utilized to reduce noise impacts when construction takes place near the existing residential land uses directly adjacent to the eastern portion of the Project site. To be effective the barrier/curtain must be located at the top of the highest point between the noise source and receiver, must physically fit in the available space, must completely break the line-of-sight between the noise source and the receptors, must be free of degrading holes or gaps, and must not be flanked by nearby reflective surfaces. Noise barriers must be sizable enough to

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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cover the entire noise source, and extend length-wise and vertically as far as feasibly possible to be most effective. If necessary and technically feasible, noise barriers should be tall enough to provide noise reduction for the upper-most stories of nearby sensitive receptors, though this may not always be achievable with abutting multi-story buildings. 11. Minimize the potential for on-site operational noise to impact both existing and proposed residential land uses, the following mitigation measures will be required: The boundary of the backyard (or other exterior, usable space) of the proposed residential land uses shall be positioned at least 100 feet from the loading bays detailed in the commercial portion of the Project. Additionally, a freestanding wall shall be constructed between the loading bays and the proposed residential uses, breaking the line-of-site between the loading dock and the residential uses. 12. Air conditioners for the proposed commercial uses closest to both the existing and proposed residential uses will be located on the roofs of the commercial uses with the line of site blocked by a parapet. Therefore noise generated by the air conditioning units will be attenuated by both the distance to sensitive receivers (over 100 feet) and the parapet acting as a noise barrier. Loading bay docks should also be designed to provide barriers to shield unloading activities to sensitive receivers. 13. Once precise grading and architectural plans are made available, and prior to building permit issuance, a final acoustical impact analysis shall be performed to confirm this preliminary acoustical impact analysis' findings and to determine building- and/or unit-specific interior noise levels and potential mitigation measures necessary for the Project. 14. Our department (Office of Industrial Hygiene) must receive, review and approve an acoustical report (as listed above) addressing the noise that might be produced from traffic and air conditioning unit location and specifications from each specific tenant / plot plan. Building design must be shown to reduce interior noise to at or below 45 Ldn for those office buildings along Mission Blvd. and Riverview Drive. The Office of Industrial Hygiene will determine which businesses will be required to have an acoustical report. 15. The applicant shall pay review fees to the Department of Public Health for all time spent in review of this project. Fees will be assessed at the Department's hourly rate for Industrial Hygienists. (COA: 10.PLANNING.23). The permittee shall have four (4) copies of a certified acoustical study performed by a professional acoustician prepared which outlines methods by which interior sound levels within the principal buildings of the proposed use will be maintained at no more than 45 db(A) and that airborne sound insulation methods will comply with Chapter 35 of the Uniform Building Code. The study shall be submitted to the Health Services Agency, Office of industrial Hygiene for review and comment (the permittee may be assessed review fees not to exceed the Agency's hourly rate) and shall forward the study along with any comments of the Health Service Agency and corrections to the Planning Department for approval. (COA: 80.PLANNING.25).

Monitoring: Monitoring shall be conducted by the Department of Public Health Office of Industrial Hygiene and by the Department of Building and Safety plan check process.

POPULATION AND HOUSING Would the project

35. Housing

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

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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b) Create a demand for additional housing, particularly housing affordable to households earning 80% or less of the County's median income?

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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c) Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?

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

Source: Project Application Materials, GIS database, Riverside County General Plan Housing Element, Letter from Riverside County Economic Development Agency, dated May 5, 2011

Findings of Fact:

- a) The project will not necessitate the construction or replacement of housing elsewhere.
- b) The project could create a demand for additional housing; however, any demand will be accommodated on the housing market and any development will be required to develop per the General Plan.
- c) The project will not displace any people.
- d) The project site is located within the Jurupa Valley Redevelopment Project Area (JVPA) (Rubidoux sub-area); the Riverside County Economic Development Agency (EDA) reviewed the proposed project and it found it to be compliant with the adopted policies and objectives of the Jurupa Valley Redevelopment Project Area.
- e) The project will not cumulatively exceed official regional or local population projections.
- f) Development of the proposed project site will have a less than significant impact on inducing substantial population growth in an area either directly (e.g., by proposing new homes and businesses) or indirectly (e.g., through extension of roads or other infrastructure).

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

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

36. Fire Services ☐ ☐ ☒ ☐

Source: Riverside County General Plan Safety Element

Findings of Fact:

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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The proposed project will have no impact on the demand for Fire services. Prior to the issuance of a certificate of occupancy, the applicant shall comply with the provision of Ordinance No. 659 which requires payment of the appropriate fees set forth in the Ordinance. Ordinance No. 659 is established to set forth policies, regulations and fees related to the funding and construction of facilities necessary to address the direct a cumulative environmental effect generated by new development projects. With compliance to Ordinance No. 659, impact to Fire services is viewed as less than significant.

Additionally, the project with not result in substantial adverse physical impacts associate with the provision of new or physically altered government facilities or the need for new or physically altered governmental facilities. As such, this project will not cause the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response ties or other performance objectives for any of the public services.

Any project subject to Ordinance No. 659 will be conditioned for compliance. Compliance with Ordinance No. 659 is not considered a unique mitigation measure. No additional mitigation is identified or required. (COA: 90.PLANNING.31)

Mitigation: No mitigation measures are required.

Monitoring: No mitigation measures are required.

37. Sheriff Services

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☐

Source: Riverside County General Plan

Findings of Fact:

The proposed project will have no impact on the demand for Sheriff services. Prior to the issuance of a certificate of occupancy, the applicant shall comply with the provision of Ordinance No. 659 which requires payment of the appropriate fees set forth in the Ordinance. Ordinance No. 659 is established to set forth policies, regulations and fees related to the funding and construction of facilities necessary to address the direct a cumulative environmental effect generated by new development projects. With compliance to Ordinance No. 659, impact to Sheriff services is viewed as less than significant.

Additionally, the project with not result in substantial adverse physical impacts associate with the provision of new or physically altered government facilities or the need for new or physically altered governmental facilities. As such, this project will not cause the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response ties or other performance objectives for any of the public services.

Any project subject to Ordinance No. 659 will be conditioned for compliance. Compliance with Ordinance No. 659 is not considered a unique mitigation measure. No additional mitigation is identified or required. (COA: 90.PLANNING.31)

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

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

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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Source: Jurupa Unified School District correspondence, GIS database

Findings of Fact:

The proposed project is located within the Jurupa Unified School District. The impact of the project is considered less than significant.

Additionally, the project will not result in substantial adverse physical impacts associated with the new provision of new or physically altered government facilities or the need for new or physically alter governmental facilities. As such, this project will not cause the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios and performance objectives for any public services.

These projects have been conditioned to comply with School Mitigation Impact fees in order to mitigate the potential effects to school services. This is a standard condition of approval and pursuant to CEQA is not considered mitigation. (COA: 80.PLANNING.19) Therefore, impacts are considered less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

39. Libraries

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

Findings of Fact:

The proposed project will have no impact on the demand for Library services. Prior to the issuance of a certificate of occupancy, the applicant shall comply with the provision of Ordinance No. 659 which requires payment of the appropriate fees set forth in the Ordinance. Ordinance No. 659 is established to set forth policies, regulations and fees related to the funding and construction of facilities necessary to address the direct a cumulative environmental effect generated by new development projects. With compliance to Ordinance No. 659, impact to Library services is viewed as less than significant.

Additionally, the project with not result in substantial adverse physical impacts associated with the provision of new or physically altered government facilities or the need for new or physically altered governmental facilities. As such, this project will not cause construction 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.

Any project subject to Ordinance No. 659 will be conditioned for compliance. This is not a unique mitigation measure. No further mitigation measures have been identified; no additional or unique mitigation is required. (COA: 90.PLANNING.31)

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

Monitoring: No monitoring measures are required.

40. Health Services

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

Findings of Fact:

The construction of health service buildings in conjunction with the proposed development is not anticipated. Existing health services facilities will serve the site.

Additionally, the project will no 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 faculties. As such, this project will not cause construction 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.

Any project subject to Ordinance No. 659 will be conditioned for compliance. This is not a unique mitigation measure. No further mitigation measures have been identified; no additional or unique mitigation is required. (COA: 90.PLANNING.31)

Mitigation: No mitigation measures are required.

Monitoring: No mitigation measures are required.

RECREATION

41. Parks and Recreation

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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a) Would the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?

b) Would the project include the use of existing neighborhood or regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?

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

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

Findings of Fact:

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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a) & b) The proposed project does not include public recreational facilities or require the construction or expansion of recreational facilities as well as it does not include the use of existing neighborhood or regional parks or other recreational facilities.

c) The project is within the Jurupa Area Recreation and Parks District. Ordinance No. 460 does not require payment of Quimby fees for commercial / industrial developments.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

42. Recreational Trails

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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Source: Riverside County Parks, Riverside County General Plan Figure C-7 "Trails and Bikeway System", Ord. No. 460, Ord. No. 461

Findings of Fact:

The Jurupa Area Plan identifies a Class 1 Bike Path / Regional Trail along Mission Boulevard. The General Plan Circulation Element designates Mission Boulevard as an Arterial 128' Right-Of-Way roadway per Ordinance 460 and Riverside County Road Improvement Standards (Ordinance 461). At this time, the Riverside County Parks and Recreation Department has reviewed and approved the project with no conditions of approval. Mission Boulevard designated as an Arterial 128' Right-Of-Way roadway, would allow enough right-of-way for a future Class 2 Bike Path, per request by the Riverside County Parks and Recreation Department.

The trails map proposes a combination trail along the portion of Limonite abutting the project site. The submitted plan shows a Lot "A" dedication, however this dedication is for slope and drainage. The proposed slopes will make it difficult to accommodate a trail section. The west of the site is currently built out and its slopes will not accommodate future trail development. Therefore, the proposed project will have a less than significant impact on recreational trails.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

TRANSPORTATION/TRAFFIC Would the project

43. Circulation

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

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

Source: Riverside County General Plan, Transportation Department Review, Ord. No. 348, Ord. No 659, Letter from the Riverside Transit Agency, dated May 12, 2011, Traffic Impact Analysis prepared by Albert A. Webb Associates, dated February 2011

Findings of Fact:

a) & b) All intersections adjacent to the project site currently operate at an acceptable level of service (LOS). The proposed project is anticipated to generate a net new total of approximately 4,951 daily trip-ends, including 321 trip-ends during the AM peak hour and 445 trip-ends during the PM peak hour. The project LOS presents the LOS in assuming the quantity of existing traffic, new traffic resulting from ambient growth in Rubidoux, new traffic resulting from cumulative projects within the Study Area, and traffic generated by the project is therefore, the maximum buildout of the project and the surrounding area. All intersections adjacent to the project site will continue to operate at an acceptable LOS with implementation of the on-site and "area wide" improvements. The street improvements identified as on-site will be constructed as a part of the project by the Riverside County Redevelopment Agency (RDA) as described in the Traffic Impact Analysis. The future intersection improvement at Avalon Street/Mission Boulevard consists of the modification and installation of existing traffic signals. Therefore, this project will have a less than significant impact with mitigation.

c) The project will have no impact on circulation that would 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) The project site will have no impact on circulation altering waterborne, rail or air traffic.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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e) The proposed project site would have no impact on circulation substantially increasing hazards to a design feature or incompatible uses.

f) The proposed project site would have less than significant impact on circulation causing an effect upon, or need for new or altered maintenance of roads.

g) The proposed project site would have a less than significant impact on circulation because there are improvements that are going to be constructed.

h) The proposed project site would have no impact on circulation resulting in inadequate emergency access or access to nearby uses.

i) The Riverside Transit Agency (RTA) currently provides a transit route along Mission Boulevard with a stop near Avalon Street. The stop at Avalon Street is to be moved to the corner of Mission Boulevard and Riverview Drive adjacent to the project site. Currently, the distances between the transit stops in this area are uneven in distance; therefore, this relocation would remedy the issue. The stop zone for the bus is to be red curbed. The RTA design guidelines illustrate the length of the desired zone. Therefore, this project will have a less than significant impact with mitigation.

Mitigation: The following geometrics shall be provided for Phase I (Commercial) of CUP03665: The intersection of Riverview Drive (NS) and Street "A" (EW) shall be improved to provide the following geometrics: Northbound: One through lane. One shared through and right-turn lane. Southbound: One left-turn lane. Two through lanes. Eastbound: N/A. Westbound: One left-turn lane. One right-turn lane. Stop controlled. The intersection of Project Driveway West (NS) and Mission Boulevard (EW) shall be improved to restrict movement to left-in, right-in, and right-out only and provide the following geometrics: Northbound: One right-turn lane. Stop controlled. Southbound: N/A. Eastbound: One through lane. One shared through and right-turn lane. Westbound: One left-turn lane (raised median to be modified). Two through lanes. The intersection of Avalon Street - Project Driveway East (NS) and Mission Boulevard (EW) shall be improved to provide the following geometrics: Northbound: One left turn lane. One shared through and right-turn lane. Southbound: One left-turn lane. One shared through and right-turn lane. Eastbound: One left-turn lane. One through lane. One shared through and right-turn lane. Westbound: One left-turn lane. One through lane. One shared through and right-turn lane. The intersection of Rubidoux Boulevard (NS) and SR-60 Eastbound Ramps (EW) shall be improved to provide the following geometrics: Northbound: Two through lanes. One right-turn lane. Southbound: One left-turn lane. Two through lanes. (COA: 80.TRANS.01). Sufficient public street right-of-way along Riverview Drive shall be conveyed for public use to provide for a 51 foot half-width right-of-way per County Standard No. 93, Ordinance 461. (Modified for reduced half-width right-of-way from 59' to 51'.) Sufficient public street right-of-way along streets A and B shall be conveyed for public use to provide for a 74 foot full-width right-of-way per County Standard No. 103, Ordinance 461. Sufficient public street right-of-way shall be provided along Briggs Street to establish a 76 foot full-width right-of-way per County Standard No. 111 and No. 800A, Ordinance 461. (COA: 80.TRANS.02, 90.TRANS.14). The project proponent shall be responsible for the design of traffic signals modification for added lanes at the intersections of: Avalon Street (NS) at: Mission Boulevard (EW) with no credit given for Traffic Signal Mitigation Fees or as approved by the Transportation Department. (COA: 80.TRANS.08, 90.TRANS.15). The street design and improvement concept of this project shall be coordinated with P/P 940-V (MS3294, IP030144). (COA: 90.TRANS.01). Streets "A" and "B" are designated Collector Road and shall be improved with 44 foot full-width AC pavement and 6" concrete curb and gutter within the 74' full-width dedicated right-of-way in accordance with County Standard No. 103, Section "A". (44'/74'). NOTE: 1. A 5' sidewalk shall be constructed 7' from curb line within the

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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15' parkway. 2. Driveways shall be constructed in accordance with County Standard No. 207A, Ordinance 461. 3. Install a barricade at the southerly end of street "B" per County Standard No. 810, Ordinance 461. (COA: 90.TRANS.06). Riverview Drive along project boundary is a paved County maintained road designated as a Major Highway and shall be improved with 8" concrete curb and gutter located 39 feet from centerline to curb line and match up asphalt concrete paving; reconstruction; or resurfacing of existing paving as determined by the Transportation Department within the 51' foot half-width dedicated right-of-way in accordance with County Standard No. 93. (39'/51') (Modified for reduced right-of-way from 59' to 51' and increased improvement from 38' to 39' AC pavement.). (COA: 90.TRANS.07). Improvement plans for the required improvements must be prepared and shall be based upon a design profile extending a minimum of 300 feet beyond the limit of construction at a grade and alignment as approved by the Riverside County Transportation Department. Completion of road improvements does not imply acceptance for maintenance by County. (COA: 90.TRANS.11). Ramps shall be constructed at 4-way intersections and "T" intersections per draft Standard No. 403, sheets 1 through 7 of Ordinance 461. (COA: 90.TRANS.13). A clearance letter from Riverside Transit Agency shall be provided to the Riverside County Planning Department verifying compliance with the conditions contained in their letter dated May 12, 2011. (COA: 80.PLANNING.23)

Monitoring: Monitoring shall be conducted by the Riverside County Transportation Department and by the Department of Building and Safety plan check process.

44. Bike Trails

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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Source: Riverside County Parks, Riverside County General Plan Figure C-7 "Trails and Bikeway System", Ord. No. 460, Ord. No. 461

Findings of Fact:

The Jurupa Area Plan identifies a Class 1 Bike Path / Regional Trail along Mission Boulevard. The General Plan Circulation Element designates Mission Boulevard as an Arterial 128' Right-Of-Way roadway per Ordinance 460 and Riverside County Road Improvement Standards (Ordinance 461). At this time, the Riverside County Parks and Recreation Department has reviewed and approved the project with no conditions of approval. Mission Boulevard designated as an Arterial 128' Right-Of-Way roadway, would allow enough right-of-way for a future Class 2 Bike Path, per request by the Riverside County Parks and Recreation Department.

The trails map proposes a combination trail along the portion of Limonite abutting the project site. The submitted plan shows a Lot "A" dedication, however this dedication is for slope and drainage. The proposed slopes will make it difficult to accommodate a trail section. The west of the site is currently built out and its slopes will not accommodate future trail development. Therefore, the proposed project will have a less than significant impact on bike trails.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

UTILITY AND SERVICE SYSTEMS Would the project

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
45. Water	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Source: Department of Environmental Health Review

Findings of Fact:

a) The Rubidoux Community Service District will service the project with water. The Riverside County Department of Environmental Health has reviewed this project. The project does not require or will not result in the construction of new water treatment facilities or expansion of existing facilities, the construction of which would cause significant environmental effects.

b) There is a sufficient water supply available to serve the project from existing entitlements and resources. This project has been conditioned to comply with the requirements of the Riverside County Department of Environmental Health.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

46. Sewer	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Source: Department of Environmental Health Review

Findings of Fact:

a) The Rubidoux Community Services District will service the project with sewer services. The Riverside County Department of Health has reviewed this project. The project will not require or will not 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) This project has been conditioned to comply with the requirements of the Riverside County Department of Environmental Health.

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

Monitoring: No monitoring measures are necessary.

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

☐ ☐ ☒ ☐

Source: Riverside County General Plan, Letter from Riverside County Waste Management Department, dated April 22, 2011

Findings of Fact:

a) The project will not substantially alter existing or future solid waste generation patterns and disposal services. The landfill that will serve the project has sufficient capacity to accommodate the project's anticipated solid waste disposal needs.

b) The development will comply with federal, state, and local statutes and regulations related to solid wastes including the CIWMP (County Integrated Waste Management Plan). Conditions of Approval 80.PLANNING.18 and 90.PLANNING.25 and are not considered unique mitigation measures pursuant to CEQA. No additional mitigation is identified or required.

Mitigation: No mitigation measures are necessary.

Monitoring: No monitoring measures are necessary.

48. Utilities

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

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

Source: Riverside County General Plan, Ord. No 517, Ord. No. 659, Riverside County Flood Control District Flood Hazard Report/Condition

Findings of Fact:

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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a), b) & c) The project will require utility services in the form of Electricity, Natural gas, and Telecommunications. Utility service infrastructure is available to the project site and the project is not anticipated to create a need for new facilities.

d) Storm water drainage will be handled on-site.

e) & f) Street lighting exists for the access to the project site. Overall, the project will have an incremental impact on the maintenance of public facilities, including roads.

g) The project will not require additional government services.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

49. Energy Conservation

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

☐ ☐ ☐ ☒

Source: Project Application Materials

Findings of Fact:

a) The proposed project will not impact any adopted energy conservation plans.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

MANDATORY FINDINGS OF SIGNIFICANCE

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

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

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

- | | | | | |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|
| <p>51. Does the project have impacts which are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, other current projects and probable future projects)?</p> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|

Source: Staff review, Project Application Materials

Findings of Fact:

The project does not have impacts which are individually limited, but cumulatively considerable.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

- | | | | | |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|
| <p>52. Does the project have environmental effects that will cause substantial adverse effects on human beings, either directly or indirectly?</p> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|

Source: Staff review, Project Application Materials

Findings of Fact:

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

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

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:

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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- Earlier Analyses Used, if any: Riverside County General Plan.
- Jurupa Area Plan.
- SCAQMD CEQA Air Quality Handbook
- Air Quality and Greenhouse Gas Impact Analyses prepared by Albert A. Webb Associates, dated April 4, 2011
- Western Riverside County Multiple Species Habitat Conservation Plan (WRCMSHCP) Consistency Analysis prepared by Riverside County Environmental Programs Department, dated April 20, 2010
- Archaeological Report No. PD-A-4698 prepared by CRM TECH, dated February 21, 2011
- Geotechnical Investigation Report (GEO No. 2262) prepared by C.H.J., Inc., dated February 15, 2011
- Riverside County Airport Land Use Commission (ALUC) staff report, dated May 2, 2011
- Preliminary Acoustical Impact Analysis prepared by Albert A. Webb Associates, dated March 2011
- Letter from the Department of Public Health Office of Industrial Hygiene, dated May 5, 2011
- Letter from Riverside County Economic Development Agency, dated May 5, 2011
- Letter from the Riverside Transit Agency, dated May 12, 2011
- Traffic Impact Analysis prepared by Albert A. Webb Associates, dated February 2011
- Letter from Riverside County Waste Management Department, dated April 22, 2011

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

Location: County of Riverside Planning Department
4080 Lemon Street, 12th Floor
Riverside, CA 92502-1409

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.