

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

503 B



FROM: TLMA - Planning Department

SUBMITTAL DATE:
April 15, 2013

SUBJECT: GENERAL PLAN AMENDMENT NO. 895, CHANGE OF ZONE NO. 7755, CONDITIONAL USE PERMIT NO. 3663 (FTA-2009-06) - Applicant: Rite Aid Corporation - First/First Supervisorial District - Location: Northerly of Krameria Avenue, easterly of Washington Street, southerly of Van Buren Boulevard, westerly of Garden Avenue - **REQUEST:** The General Plan Amendment proposes to amend the site's General Plan Foundation Component and Land Use designation from Rural Community: Very Low Density Residential (RC: VLDR) to Community Development: Commercial Retail (CD: CR). The Change of Zone proposes to change the site's zoning classification from Residential Agricultural (R-A) to Scenic Highway Commercial (C-P-S). The Conditional Use Permit proposes to construct three commercial retail buildings, consisting of one Rite Aid pharmacy and two commercial shell buildings, totaling 52,672 sq. ft. in two phases on 6.4 gross acres.

RECOMMENDED MOTION:

ADOPTION of a **MITIGATED NEGATIVE DECLARATION** for **ENVIRONMENTAL ASSESSMENT NO. 41688**, based on the findings incorporated in the initial study and the conclusion that the project will not have a significant effect on the environment; and,

TENTATIVELY APPROVE GENERAL PLAN AMENDMENT NO. 895, amending the General Plan Foundation Component from Rural community (RC) to Community Development; and amend the General Plan land use designation from Very Low Density Residential (VLDR) to Commercial Retail (CR); based on the findings and conclusions incorporated in the staff report; pending final adoption of the General Plan Amendment Resolution by the Board of Supervisors;

Carolyn Syms Luna
Carolyn Syms Luna
Planning Director

Initials:
CSL:pr

MINUTES OF THE BOARD OF SUPERVISORS

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

Ayes: Jeffries, Stone, Benoit and Ashley
Nays: None
Absent: Tavaglione
Date: June 4, 2013
xc: Planning(2), Applicant, Co.Co.

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

Prev. Agn. Ref.

District: 1/1

Agenda Number:

16-1

REVIEWED BY EXECUTIVE OFFICE

DATE

Departmental Concurrence

Policy

Consent

Dep't Recomm.:

Policy

Consent

Per Exec. Ofc.:

The Honorable Board of Supervisors

Re: GENERAL PLAN AMENDMENT NO. 895, CHANGE OF ZONE NO. 7755,
CONDITIONAL USE PERMIT NO. 3663

Page 2 of 2

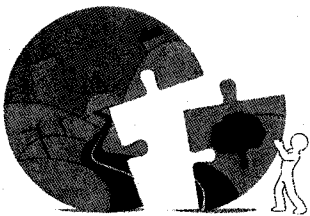
and,

TENTATIVELY APPROVE CHANGE OF ZONE NO. 7755, based upon the findings and conclusions incorporated in the staff report, pending final adoption of the Zoning Ordinance by the Board of Supervisors; and,

APPROVE CONDITIONAL USE PERMIT NO. 3663, to subject to the attached conditions and based upon the findings and conclusions incorporated in the staff report.

BACKGROUND:

The Planning Director recommended both to the Planning Commission and Board to tentatively decline to adopt the initiation proceedings, stating that the proposed change conflicts with the overall vision in that it does not sustain the rural compatibility which is commonplace to the area. However, on August 12, 2008, the Planning Commission voted in favor of the initiation proceedings. On November 25, 2008, the Riverside County Board of Supervisors voted to initiate General Plan Amendment No. 895. The County Economic Development Agency granted the project Fast Track Authorization on August 8, 2009. A Zone Change and Conditional Use Permit application was filed with the Planning Department on February 1, 2011.



Carolyn Syms Luna
Director

RIVERSIDE COUNTY PLANNING DEPARTMENT

503B

KA

DATE: April 15, 2013

TO: Clerk of the Board of Supervisors

FROM: Planning Department - Riverside Office PM

06.04.2013

SUBJECT: General Plan Amendment No. 895, Change of Zone No. 7755, Conditional Use Permit No. 3663 (FTA 2009-06)

(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 checked="" type="checkbox"/> Labels provided If Set For Hearing | <input checked="" type="checkbox"/> Publish in Newspaper: |
| <input type="checkbox"/> 10 Day <input checked="" type="checkbox"/> 20 Day <input type="checkbox"/> 30 day | (1st Dist) Press Enterprise |
| <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 checked="" type="checkbox"/> NO |

Designate Newspaper used by Planning Department for Notice of Hearing:
(1st Dist) Press Enterprise

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

Notice of Determination
Mitigated Negative Declaration
Fish & Game Receipts (3) (CFG05036)

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"



OFFICE OF
CLERK OF THE BOARD OF SUPERVISORS
1st FLOOR, COUNTY ADMINISTRATIVE CENTER
P.O. BOX 1147, 4080 LEMON STREET
RIVERSIDE, CA 92502-1147
PHONE: (951) 955-1060
FAX: (951) 955-1071

KECIA HARPER-IHEM
Clerk of the Board of Supervisors

KIMBERLY A. RECTOR
Assistant Clerk of the Board

May 9, 2013

THE PRESS ENTERPRISE
ATTN: LEGALS
P.O. BOX 792
RIVERSIDE, CA 92501

E-MAIL: legals@pe.com
FAX: (951) 368-9018

RE: NOTICE OF PUBLIC HEARING: GPA 895; ZC 7755; CUP 3663 (FTA 2009-06)

To Whom It May Concern:

Attached is a copy for publication in your newspaper for **One (1) Time on Sunday, May 12, 2013.**

We require your affidavit of publication immediately upon completion of the last publication.

Your invoice must be submitted to this office in duplicate, **WITH TWO CLIPPINGS OF THE PUBLICATION.**

NOTE: PLEASE COMPOSE THIS PUBLICATION INTO A SINGLE COLUMN FORMAT.

Thank you in advance for your assistance and expertise.

Sincerely,

Cecilia Gil

Board Assistant to:
KECIA HARPER-IHEM, CLERK OF THE BOARD

Gil, Cecilia

From: mtinajero@pe.com on behalf of Master, PEC Legals <legalsmaster@pe.com>
Sent: Thursday, May 09, 2013 10:06 AM
To: Gil, Cecilia
Subject: Re: [Legals] FOR PUBLICATION: GPA 895 ZC 7755 CUP 3663

Received for publication on May 12. Proof with cost to follow.

Thank You!



Publisher of The Press-Enterprise
Inland Southern California's News Leader

Legal Advertising

Phone: 1.800.880.0345

Fax: 951.368.9018

E-mail: legals@pe.com

Please Note: Deadline is 10:30 AM two (2) business days prior to the date you would like to publish.

****Additional days required for larger ad sizes****

On Thu, May 9, 2013 at 9:55 AM, Gil, Cecilia <CCGIL@rcbos.org> wrote:

Hello again. Notice of Public Hearing for publication on Sunday, May 12, 2013. Please confirm. THANK YOU!

Cecilia Gil

Board Assistant to the
Clerk of the Board of Supervisors
951-955-8464

THE COUNTY ADMINISTRATIVE CENTER IS CLOSED EVERY FRIDAY UNTIL FURTHER NOTICE.

PLEASE CONSIDER THE ENVIRONMENT BEFORE PRINTING.

NOTICE OF PUBLIC HEARING BEFORE THE BOARD OF SUPERVISORS OF RIVERSIDE COUNTY ON A GENERAL PLAN AMENDMENT, A CHANGE OF ZONE AND A FAST TRACK CONDITIONAL USE PERMIT IN THE LAKE MATHEWS/WOODCREST AREA PLAN, FIRST 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 4, 2013 at 10:30 A.M.** or as soon as possible thereafter, to consider the application submitted by Rite Aid Corporation, on **General Plan Amendment No. 895**, which proposes to amend the land use designation from Rural Community: Very Low Density Residential (RC:VLDR) to Community Development: Commercial Retail (CD:CR); **Change of Zone No. 7755**, which proposes to change the zone from Residential Agricultural (R-A) to Scenic Highway Commercial (C-P-S), or such other zones as the Board may find appropriate; and, **Fast Track Conditional Use Permit No. 3663 (FTA 2009-06)**, which proposes to construct three commercial retail buildings, consisting of one Rite Aid pharmacy and two commercial shell buildings, totaling 52,672 sq. ft. in two phases on 6.4 gross acres ("the project"). The project is located northerly of Krameria Avenue, easterly of Washington Street, southerly of Van Buren Boulevard, and westerly of Garden Avenue in the Lake Mathews/Woodcrest Area Plan, First Supervisorial District.

The Planning Department approved the project, found that the project will not have a significant effect on the environment and recommended the adoption of a Mitigated Negative Declaration for **Environmental Assessment No. 41688**.

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 PAUL RULL PROJECT PLANNER, AT (951) 955-0972 OR EMAIL prull@rctlma.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 9, 2013

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

CERTIFICATE OF POSTING

(Original copy, duly executed, must be attached to the original document at the time of filing)

I, Cecilia Gil, Board Assistant to Kecia Harper-Ihem, Clerk of the Board of Supervisors, for the County of Riverside, do hereby certify that I am not a party to the within action or proceeding; that on May 9, 2013, I forwarded to Riverside County Clerk & Recorder's Office a copy of the following document:

NOTICE OF PUBLIC HEARING

GPA 895; ZC 7755; CUP 3663 (FTA 2009-06)

to be posted, pursuant to Government Code Section 21092 et seq, in the office of the County Clerk at 2724 Gateway Drive, Riverside, California 92507. Upon completion of posting, the County Clerk will provide the required certification of posting.

Board Agenda Date: June 4, 2013 @ 10:30 A.M.

SIGNATURE: Cecilia Gil DATE: May 9, 2013
Cecilia Gil

Gil, Cecilia

From: Meyer, Mary Ann <MaMeyer@asrclkrec.com>
Sent: Thursday, May 09, 2013 1:25 PM
To: Gil, Cecilia; Anderson, Rosemarie; Kennemer, Bonnie
Subject: RE: FOR POSTING: GPA 895 ZC 7755 CUP 3663

received

From: Gil, Cecilia
Sent: Thursday, May 09, 2013 9:56 AM
To: Anderson, Rosemarie; Kennemer, Bonnie; Meyer, Mary Ann
Subject: FOR POSTING: GPA 895 ZC 7755 CUP 3663

Hello! Attached is a Notice of Public Hearing, for POSTING. Please confirm. THANK YOU!

Cecilia Gil

Board Assistant to the
Clerk of the Board of Supervisors
951-955-8464

**THE COUNTY ADMINISTRATIVE CENTER IS CLOSED EVERY FRIDAY UNTIL FURTHER NOTICE.
PLEASE CONSIDER THE ENVIRONMENT BEFORE PRINTING.**

CERTIFICATE OF MAILING

(Original copy, duly executed, must be attached to
the original document at the time of filing)

I, Cecilia Gil, Board Assistant, for the
(NAME and TITLE)

County of Riverside, do hereby certify that I am not a party to the within action or proceeding; that on May 9, 2013, I mailed a copy of the following document:

NOTICE OF PUBLIC HEARING

GPA 895; ZC 7755; CUP 3663 (FTA 2009-06)

to the parties listed in the attached labels, by depositing said copy with postage thereon fully prepaid, in the United States Post Office, 3890 Orange St., Riverside, California, 92501.

Board Agenda Date: June 4, 2013 @ 10:30 AM

SIGNATURE: Cecilia Gil DATE: May 9, 2013
Cecilia Gil

PROPERTY OWNERS CERTIFICATION FORM

I, VINNIE NGUYEN, certify that on 3/26/2013.

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

APN (s) or case numbers CUPO3663/GPA0895/CZ07755 For

Company or Individual's Name Planning Department.

Distance buffered 1000'.

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

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

NAME: Vinnie Nguyen

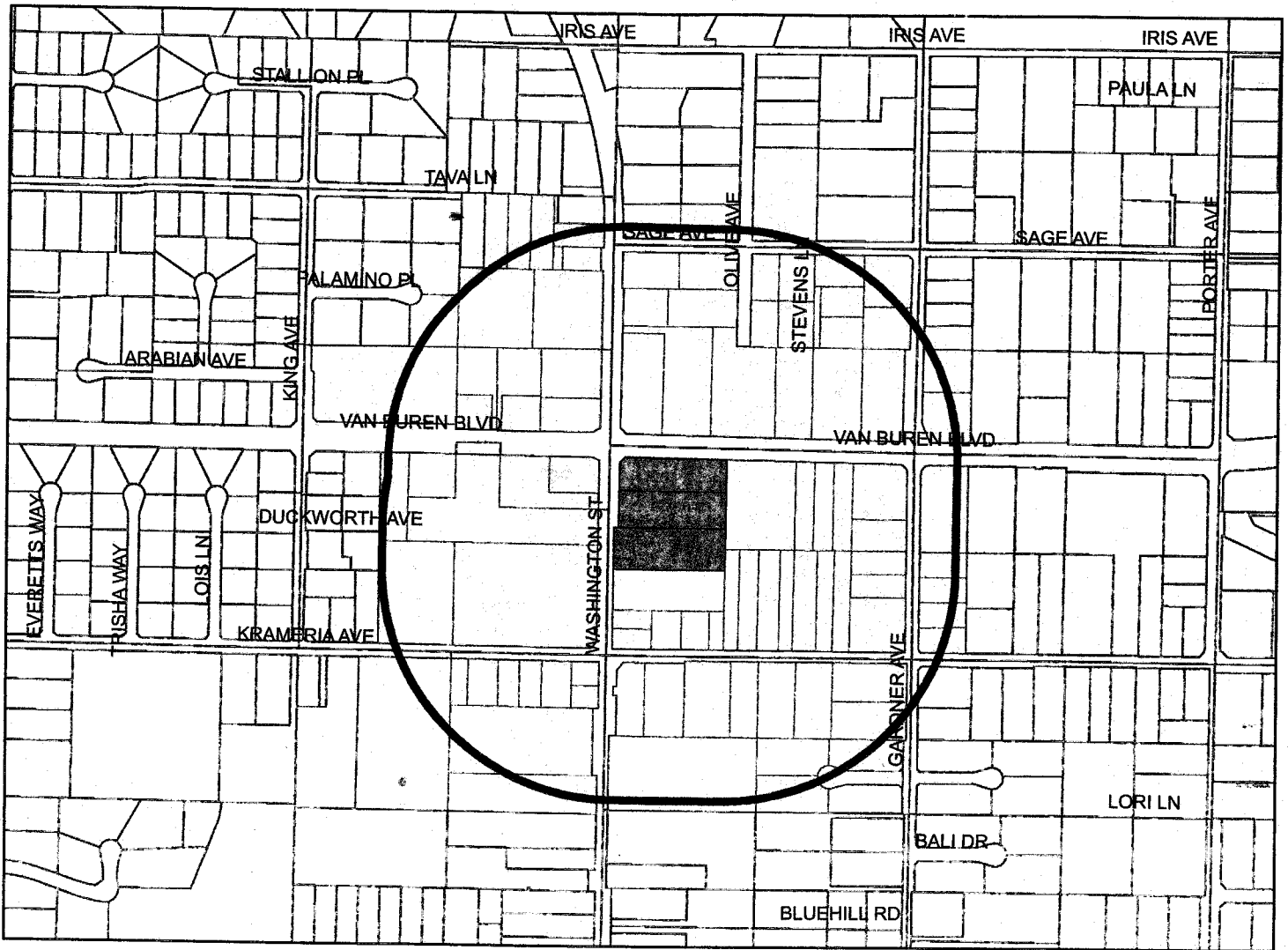
TITLE GIS Analyst

ADDRESS: 4080 Lemon Street 2nd Floor

Riverside, Ca. 92502

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

CUP03663/GPA0895/CZ07755 (1000 feet buffer)



Selected Parcels

274-030-004	274-030-013	274-030-003	274-040-012	274-040-017	273-190-007	274-040-010	274-040-014	273-190-006	273-130-004
274-030-005	274-030-001	274-160-010	274-160-002	274-160-011	274-030-016	274-040-003	274-160-006	274-160-005	273-190-009
274-060-021	274-040-008	273-130-003	273-190-005	273-180-006	274-070-018	274-060-022	273-141-005	273-141-006	273-141-007
273-130-019	273-141-004	273-190-003	274-160-014	273-130-010	273-130-030	274-022-010	274-040-027	274-030-008	274-030-006
274-030-007	274-160-012	274-160-013	274-160-016	274-040-016	274-040-026	274-040-023	274-060-004	274-040-024	274-030-019
274-030-020	274-160-003	273-130-027	274-040-004	274-021-006	273-130-014	274-040-011	273-142-016	274-190-029	273-142-014
273-130-005	274-030-011	273-130-031	274-030-014	274-070-019	273-150-017	274-150-018	274-021-005	274-070-020	274-030-010
274-030-009	274-040-006	274-030-015	274-030-017	274-030-018	274-040-021	274-040-022	274-030-002	274-040-018	274-040-009
273-190-001	273-190-002	274-160-007	273-141-003	274-030-012	274-040-015	274-040-028	274-040-029	274-040-019	274-040-020
274-160-009	274-070-017	273-141-008	274-160-004	274-040-005	273-190-004	273-142-011	273-142-018	273-150-023	273-190-022
274-070-001	274-040-013	273-141-009							



825 412.5 0 825 Feet

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

ASMT: 273130003, APN: 273130003
PATRICIA PELLY, ETAL
16907 TAVA LN
RIVERSIDE, CA. 92504

ASMT: 273141004, APN: 273141004
LOUIS TAVAGLIONE, ETAL
C/O J & L PROPERTIES
3405 ARLINGTON AVE
RIVERSIDE CA 92506

ASMT: 273130004, APN: 273130004
ALMA FLORES, ETAL
16961 TAVA LN
RIVERSIDE, CA. 92504

ASMT: 273141007, APN: 273141007
HHI RIVERSIDE
3452 UNIVERSITY AVE
RIVERSIDE CA 92501

ASMT: 273130005, APN: 273130005
SALLY JAMES, ETAL
16941 TAVA LN
RIVERSIDE, CA. 92504

ASMT: 273141008, APN: 273141008
VALLEY BANK
P O BOX 188
MORENO VALLEY CA 92556

ASMT: 273130019, APN: 273130019
BILLY BROWN, ETAL
PMB 68
17130 VAN BUREN BLV
RIVERSIDE CA 92504

ASMT: 273141009, APN: 273141009
YAZEN
SUITE 200
16810 VAN BUREN BLVD
RIVERSIDE CA 92504

ASMT: 273130027, APN: 273130027
LORRAINE KAZLAUSKAS
16851 PALAMINO PL
RIVERSIDE, CA. 92504

ASMT: 273142014, APN: 273142014
TELEGRAPH CO, ETAL
SUPERVISOR OF TAXES
140 NEW MONTGOMERY ST #927
SAN FRANCISCO CA 94105

ASMT: 273130030, APN: 273130030
ELIZABETH BUNKER, ETAL
12657 CARNATION ST
CORONA CA 92880

ASMT: 273142016, APN: 273142016
MARTHA ARAGON
16801 VAN BUREN BLV
RIVERSIDE, CA. 92504

ASMT: 273130031, APN: 273130031
MARIA SALAZAR, ETAL
16181 WASHINGTON ST
RIVERSIDE CA 92504

ASMT: 273150018, APN: 273150018
RIVERSIDE UNIFIED SCHOOL DIST
3954 12TH ST
RIVERSIDE CA 92501



ASMT: 273150023, APN: 273150023
WILLIAM CRAMER
P O BOX 18929
ANAHEIM CA 92817

ASMT: 273190007, APN: 273190007
APL SERVICES
C/O PETER LIN
1142 S DIAMOND BAR NO 229
DIAMOND BAR CA 91765

ASMT: 273180006, APN: 273180006
GZF TRADING CO
P O BOX 75056 RPO MAIN ST
VANCOUVER BC CANADA V5X4V7

ASMT: 273190009, APN: 273190009
ELEANOR LAATSCH
P O BOX 5866
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ASMT: 273190002, APN: 273190002
DOROTHY HUGHES, ETAL
17040 ARNOLD DR NO 21
RIVERSIDE CA 92518

ASMT: 273190022, APN: 273190022
CHRISTINA PHAM, ETAL
SAM
9331 STANFORD AVE
GARDEN GROVE CA 92841

ASMT: 273190003, APN: 273190003
CARYL GRIESINGER, ETAL
16947 KRAMERIA AVE
RIVERSIDE, CA. 92504

ASMT: 274021005, APN: 274021005
JOY BALLENGER, ETAL
16140 WASHINGTON ST
RIVERSIDE, CA. 92504

ASMT: 273190004, APN: 273190004
BONNIE CLABAUGH, ETAL
16953 KRAMERIA AVE
RIVERSIDE, CA. 92504

ASMT: 274021006, APN: 274021006
MARIE STEWART
17060 SAGE AVE
RIVERSIDE, CA. 92504

ASMT: 273190005, APN: 273190005
CATHLEEN CUSUMANO, ETAL
16967 KRAMERIA AVE
RIVERSIDE, CA. 92504

ASMT: 274022010, APN: 274022010
JIE LIANG
4774 CREEKWAY LN
RIVERSIDE CA 92505

ASMT: 273190006, APN: 273190006
CARLOS CASTANEDA
16981 KRAMERIA AVE
RIVERSIDE, CA. 92504

ASMT: 274030001, APN: 274030001
DEBRA LEADER, ETAL
16251 JACOBS CIR
RIVERSIDE CA 92504

ASMT: 274030002, APN: 274030002
DANIEL KOHN, ETAL
C/O DANIEL ALLEN KOHN
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ASMT: 274030009, APN: 274030009
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16180 STEVENS LN
RIVERSIDE, CA. 92504

ASMT: 274030003, APN: 274030003
ALBERTO GARCIA
16207 OLIVE AVE
RIVERSIDE, CA. 92504

ASMT: 274030010, APN: 274030010
ROSEMARIE FRIESEN
16200 STEVENS LN
RIVERSIDE, CA. 92504

ASMT: 274030004, APN: 274030004
5119 NOBLE INV 1
C/O WAYNE KIRCHER
18310 TIMBERLANE DR
YORBA LINDA CA 92886

ASMT: 274030011, APN: 274030011
PRINCE MACON
85 MEADOWVIEW DR
POMONA CA 91766

ASMT: 274030005, APN: 274030005
CYNTHIA SMITH, ETAL
16186 OLIVE AVE
RIVERSIDE, CA. 92504

ASMT: 274030012, APN: 274030012
JOAN MAGUIRE, ETAL
16220 STEVENS LN
RIVERSIDE, CA. 92504

ASMT: 274030006, APN: 274030006
MARTHA AVILA, ETAL
17170 SAGE AVE
RIVERSIDE, CA. 92504

ASMT: 274030013, APN: 274030013
SUSANNAH NUNEZ HERNANDEZ, ETAL
16195 GARDNER AVE
RIVERSIDE, CA. 92504

ASMT: 274030007, APN: 274030007
DIANE ROCHA, ETAL
16232 OLIVE AVE
RIVERSIDE, CA. 92504

ASMT: 274030014, APN: 274030014
RANDAL HECHT
16231 GARDNER AVE
RIVERSIDE, CA. 92504

ASMT: 274030008, APN: 274030008
LAURIE SEARLE, ETAL
16215 STEVENS LN
RIVERSIDE, CA. 92504

ASMT: 274030016, APN: 274030016
PETROLANE INC, ETAL
C/O KIN PROP
185 NW SPANISH RIVER 100
BOCA RATON FL 33431



ASMT: 274030018, APN: 274030018
SANDS PARAGON MANAGEMENT
C/O SAMA HASSO
P O BOX 17358
ANAHEIM CA 92817

ASMT: 274040010, APN: 274040010
ARLENE WATTS
17126 KRAMERIA AVE
RIVERSIDE, CA. 92504

ASMT: 274030020, APN: 274030020
YON PARK, ETAL
4568 W 1ST ST NO 307
LOS ANGELES CA 90004

ASMT: 274040011, APN: 274040011
MARJORIE COOK
17136 KRAMERIA AVE
RIVERSIDE, CA. 92504

ASMT: 274040004, APN: 274040004
MARGARITO RODRIGUEZ
16450 WASHINGTON ST
RIVERSIDE, CA. 92504

ASMT: 274040012, APN: 274040012
ANDREA ALVAREZ
17146 KRAMERIA AVE
RIVERSIDE, CA. 92504

ASMT: 274040005, APN: 274040005
CHERI WASHBURN, ETAL
16472 WASHINGTON ST
RIVERSIDE, CA. 92504

ASMT: 274040013, APN: 274040013
WOODCREST COMMUNITY CLUB
8039 LA CROSSE WAY
RIVERSIDE CA 92508

ASMT: 274040006, APN: 274040006
LIDIA VALLEJO, ETAL
16476 WASHINGTON ST
RIVERSIDE, CA. 92504

ASMT: 274040014, APN: 274040014
SANDRA LLOYD, ETAL
17160 KRAMERIA AVE
RIVERSIDE, CA. 92504

ASMT: 274040008, APN: 274040008
FEDERAL NATL MORTGAGE ASSN
C/O INTERNATL PLZ II
14221 DALLAS PKWY NO 1000
DALLAS TX 75254

ASMT: 274040015, APN: 274040015
THOMAS MCCOY
17200 KRAMERIA AVE
RIVERSIDE, CA. 92504

ASMT: 274040009, APN: 274040009
DEBRA MCCANN, ETAL
15505 SILVER SPUR RD
RIVERSIDE CA 92504

ASMT: 274040016, APN: 274040016
JOYCE WESCHE
498 HUDSON LN
VICTOR MT 59874

ASMT: 274040017, APN: 274040017
PATRICIA BAYLESS, ETAL
16365 GARDNER AVE
RIVERSIDE, CA. 92504

ASMT: 274040026, APN: 274040026
JUDY CHOV
17072 KRAMERIA AVE
RIVERSIDE, CA. 92504

ASMT: 274040018, APN: 274040018
SOMERSET INC
14400 METCALF AVE
OVERLAND PARK KS 66223

ASMT: 274040027, APN: 274040027
NICHOLE ELTON, ETAL
17100 KRAMERIA AVE
RIVERSIDE, CA. 92504

ASMT: 274040019, APN: 274040019
PATSY OLSON, ETAL
17157 VAN BUREN BLVD
RIVERSIDE CA 92504

ASMT: 274040029, APN: 274040029
DON FRUCIANO, ETAL
C/O LEGAL DEPARTMENT
P O BOX 3165
HARRISBURG PA 17105

ASMT: 274040020, APN: 274040020
PATSY OLSON, ETAL
17157 VAN BUREN BLV
RIVERSIDE, CA. 92504

ASMT: 274060004, APN: 274060004
OTIS FOX, ETAL
16230 GARDNER AVE
RIVERSIDE, CA. 92504

ASMT: 274040022, APN: 274040022
S GREENE, ETAL
4434 3RD ST
RIVERSIDE CA 92501

ASMT: 274060021, APN: 274060021
ELIAS ALFATA
6626 WILDING PL
RIVERSIDE CA 92506

ASMT: 274040023, APN: 274040023
MONICA SALAS, ETAL
16455 GARDNER AVE
RIVERSIDE, CA. 92504

ASMT: 274060022, APN: 274060022
MARYAM FARZIN, ETAL
16790 TREETOP LN
RIVERSIDE CA 92503

ASMT: 274040024, APN: 274040024
KARLA ELLIS, ETAL
17240 KRAMERIA AVE
RIVERSIDE, CA. 92504

ASMT: 274070001, APN: 274070001
DONNA HAMMER, ETAL
1839 SOUTH MAIN
CORONA CA 92882



ASMT: 274070017, APN: 274070017
YUEH CHIN TSAI, ETAL
16428 GARDNER AVE
RIVERSIDE, CA. 92504

ASMT: 274160005, APN: 274160005
FRANK GERHARDT, ETAL
C/O FRANK M GERHARDT
17159 KRAMERIA AVE
RIVERSIDE, CA. 92504

ASMT: 274070018, APN: 274070018
MURIEL JOHNSON, ETAL
16450 GARDNER AVE
RIVERSIDE, CA. 92504

ASMT: 274160006, APN: 274160006
EDWARD RYAN
17249 KRAMERIA AVE
RIVERSIDE, CA. 92504

ASMT: 274070019, APN: 274070019
PETRA FLORES, ETAL
PO BOX 4564
RIVERSIDE CA 92514

ASMT: 274160007, APN: 274160007
LUPITA PISALYAPUT, ETAL
16551 GARDNER AVE
RIVERSIDE, CA. 92504

ASMT: 274070020, APN: 274070020
BARBARA SCHNABEL, ETAL
17260 KRAMERIA AVE
RIVERSIDE, CA. 92504

ASMT: 274160009, APN: 274160009
TJJ TRUST
19208 LURIN AVE
RIVERSIDE CA 92508

ASMT: 274160002, APN: 274160002
DELYNN HUMPHREY
17095 KRAMERIA AVE
RIVERSIDE, CA. 92504

ASMT: 274160010, APN: 274160010
DANNY FITZGERALD
4850 LAKESHORE BLV
LAKEPORT CA 95453

ASMT: 274160003, APN: 274160003
JOSEPHINE RAMERIZ, ETAL
17115 KRAMERIA AVE
RIVERSIDE, CA. 92504

ASMT: 274160011, APN: 274160011
DELYNN HUMPHREY
17460 IDALEONA RD
PERRIS CA 92570

ASMT: 274160004, APN: 274160004
DANNELLY MAUDE E ESTATE OF, ETAL
17151 KRAMERIA AVE
RIVERSIDE, CA. 92504

ASMT: 274160014, APN: 274160014
CARRIE HUGHES, ETAL
16581 GARDNER AVE
RIVERSIDE, CA. 92504

ASMT: 274160016, APN: 274160016
JOSEPH CREEL
16720 GARNDER AVE
RIVERSIDE CA 92504

ASMT: 274190029, APN: 274190029
LETICIA CARDENAS, ETAL
17291 KRAMERIA AVE
RIVERSIDE, CA. 92504

AT&T
ATTN: Susan Morgan
1265 Van Buren St., Rm 180
Anaheim, CA 92807

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

Riverside Transit Agency
1825 3rd St.
P.O. Box 59968
Riverside, CA 92517

452nd MSG/CECC
March Air Reserve Base
Civil Engineering - BOS
610 Meyer Dr., Building 2403
March ARB, CA 92518-2166

Centralized Correspondence,
Southern California Gas Company
P.O. Box 3150
San Dimas, CA 91773

Riverside County Waste Dept.
Mail Stop # 5950

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

Western Municipal Water District
14205 Meridian Parkway
Riverside, CA 92518

Industrial Hygiene, EHS
Attn: Steve Hinde
Mail Stop # 2372

EDA
ATTN: Rob Moran
Mail Stop 1040

Riverside Unified School District
3380 14th St.
P.O. Box 2800
Riverside, CA 92516

Alcoholic Beverage Control
3737 Main St., Ste. 500
Riverside, CA 92501

Woodcrest MAC
ATTN: Geoffrey Dooley
16780 Sendero Del Charro
Riverside, CA 92508

Eastern Information Center (UCR)
Department of Anthropology
1334 Watkins Hall
Riverside CA 92521

City of Riverside
Planning Dept.
ATTN: Planning Director
3900 Main St., 3rd floor
Riverside, CA 92522

Los Coyotes Band of Mission Indians
Attn: Francine Kupsch
P.O. Box 189
Warner CA 92086

Morongo Band of Mission Indians
Attn: Robert Martin
12700 Pumarra Road
Banning CA 92220

Pala Band of Mission Indians
Tribal Historic Preservation Office
35008 Pala Temecula Rd
Pala CA 92059

Pechanga Band of Mission Indians
Attn: Mark Macarro
P.O. Box 1477
Temecula CA 92593

Ramona Band of Mission Indians
Attn: Joseph Hamilton
P.O. Box 391670
Anza CA 92539

La Jolla Band of Mission Indians
Attn: Rob Roy
22000 Highway 76
Pauma Valley CA 92061

Soboba Band of Mission Indians
Attn: Scott Cozaet
P.O. Box 487
San Jacinto CA 92581

Cahuilla Band of Indians
Attn: Luther Salgado Sr.
P.O. Box 391760
Anza CA 92539

Santa Rosa Band of Mission Indians
Attn: Mayme Estrada
P.O. Box 609
Hemet CA 92546



Rite Aid Corporation
320 Goddard Way, Suite 125
Irvine CA 92618

Adkan Engineering
6820 Airport Drive
Riverside CA 92504

Donald Fruciano
9390 Conaty Pl
Riverside CA 92504

Rite Aid Corporation
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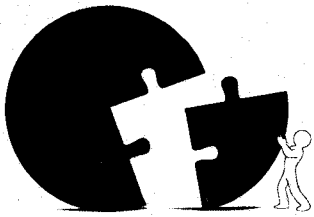
Donald Fruciano
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Riverside CA 92504





Carolyn Syms Luna

RIVERSIDE COUNTY PLANNING DEPARTMENT

Memorandum

DATE: June 3, 2013
TO: Board of Supervisors
FROM: Paul Rull, Project Manager
RE: June 4, 2013 Board of Supervisors meeting for Agenda Item [REDACTED]: General Plan Amendment No. 895, Change of Zone No. 7755, Conditional Use Permit No. 3663 (FTA 2009-06)

1. The following findings have been recommended for inclusion to the staff report:

- In order to support the proposed General Plan Amendment, it must be established that the proposal satisfies certain required findings. The Administration Element of the General Plan explains that there are four categories of amendments, Technical, Entitlement/Policy, Foundation and Agriculture. Each category has distinct required findings.

General Plan Amendment No. 895 falls into the Foundation Amendment Category, because it is changing between Foundation Components (Rural Community to Community Development).

The Administration Element of the General Plan explains a Board of Supervisors resolution approving a regular Foundation Component Amendment shall include findings, based on substantial evidence, that new conditions or circumstances disclosed during the review process justify modifying the General Plan, that the modifications do not conflict with the overall Riverside County Vision, and they would not create an internal inconsistency among the elements of the General Plan.

Foundation Amendment Findings

- i. There is substantial evidence that new conditions or circumstances justify the proposed change.

The Land Use Map of the General Plan demonstrates that in the particular area of the project site, commercial parcel depths along Van Buren Boulevard varies to accommodate the commercial development. The proposed 52,672 square feet of commercial buildings requires a larger commercial lot area to adequately situate their proposal, as well as encompass all of the County's standards into the design such as parking, circulation, ingress and egress, setbacks and landscaping. The proposed Amendment is consistent with the existing circumstances of the commercial development pattern approved along Van Buren Boulevard. The findings can be made that the proposed Amendment is justified due to the existing circumstances of the growing surrounding commercial area.

Riverside Office • 4080 Lemon Street, 12th Floor
P.O. Box 1409, Riverside, California 92502-1409
(951) 955-3200 • Fax (951) 955-3157

Desert Office • 38686 El Cerrito
Palm Desert, California 92211
(760) 863-8277 • Fax (760) 863-7558

**Memo For June 4, 2013 Board of Supervisors meeting for Agenda Item 16-1
General Plan Amendment No. 895, Change of Zone No. 7755, Conditional Use Permit No. 3663
(FTA2009-06)**

- ii. The proposed change does not conflict with the overall Riverside County Vision.

The Land Use Element of the General Plan encourages a “balanced mixtures of land uses, including commercial, office, industrial, agriculture, and open space, as well as a variety of residential product types, densities, and intensities in appropriate locations that respond to a multitude of market segments”. The proposed Amendment would positively contribute towards the purposes of the General Plan and County Vision by providing a growing and diversified job base within which many residents may find income opportunities. The creation of jobs and retail sales will contribute to the financial standing of the surrounding community and improve the health and well being of its residents. The redesignation and foundation change of approximately 1.9 acres of Rural Community: Very Low Density Residential (RC: VLDR) to Community Development: Commercial Retail (CD: CR) is considered not significant based on the total amount of RC: VLDR land that remains in the County. It is also considered not significant as the incorporation of the 1.9 acres of RC: VLDR is consistent with the various shapes and depths of commercial lot configuration of surrounding existing commercial developments. The findings can be made that the proposed Amendment contributes to the purposes of the General Plan and does not conflict with the County's Vision.

- iii. The proposed change does not create internal inconsistency among the Elements of the General Plan.

The proposed General Plan Amendment would not create an internal inconsistency among the elements of the General Plan. The project is consistent with a number of policies included in the General Plan and the Lake Matthews/Woodcrest Area Plan:

LMWAP 11.1 “Improve traffic safety on Van Buren Boulevard by restricting future direct access and intersections or by requiring frontage roads”. The project is proposing limited driveways entrances on Van Buren Boulevard and Washington Street (one on each), which will reduce potential egress/ingress conflicts. The project will provide several street improvements to the existing roads along the project's frontage that will improve the traffic safety on Van Buren Boulevard and Washington Street.

LU 6.1 “Require land uses to develop in accordance with the General Plan and area plans to ensure compatibility and minimize impacts”. The proposed commercial center is compatible with its surrounding uses. The proposed project site is located along an existing commercial corridor that is developed with existing commercial-retail businesses. Approval of the Amendment will not significantly impact the surrounding uses.

LU 6.5 “Require buffering to the extent possible between urban uses and adjacent rural/equestrian orientated land uses”. The project will provide adequate buffering to existing adjacent residential uses by requiring landscaping and sound attenuation buffers located in areas that could potentially impact them.

LU 7.1 “Accommodate the development of a balance land uses that maintain and enhance the County's fiscal viability, economic diversity, and environmental integrity. The proposed project will be providing a much needed economic boost to the area by providing employment opportunities through commercial development, without significantly compromising the existing surrounding residential neighborhood configuration.

**Memo For June 4, 2013 Board of Supervisors meeting for Agenda Item 16-1
General Plan Amendment No. 895, Change of Zone No. 7755, Conditional Use Permit No. 3663
(FTA2009-06)**

LU 7.2 "Promote and market the development of a variety of stable employment and business uses that provide a diversity of employment opportunities". The proposed 52,672 square foot commercial center will provide a variety of commercial-retail employment opportunities with the development of a Rite Aid pharmacy and multi-tenant commercial suites

iv. The proposed change is required to significantly expand basic structural employment.

The appropriate finding for the proposed Amendment is "An amendment is required to expand basic employment job opportunities (jobs that contribute directly to the County's economic base) and that would improve the ratio of jobs-to-workers in the County". The proposed Amendment is consistent with the General Plan as the proposed project would increase commercial/retail employment opportunities, increasing the jobs-to-workers ratio in this part of the County.

The Lake Matthews/Woodcrest Area Plan identifies the following additional findings that support the proposed Amendment: LMWAP 11.1 "Improve traffic safety on Van Buren Boulevard by restricting future direct access and intersections or by requiring frontage roads". The project is proposing limited driveways entrances on Van Buren Boulevard and Washington Street (one on each), which will reduce potential egress/ingress conflicts. The project will provide several street improvements to the existing roads along the project's frontage that will improve the traffic safety on Van Buren Boulevard and Washington Street.

- The proposed Change of Zone will make the zoning consistent with the proposed General Plan Amendment. The floor area ratio for the site is established by the General Plan, and the proposed zoning simply implements the proposed General Plan Amendment. The proposed change of zone is consistent with the proposed General Plan Amendment. The specific zone change proposal will not specifically authorize any construction or permit any structures on the site, these elements will be authorized through approval of Conditional Use Permit No. 3663.



10	11	12	13	15	16	17	18	19	20
DATE	REFERENCE NUMBER	DESCRIPTION - OTHER COMMENTS/CHARGES	PRODUCT/ZONE	SIZE	BILLED UNITS	TIMES RUN	RATE	GROSS AMOUNT	NET AMOUNT

05/12/2013	I01048434-05122013	NOTICE OF PUBLIC HEARING BEFORE	Press-Enterprise	1 x 187 LI	187	1	1.30	243.10	243.10
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Order Placed by: Cecilia Gil

Planning
16-1 of 06/04/13
ZC 7255
1 hr

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CLERK / BOARD OF SUPERVISORS
2013 MAY 16 PM 2:31

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BALANCE
\$243.10

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23	24	3		
BALANCE \$243.10	INVOICE NUMBER I01048434-05122013	TERMS OF PAYMENT DUE UPON RECEIPT		



Legal Advertising Invoice

8 BILLING ACCOUNT NAME AND ADDRESS

9 REMITTANCE ADDRESS

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

Enterprise Media
POST OFFICE BOX 12009
RIVERSIDE, CA 92502-2209

THE PRESS-ENTERPRISE

3450 Fourteenth Street
Riverside, CA 92501-3878
951-684-1200
951-368-9018 FAX

PROOF OF PUBLICATION (2010, 2015.5 C.C.P)

Publication(s): The Press-Enterprise

PROOF OF PUBLICATION OF

Ad Desc.: /

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 in 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, under date of August 25, 1995, Case Number 267864, and under date of February 4, 2013, Case Number RIC 1215735; 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:

05/12/2013

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

Date: May 13, 2013
At: Riverside, California

BOARD OF SUPERVISORS
COUNTY OF RIVERSIDE
P.O. BOX 1147
RIVERSIDE, CA 92502

Ad Number: 0001048434-01

P.O. Number:

Ad Copy:

NOTICE OF PUBLIC HEARING BEFORE THE BOARD OF SUPERVISORS OF RIVERSIDE COUNTY ON A GENERAL PLAN AMENDMENT, A CHANGE OF ZONE AND A FAST TRACK CONDITIONAL USE PERMIT IN THE L A K E MATHEWS/WOODCREST AREA PLAN, FIRST 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 4, 2013 at 10:30 A.M. or as soon as possible thereafter, to consider the application submitted by Rite Aid Corporation, on General Plan Amendment No. 895, which proposes to amend the land use designation from Rural Community: Very Low Density Residential (RC:VLDR) to Community Development: Commercial Retail (CD:CR); Change of Zone No. 7755, which proposes to change the zone from Residential Agricultural (R-A) to Scenic Highway Commercial (C-P-S), or such other zones as the Board may find appropriate; and Fast Track Conditional Use Permit No. 3663 (FTA 2009-06), which proposes to construct three commercial retail buildings, consisting of one Rite Aid pharmacy and two commercial shell buildings, totaling 52,672 sq. ft. in two phases on 6.4 gross acres (the project). The project is located northerly of Krameria Avenue, easterly of Washington Street, southerly of Van Buren Boulevard, and westerly of Garden Avenue in the Lake Mathews/Woodcrest Area Plan, First Supervisorial District.

The Planning Department approved the project, found that the project will not have a significant effect on the environment and recommended the adoption of a Mitigated Negative Declaration for Environmental Assessment No. 41688.

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 PAUL RULL PROJECT PLANNER, AT (951) 955-0972 OR EMAIL prull@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

**Riverside County Board of Supervisors
Request to Speak**

Submit request to Clerk of Board (right of podium),
Speakers are entitled to three (3) minutes, subject
to Board Rules listed on the reverse side of this form.

SPEAKER'S NAME: MITCH ADKISON - ADKIN ENGINEERS

6879 AIRPORT DRIVE
Address: _____
(only if follow-up mail response requested)

City: RIVERSIDE **Zip:** 92504

Phone #: 951-688-0241

Date: 6/4/17 **Agenda #** 16-1

PLEASE STATE YOUR POSITION BELOW:

Position on "Regular" (non-appealed) Agenda Item:

☒ **Support** ☐ **Oppose** ☐ **Neutral**

Note: If you are here for an agenda item that is filed
for "Appeal", please state separately your position on
the appeal below:

☐ **Support** ☐ **Oppose** ☐ **Neutral**

I give my 3 minutes to: _____

BOARD RULES

Requests to Address Board on "Agenda" Items:

You may request to be heard on a published agenda item. Requests to be heard must be submitted to the Clerk of the Board before the scheduled meeting time.

Requests to Address Board on items that are "NOT" on the Agenda:

Notwithstanding any other provisions of these rules, member of the public shall have the right to address the Board during the mid-morning "Oral Communications" segment of the published agenda. Said purpose for address must pertain to issues which are under the direct jurisdiction of the Board of Supervisors. YOUR TIME WILL BE LIMITED TO THREE (3) MINUTES.

Power Point Presentations/Printed Material:

Speakers who intend to conduct a formalized Power Point presentation or provide printed material must notify the Clerk of the Board's Office by 12 noon on the Monday preceding the Tuesday Board meeting, insuring that the Clerk's Office has sufficient copies of all printed materials and at least one (1) copy of the Power Point CD. Copies of printed material given to the Clerk (by Monday noon deadline) will be provided to each Supervisor. If you have the need to use the overhead "Elmo" projector at the Board meeting, please insure your material is clear and with proper contrast, notifying the Clerk well ahead of the meeting, of your intent to use the Elmo.

Individual Speaker Limits:

Individual speakers are limited to a maximum of three (3) minutes. Please step up to the podium when the Chairman calls your name and begin speaking immediately. Pull the microphone to your mouth so that the Board, audience, and audio recording system hear you clearly. Once you start speaking, the "green" podium light will light. The "yellow" light will come on when you have one (1) minute remaining. When you have 30 seconds remaining, the "yellow" light will begin flash, indicating you must quickly wrap up your comments. Your time is up when the "red" light flashes. The Chairman adheres to a strict three (3) minutes per speaker. ***Note: If you intend to give your time to a "Group/Organized Presentation", please state so clearly at the very bottom of the reverse side of this form.***

Group/Organized Presentations:

Group/organized presentations with more than one (1) speaker will be limited to nine (9) minutes at the Chairman's discretion. The organizer of the presentation will automatically receive the first three (3) minutes, with the remaining six (6) minutes relinquished by other speakers, as requested by them on a completed "Request to Speak" form, and clearly indicated at the front bottom of the form.

Addressing the Board & Acknowledgement by Chairman:

The Chairman will determine what order the speakers will address the Board, and will call on all speakers in pairs. The first speaker should immediately step to the podium and begin addressing the Board. The second speaker should take up a position in one of the chamber aisles in order to quickly step up to the podium after the preceding speaker. This is to afford an efficient and timely Board meeting, giving all attendees the opportunity to make their case. Speakers are prohibited from making personal attacks, and/or using coarse, crude, profane or vulgar language while speaking to the Board members, staff, the general public and/or meeting participants. Such behavior, at the discretion of the Board Chairman may result in removal from the Board Chambers by Sheriff Deputies.

NOTICE OF PUBLIC HEARING BEFORE THE BOARD OF SUPERVISORS OF RIVERSIDE COUNTY ON A GENERAL PLAN AMENDMENT, A CHANGE OF ZONE AND A FAST TRACK CONDITIONAL USE PERMIT IN THE LAKE MATHEWS/WOODCREST AREA PLAN, FIRST SUPERVISORIAL DISTRICT AND NOTICE OF INTENT TO ADOPT A MITIGATED NEGATIVE DECLARATION

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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 9, 2013

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

16-1 of 06/04/13

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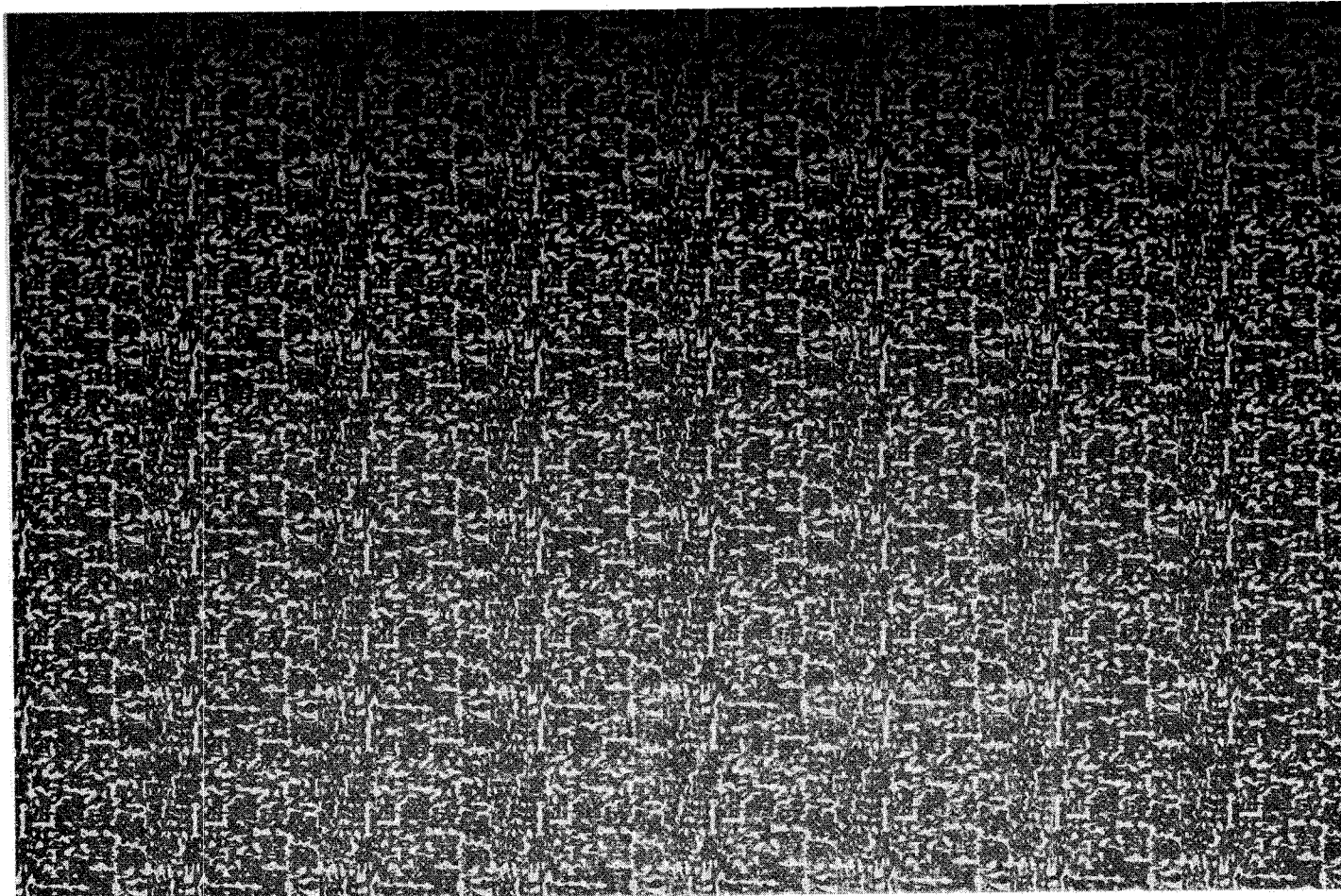
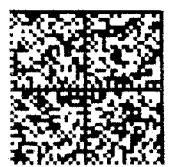
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 LIDIA VALLEJO, ETAL
 16476 WASHINGTON ST
 RIVERSIDE, CA. 92504

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NOTICE OF PUBLIC HEARING BEFORE THE BOARD OF SUPERVISORS OF RIVERSIDE COUNTY ON A GENERAL PLAN AMENDMENT, A CHANGE OF ZONE AND A FAST TRACK CONDITIONAL USE PERMIT IN THE LAKE MATHEWS/WOODCREST AREA PLAN, FIRST 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 4, 2013 at 10:30 A.M.** or as soon as possible thereafter, to consider the application submitted by Rite Aid Corporation, on **General Plan Amendment No. 895**, which proposes to amend the land use designation from Rural Community: Very Low Density Residential (RC:VLDR) to Community Development: Commercial Retail (CD:CR); **Change of Zone No. 7755**, which proposes to change the zone from Residential Agricultural (R-A) to Scenic Highway Commercial (C-P-S), or such other zones as the Board may find appropriate; and, **Fast Track Conditional Use Permit No. 3663 (FTA 2009-06)**, which proposes to construct three commercial retail buildings, consisting of one Rite Aid pharmacy and two commercial shell buildings, totaling 52,672 sq. ft. in two phases on 6.4 gross acres ("the project"). The project is located northerly of Krameria Avenue, easterly of Washington Street, southerly of Van Buren Boulevard, and westerly of Garden Avenue in the Lake Mathews/Woodcrest Area Plan, First Supervisorial District.

The Planning Department approved the project, found that the project will not have a significant effect on the environment and recommended the adoption of a Mitigated Negative Declaration for **Environmental Assessment No. 41688**.

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 PAUL RULL PROJECT PLANNER, AT (951) 955-0972 OR EMAIL prull@rctlma.org.

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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 9, 2013

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

16-1 of 06/04/13

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ASMT: 273142014, APN: 273142014
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SUPERVISOR OF TAXES
140 NEW MONTGOMERY ST #927
SAN FRANCISCO CA 94105

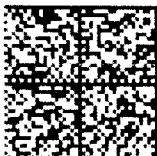
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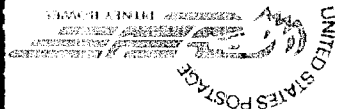
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Dated: May 9, 2013

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

16-1 of 06/04/12

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CHERI WASHBURN, ETAL
16472 WASHINGTON ST
RIVERSIDE, CA 92504

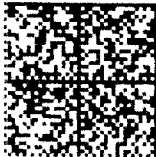
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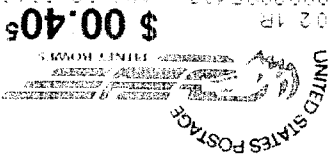
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Dated: May 9, 2013

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

16-1 of 06/04/13

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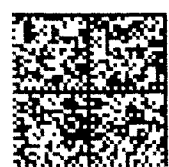
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 MORENO VALLEY CA 92556

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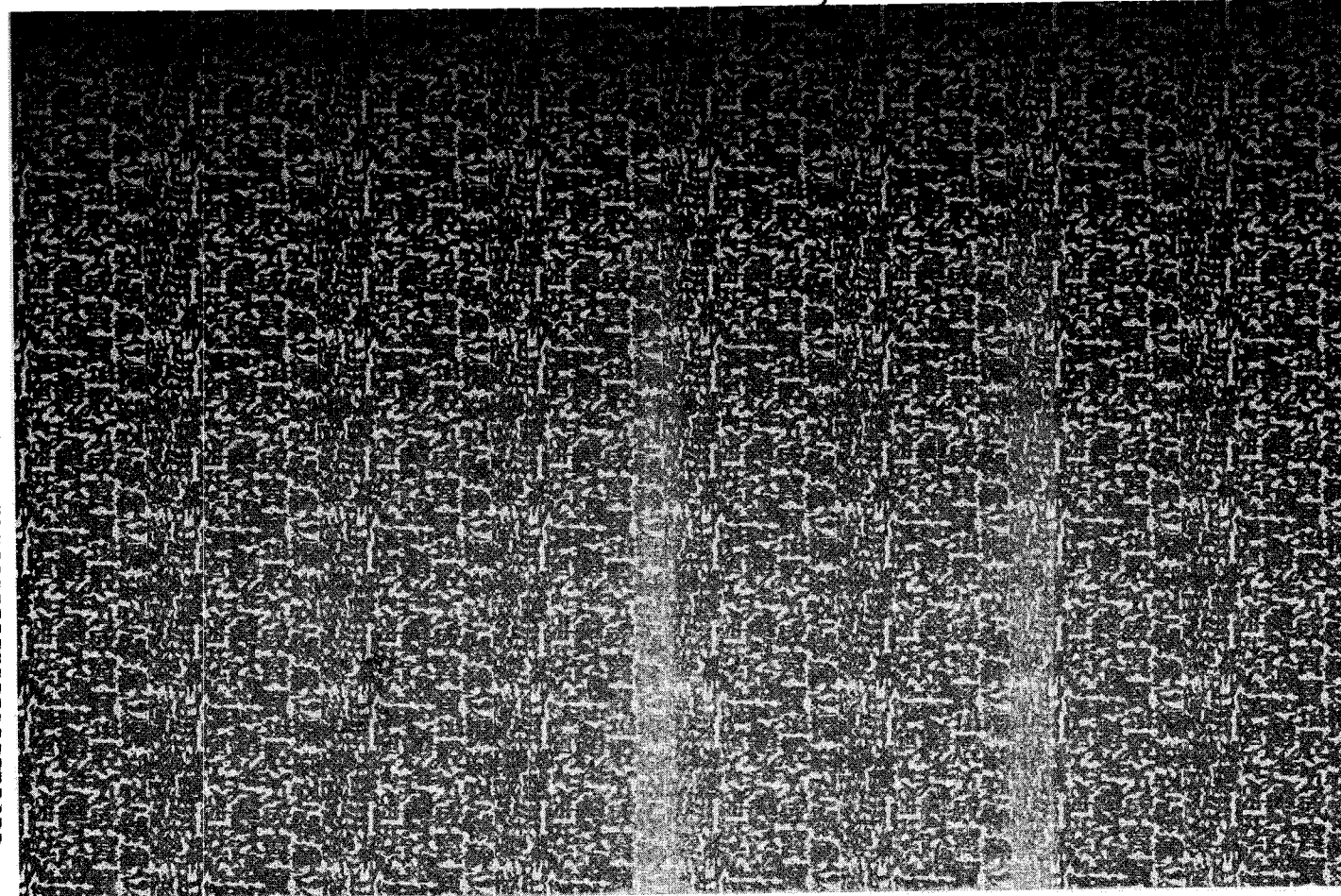


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Agenda Item No.:
Area Plan: Lake Matthews/Woodcrest
Zoning District: Woodcrest
Supervisory District: First/First
Project Planner: Paul Rull
Board of Supervisors: June 4, 2013

GENERAL PLAN AMENDMENT NO. 895
CHANGE OF ZONE NO. 7755
CONDITIONAL USE PERMIT NO. 3663
(FTA-2009-06)
Environmental Assessment No. 41688
Applicant: Rite Aid Corporation
Engineer/Representative: Adkan Engineering

COUNTY OF RIVERSIDE PLANNING DEPARTMENT STAFF REPORT

PROJECT DESCRIPTION AND LOCATION:

Construct three commercial retail buildings, consisting of one Rite Aid pharmacy (building A 17,272 sq. ft.) and two commercial shell buildings (building B 28,800 sq. ft. and building C 11,600 sq. ft.), totaling 52,672 sq. ft. in two phases on 6.4 gross acres. The commercial center will have 264 parking spaces, of which 12 will be handicap accessible, and 26 are for compact cars. The project will have driveway access on both Van Buren Boulevard and Washington Street.

Phase 1 consists of proposed building A which will be utilized by Rite Aid pharmacy and include the selling of pharmaceuticals and other healthcare products found in a general drug store. General services and sales items will include, but not limited to, processed foods, cosmetics, photo developing, full-service pharmacy, and packaged beer, wine and distilled spirits for off-site consumption (Type 21 ABC license). Rite Aid anticipates 20-30 employees total with 5-7 employees per shift. The hours of operation will be between 8:00am to 10:00pm, seven days a week. Shipments and deliveries will be limited to 6:00am to 8:00am in the designated loading areas. Phase 1 will include construction of both project driveways (one on Washington St. and the other of Van Buren Blvd.) and will provide 88 parking spaces as well as bike racks for employees and customers. The applicant wishes to relocate the existing Rite Aid store located in Woodcrest Plaza on the opposite side of Van Buren Boulevard to the proposed site.

Phase 2 consists of proposed building B and C which are shell commercial buildings with tenants to be determined in the future. All future uses operating in these buildings will be consistent with the Scenic Highway Commercial zone (C-P-S). Services and products are anticipated to be constant with the commercial-retail land use in the surrounding area. It is anticipated that there will be 10-15 employees in building B, and 15-20 employees in building C. Hours of operation will be restricted to between the hours of 6:00 a.m. and 10:00 p.m. Shipments and deliveries will be limited to between the hours of 6:00 a.m. and 8:00 a.m. in the designated loading areas for each building. Phase 2 will provide additional 125 and 58 parking spaces for buildings B and C respectively, for a total of 264 parking spaces for the entire project.

The project proposes to amend the General Plan Foundation Component and Land Use designation for the southernmost parcel (approx. 1.98 Ac.) of the project from Rural Community: Very Low Density Residential (RC: VLDR) (1 Acre Minimum) to Community Development: Commercial Retail (CD: CR) (0.20 – 0.35 Floor Area Ratio). The project also proposes to change the zoning classification for the southern most parcel (approx. 1.98 Ac.) of the project from Residential Agricultural (R-A) to Scenic Highway Commercial (C-P-S).

The Planning Director recommended both to the Planning Commission and Board to tentatively decline to adopt the initiation proceedings, stating that the proposed change conflicts with the overall vision in that it does not sustain the rural compatibility which is commonplace to the area. However, on August 12, 2008, the Planning Commission voted in favor of the initiation proceedings. On November 25, 2008,

the Riverside County Board of Supervisors voted to initiate General Plan Amendment No. 895. The County Economic Development Agency granted the project Fast Track Authorization on August 8, 2009. A Zone Change and Conditional Use Permit application was filed with the Planning Department on February 1, 2011.

The project site is located on the southerly side of Van Buren Boulevard, easterly of Washington Street, northerly of Krameria Avenue, and westerly of Garden Avenue.

ISSUES OF POTENTIAL CONCERN:

Traffic

The majority of the study area intersections are currently operating at an acceptable Level of Service (LOS) during peak hours except for the following intersections which currently operate at unacceptable levels during peak hours:

- Washington Street at Golden Star Avenue (LOS E [AM] and D [PM]), and
- Porter Avenue at Van Buren Boulevard (LOS F [AM and PM]).

Based on the traffic study submitted by the applicant, the proposed project is anticipated to generate a net total of approximately 3,380-trip ends per day with 107 and 313 vehicles per hour during the A.M. and P.M. peak hours respectively. The traffic study indicates for a scenario of "existing plus ambient growth plus project conditions" the following:

- Washington Street at Golden Star Avenue (LOS E [A.M.] and E [P.M.]); and,
- Porter Avenue at Van Buren Boulevard (LOS F [A.M. and P.M.]).

It is important to highlight the fact that these intersections are already operating at unacceptable levels and that even with the project's generated traffic, would not significantly degrade the level of service. The exception to this is the intersection of Washington Street and Golden Star Avenue during P.M. peak hours experiences a decline in level of service from D to E. The Transportation Department determined that the increase in amount of trips created by the project is not significant enough to trigger the need for an intersection at Washington Street and Golden Star Avenue. This impact during P.M. peak hours is not considered significant by the Transportation Department as the existing intersection already operates in an unacceptable level of service during A.M. peak hours, and during non-peak times the intersection operates at acceptable levels. The project is conditioned to pay their fair share towards Transportation Uniform Mitigation Fee (TUMF) and Development Impact Fee (DIF) fees which as part of the County's General Plan policy, will improve and widen street lanes and improve the operation of intersections, all of which will help improve traffic flow and intersection delays. The project has also been conditioned to provide the following improvements which will also help improve the overall circulation in the area:

- Reconstruct the south leg of Washington Street at Van Buren Boulevard to provide the following:
 - Northbound approach –
 - 2 left turn lanes
 - 2 through lanes
 - 1 right turn lane
 - 2 Southbound through (receiving) lanes

- Provide a cross street stop sign for the westbound approach at the future intersection of Washington Street at Driveway 1.
- Construct an exclusive southbound left turn lane for the intersection of Washington Street at Driveway 1 with a minimum of 100-feet of vehicle storage capacity. This will provide adequate storage for a delivery truck and at least one additional passenger car without blocking through traffic on Washington Street.
- Provide two (2) northbound and southbound through lanes on Washington Street along the project frontage.
- Provide a cross street stop sign for the north bound approach at the intersection of Driveway 1 at Van Buren Boulevard.
- On-site traffic signing and striping should be implemented in conjunction with detailed construction plans for the project site.
- Sight distance at the project driveways should be reviewed with respect to standard Caltrans and County of Riverside sight distance standards at the time of preparation of final grading, landscape and street improvement plans.

Noise

The proposed project will raise the ambient noise levels in the area which currently exists without the project. A noise impact study has been prepared for the project, and recommendations have been made by the County's Industrial Hygiene Department which has been reflected in the project's conditions of approval. The noise study indicates that there will be an increase in permanent ambient noise levels created by the project through vehicle trips and operational noises from the future commercial-retail businesses. The study indicates that existing noise along Van Buren Boulevard and Washington Street already exceeds the County's 65 dBA CNEL exterior baseline standard at 100 feet. It is anticipated that the off-site project related noise impacts at the same intersection will be 73.8 dBA. The study also indicates that changes in off-site traffic noise impacts would increase by 0.7 dBA CNEL with the development of the proposed project. An increase of less than 3.0 dBA CNEL is not considered substantial in terms of community noise impacts. A significant impact is considered both a level above 65 dBA CNEL and an increase greater than 3.0 dBA. Therefore the proposed project contributions to off-site roadway noise levels will not cause any significant impacts to existing or future sensitive noise receptors.

The proposed project may create a substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project during construction. Construction noise represents a short-term impact on the ambient noise levels. Noise generated by construction equipment may include trucks, graders, bulldozers, concrete mixers and portable generators. Grading activities typically represent one of the highest potential sources of noise impacts. Construction noise is of short-term duration and will not present any long-term impacts on the project site or surrounding are. The following measures identified in the noise study would reduce potentially significant short-term construction impacts to the surrounding community:

- All construction equipment, fixed or mobile, shall equip properly operating and maintained mufflers. All stationary construction equipment shall be directed away from noise sensitive receptors.
- All equipment shall be located in staging areas that will create the greatest distance between construction-related noise sources and noise sensitive receptors during all project construction.
- All high noise impact construction-related activities shall be limited to constructions hours determined by County staff.

- All haul truck deliveries shall be limited to the same hours specified for construction equipment. To the extent feasible, haul routes shall not pass sensitive land uses or residential dwellings.

Short-term, construction-related noise impacts may occur during project grading and construction. However, construction activities will be required to comply with County noise standards. Since the construction site is within one-quarter mile of an occupied residence, no construction activities shall be undertaken between the hours of 6:00 p.m. and 6:00 a.m. during the months of June through September and between the hours of 6:00 p.m. and 7:00 a.m. during the months of October through May.

The noise study also reviewed operational noise impacts associated with the proposed project which includes truck loading/unloading, parking lot vehicle activities, and roof-top air conditioners. These noise impacts will be mitigated by sound barriers designed as part of the project and adopted as conditions of approval and restricting truck deliveries to daytime hours of 7 a.m. to 10 p.m. (Condition of Approval 10.E Health.1). The first sound barrier is a 9-foot high noise wall located along the southeast corner property line of the project. The second sound barrier is a 3-foot high rooftop noise wall located on buildings B & C. The purposes and locations of these sound barriers are able to attenuate noise impacts from the truck loading/unloading activities and rooftop air conditioner units before it impacts nearby residents to the south and southeast. With the proposed noise barrier mitigations and truck delivery restrictions, the project only noise level at property lines are expected to reach 54.4 dBA Leq during daytime hours and 48.4 dBA during nighttime hours. Though overall noise levels are expected to exceed the 55/45 dBA day/nighttime residential exterior noise levels, the project impacts are less than 3.0 dBA Leq, and therefore will not have a significant impact on surrounding receptors with the mitigations incorporated.

Alcohol Uses

The proposed Rite Aid pharmacy will be requesting a Type 21 license from the Department of Alcoholic Beverage Control (ABC) which allows for the sale of beer, wine and distilled spirits for consumption off the premises where it's sold. The project will not increase the total number of alcohol licenses in the area because the existing Rite Aid pharmacy will be relocated to the project site along with its current Type 21 ABC license.

The project will not create an oversaturation of Type 21 licenses. In addition to the existing Rite Aid pharmacy license, there is only one other business in the immediate area that has a Type 21 license; Woodcrest Liquor, approximately 1,300-feet west of the project. In total, there are 8 ABC licenses in the immediate area, including Type 20, 21, 41, and 47, all located along Van Buren Boulevard in the forms of restaurant uses, liquor stores, delicatessens, and grocery stores.

Woodcrest Elementary school is located on the opposite side of Washington Street, approximately 70-feet from the proposed project boundary. A portion of the proposed Rite Aid store will have a beverage section where beer, wine and distilled spirits will be sold for off-site consumption. It is not anticipated that the sale of alcohol as an ancillary use of the proposed pharmacy store will create a significant impact on the nearby elementary school. It is anticipated that Rite Aid customers will be shopping at the store for merchandise other than the sole purchase of alcohol i.e. pharmaceutical and hygiene products.

Parking

Parking for this project was determined on the basis of County Ordinance No. 348. Section 18.12.a.(2).b) General Retail of 1 parking space for every 200 square feet of building area. Phase 1 of the project will provide 88 parking spaces for building A (17,272 square feet) which will be utilized as a Rite Aid pharmacy. Phase 2 of the project will provide 183 parking spaces for building B (23,800 square

**GENERAL PLAN AMENDMENT NO. 895, CHANGE OF ZONE NO. 7755, CONDITIONAL USE
PERMIT NO. 3663**

BOS Staff Report: June 4, 2013

Page 5 of 8

feet) and building C (11,600 square feet). Both buildings B and C do not have tenants at this time. As such, when future tenants move into buildings B and C, the proposed business use must be consistent with the General Retail parking ratio of 1 parking space for every 200 square feet of building area.

Water and Sewer

The proposed project has been conditioned to connect to potable water service and sanitary sewer service from the City of Riverside. Clearance letters from the City of Riverside must be provided prior to building permit issuance and final inspection. A holding tank has been conditioned during the interim period of future connection. While on the holding tank, the project shall only sell pre-packaged food items.

SUMMARY OF FINDINGS:

- | | |
|--|---|
| 1. Existing General Plan Land Use (Ex. #6): | Rural Community: Very Low Density Residential (RC: VLDR), Community Development: Commercial Retail (CD: CR) |
| 2. Surrounding General Plan Land Use (Ex. #6): | Rural Community: Very Low Density Residential (RC: VLDR), Community Development: Commercial Retail (CD: CR) |
| 3. Existing Zoning (Ex. #3): | Scenic Highway Commercial (C-P-S), Residential Agricultural (R-A) |
| 4. Surrounding Zoning (Ex. #3): | Scenic Highway Commercial (C-P-S), Residential Agricultural (R-A) |
| 5. Existing Land Use (Ex. #1): | Single-family residence, outdoor patio furniture, farmers market |
| 6. Surrounding Land Use (Ex. #1): | Woodcrest Elementary School, commercial-retail businesses, single-family residences |
| 7. Project Data: | Total Acreage: 6.4 Ac. CUP, 1.98 Ac. GPA & CZ
Total Parcels: 3 |
| 8. Environmental Concerns: | See attached environmental assessment |

RECOMMENDATIONS:

ADOPTION of a **MITIGATED NEGATIVE DECLARATION** for **ENVIRONMENTAL ASSESSMENT NO. 41688**, based on the findings incorporated in the initial study and the conclusion that the project will not have a significant effect on the environment; and,

TENTATIVELY APPROVE GENERAL PLAN AMENDMENT NO. 895, amending the General Plan Foundation Component/Land Use designation from Rural Community: Very Low Density Residential (RC: VLDR) to Community Development: Commercial Retail (CD: CR); based on the findings and conclusions incorporated in the staff report; pending final adoption of the General Plan Amendment Resolution by the Board of Supervisors; and,

TENTATIVELY APPROVE CHANGE OF ZONE NO. 7755, amending the zoning classification for the subject property from Residential Agricultural (R-A) to Scenic Highway Commercial (C-P-S), in accordance with Exhibit #3, based upon the findings and conclusions incorporated in the staff report; pending final adoption of the Zoning Ordinance by the Board of Supervisors; and,

APPROVAL of a **DETERMINATION OF PUBLIC CONVENIENCE AND NECESSITY**, so that a license to allow the sale of beer, wine and distilled spirits for off-premises consumption within the subject property may be issued by the California Department of Alcoholic Beverage Control, based on the findings incorporated in the staff report; and,

APPROVE **CONDITIONAL USE PERMIT NO. 3663**, to subject to the attached conditions and based upon the findings and conclusions incorporated in the staff report.

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

1. The project site is designated Rural Community: Very Low Density Residential (RC: VLDR) and Community Development: Commercial Retail (CD: CR) in the Lake Matthews / Woodcrest Area Plan; however with proposed General Plan Amendment No. 895, the entire project site will be designated Retail Commercial.
 - a. The Commercial Retail Land Use designation allows for a wide variety of commercial uses including, but not limited to, retail, office, professional office and tourist-oriented commercial uses.
 - b. The Commercial Retail land use designation establishes a building intensity range of 0.2 to 0.35 Floor Area Ratio (FAR) and the proposed project is within this range with a FAR of 0.26.
 - c. The proposed use is permitted in the Scenic Highway Commercial zoning classification with the approval of Change of Zone No. 7755.
2. The project site is surrounded by properties which are designated Community Development: Commercial Retail and Rural Community: Very Low Density Residential.
3. The zoning for the subject site is Scenic Highway Commercial and Residential Agricultural; however with proposed Change of Zone No. 7755, the entire project site will be zoned Scenic Highway Commercial.
 - a. Ordinance No. 348, Section 18.48. B. (Permitted Zoning) & C. (Development Standards) permits the sale of alcoholic beverages for off-site consumption with a conditional use permit.
4. Ordinance No. 348, Section 9.50. A. (Uses Permitted) permits a wide variety of retail commercial uses, including drug stores, food markets, dry good stores, and clothing stores when those uses are within an enclosed building with not more than 200 square feet of outside storage or display.
5. The project site is adjacent to properties which are zoned Scenic Highway Commercial. Similar commercial-retail uses are existing and operating in the project vicinity, particularly along Van Buren Boulevard.
6. The proposed site plan, as designed and conditioned, is consistent with the development standards set forth in the Scenic Highway Commercial zone.

- a. There are no minimum lot size requirements.
 - b. There are no yard requirements for buildings which do not exceed 35 feet in height. The project building height is approximately 31 feet.
 - c. No structure will exceed 50-feet in height at the yard setback line. The maximum building height is approximately 31 feet.
 - d. A minimum 10% of the site proposed for development will be landscaped and irrigated. The project proposes a total of 20,000 square feet (10% of 4.59 net acre site) of irrigated landscaping.
 - e. Parking areas meet Section 18.12. requirements of Ordinance No. 348. The proposed 265 parking spaces equals or exceeds the requirement of one parking space per each 200 square feet of building area for general retail uses.
 - f. Trash collection areas will be appropriately screened.
 - g. Utilities will be installed underground.
 - h. Lighting fixtures will be focused, directed, and arranged to prevent glare or direct illumination on streets or adjoining properties.
7. This project is not located within a Criteria Area of the Western Riverside County Multiple-Species Habitat Conservation Plan.
 8. This project is within the City Sphere of Influence for the City of Riverside. As such, it is required to conform to the County's Memorandum of Understanding (MOU) with that city. This project does conform to the MOU. The project has been transmitted to the City of Riverside for review and comment. Their responses have been included in the staff report package.
 9. The project will not create an oversaturation of alcohol licenses in the area.
 10. The project was sent to the Native American Heritage Commission for comments and participation. Upon response from the NAHC, local tribes were notified and invited to comment on the project. Staff has not received any requests for consultation by any of the tribes.
 11. Environmental Assessment No. 41688 identified the following potentially significant impacts:
 - a. Noise
 - b. Traffic

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

CONCLUSIONS:

1. The proposed project is in conformance with the Community Development: Commercial Retail Land Use Designation, and with all other elements of the Riverside County General Plan with the approval of General Plan Amendment No. 895.
2. The proposed project is consistent with the Scenic Highway Commercial zoning classification of Ordinance No. 348, and with all other applicable provisions of Ordinance No. 348 with the approval of Change of Zone No. 7755.
3. The public's health, safety, and general welfare are protected through project design.
4. The proposed project is clearly compatible with the present and future logical development of the area with the approval of General Plan Amendment No. 895 and Change of Zone No. 7755.
5. The proposed project will not have a significant effect on the environment.
6. The proposed project will not preclude reserve design for the Western Riverside County Multiple-Species Habitat Conservation Plan (WRCMSHCP).

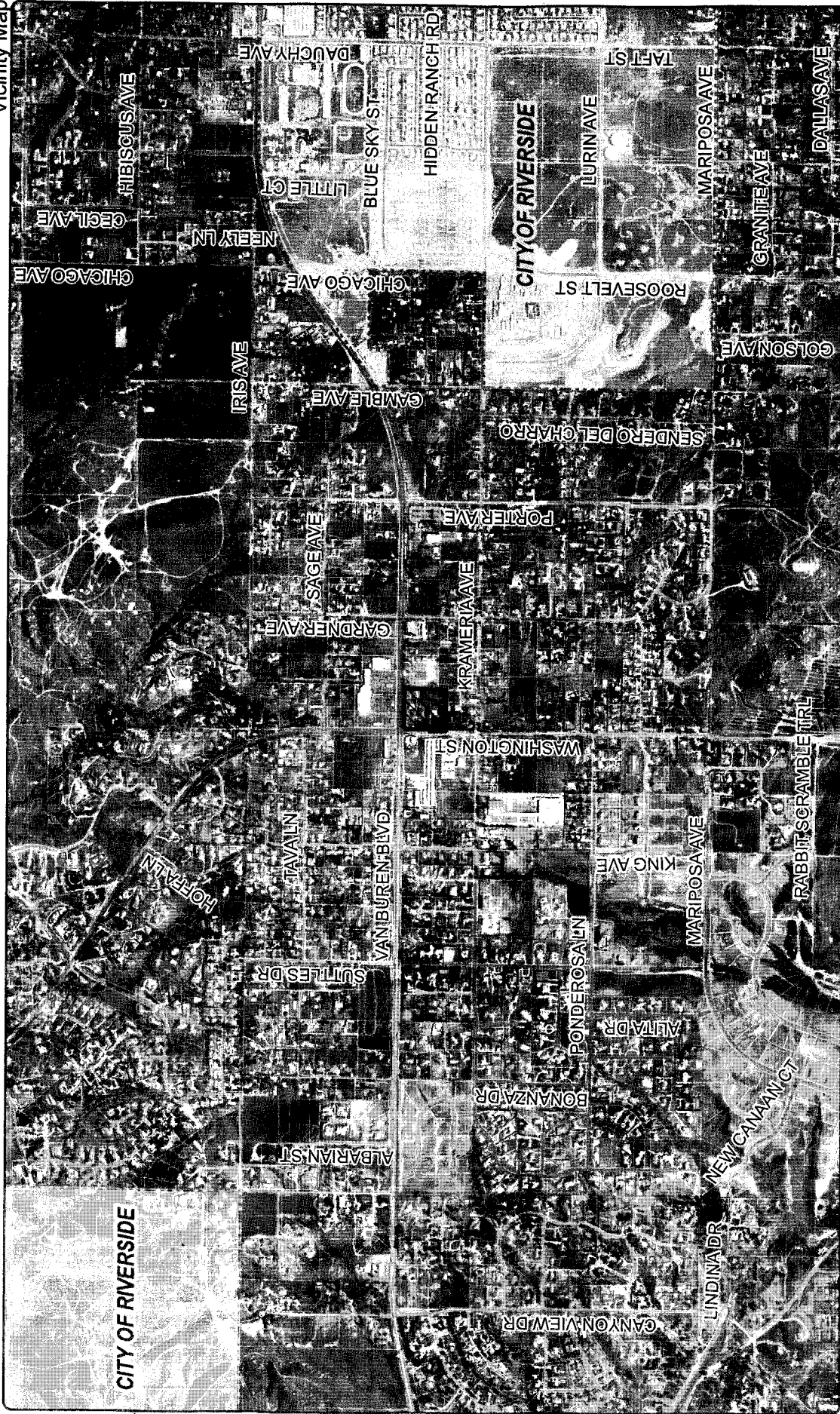
INFORMATIONAL ITEMS:

1. As of this writing, no letters, in support or opposition have been received.
2. The project site is not located within:
 - a. An Airport Influence Area;
 - b. A fault zone;
 - c. A High Fire Area;
 - d. A Tribal Land;
 - e. The Mt. Palomar Observatory Area;
 - f. A WRCMSHCP Criteria Cell;
 - g. A 100-year flood plain, an area drainage plan, or dam inundation area;
 - h. California Gnatcatcher, Quino Checkerspot Butterfly habitat; or,
 - i. An Agriculture Preserve.
3. The project site is located within:
 - a. The City of Riverside sphere of influence.
 - b. The boundaries of the Riverside Unified School District.
 - c. The Western Municipal Water District.
 - d. The Stephen's Kangaroo Rat Fee Area.
4. The subject site is currently designated as Assessor's Parcel Numbers 274-040-028, 274-040-029, and 274-040-003.

RIVERSIDE COUNTY PLANNING DEPARTMENT CZ07755_GPA0895_CUP03663 VICINITY/POLICY AREAS

Supervisor Jeffries
District 1

Date Drawn: 03/12/2013
Vicinity Map



Zoning District : Woodcrest
Township/Range: T3SR5W
Section: 25

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.ltrm.co/riverside.ca.us/indio.html>



0 800 1,600 3,200 4,800

Feet

Assessors Bk. Pg. 274-04
Thomas Bros. Pg. 745 J4
Edition 2011

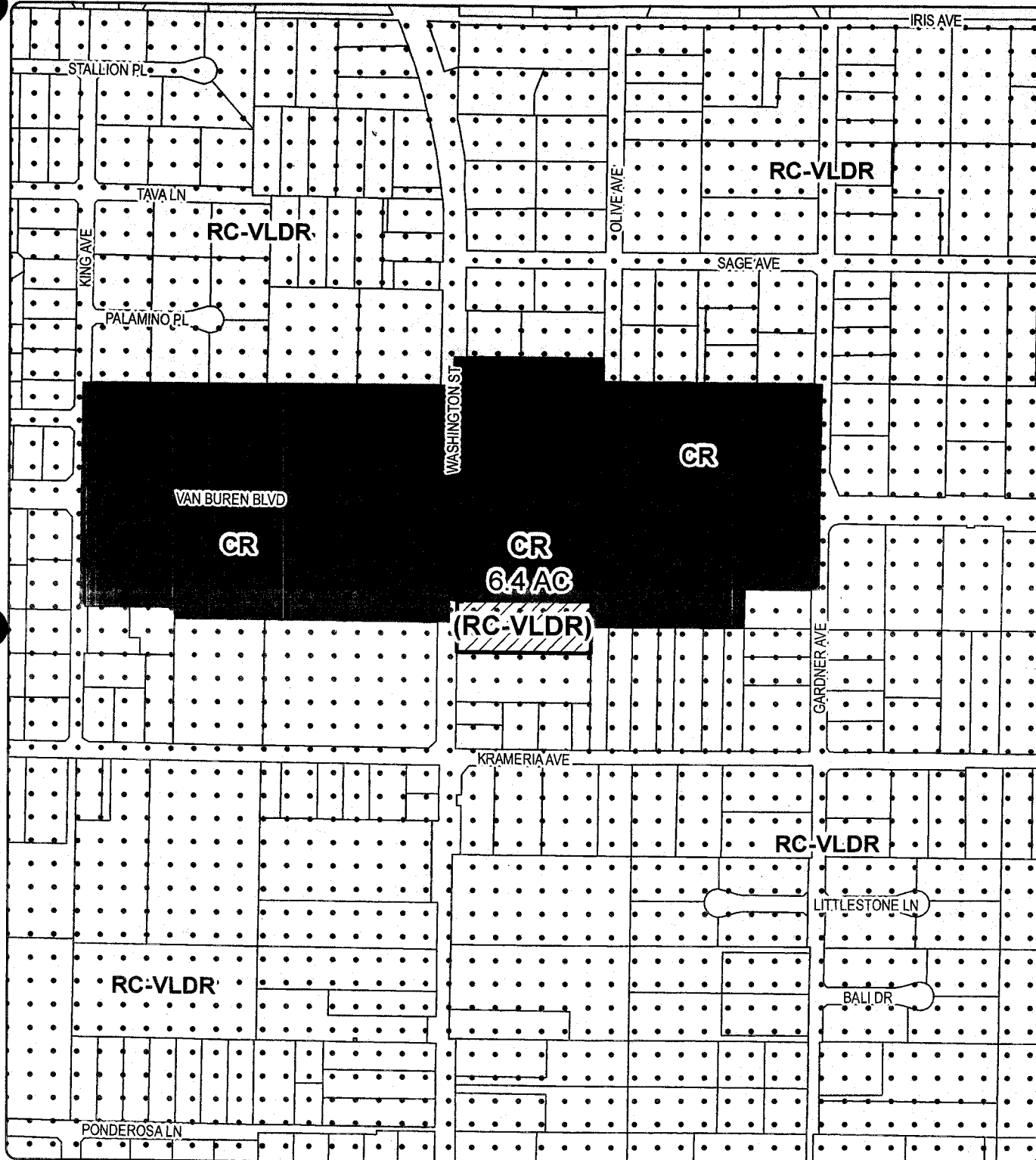
RIVERSIDE COUNTY PLANNING DEPARTMENT

CZ07755_GPA0895_CUP03663

PROPOSED GENERAL PLAN

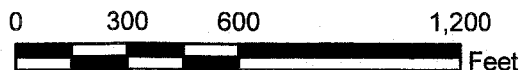
Supervisor Jeffries
District: 1

Date Drawn: 03/12/2013
Exhibit 6



Zoning District: Woodcrest
Township/Range: T3SR5W
Section: 25

Assessors Bk. Pg. 274-04
Thomas Bros. Pg. 745 J4
Edition 2011



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RIVERSIDE COUNTY PLANNING DEPARTMENT

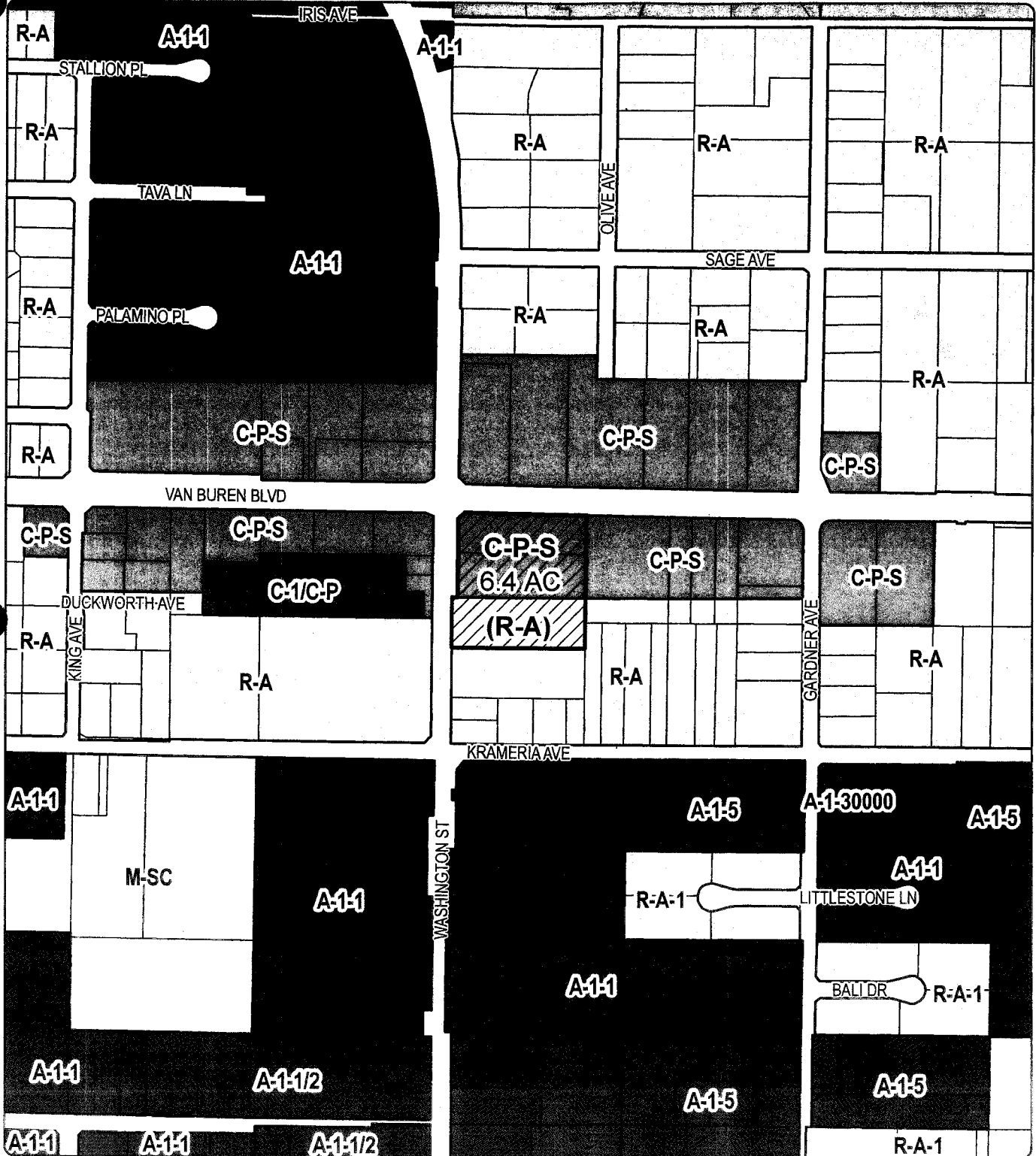
CZ07755_GPA0895_CUP03663

Supervisor Jeffries
District 1

Date Drawn: 03/12/2013

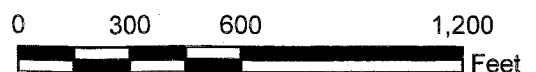
PROPOSED ZONING

Exhibit 3



Zoning District: Woodcrest
Township/Range: T3SR5W
Section: 25

Assessors Bk. Pg. 274-04
Thomas Bros. Pg. 745 J4
Edition 2011



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RIVERSIDE COUNTY PLANNING DEPARTMENT

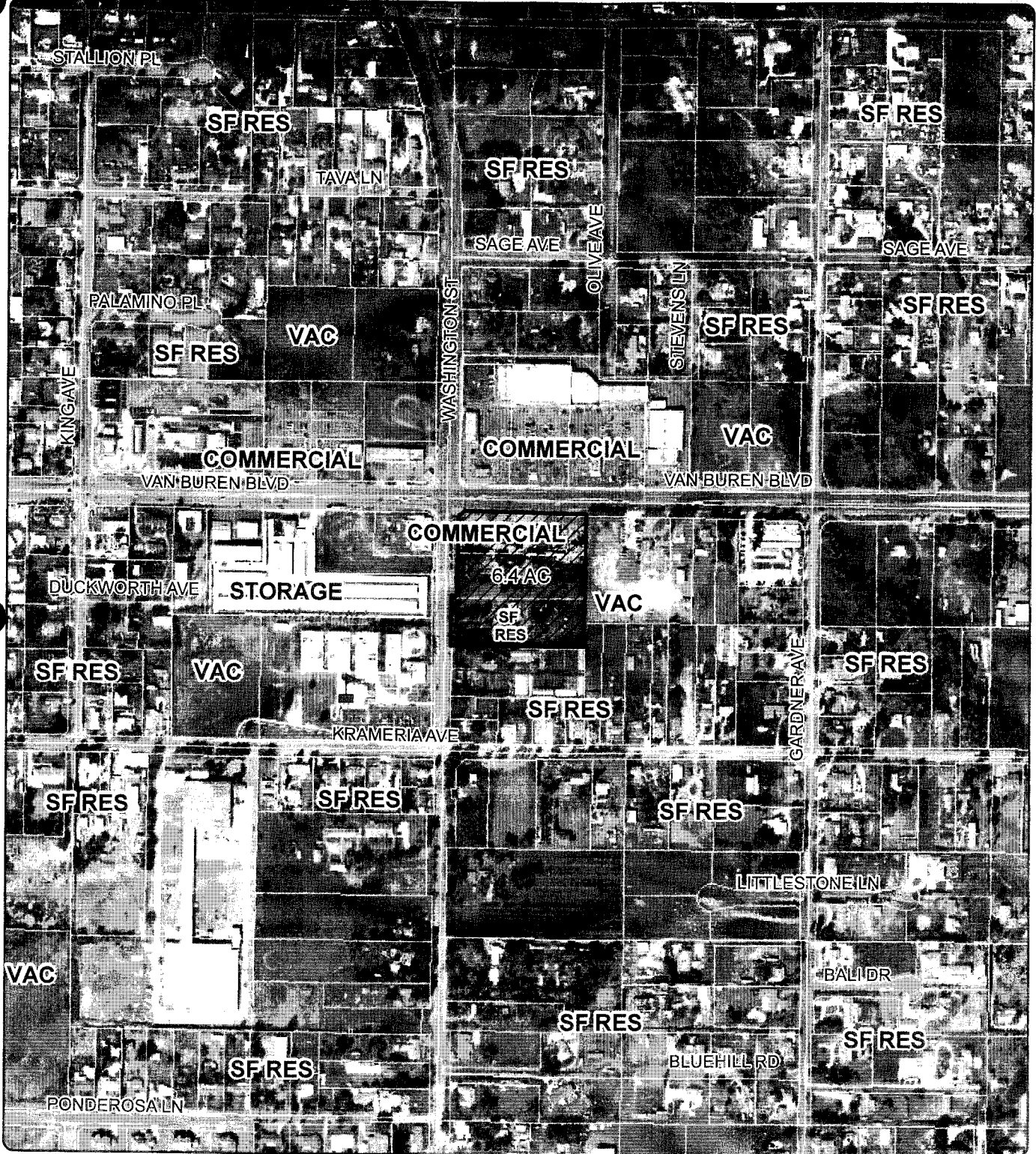
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Supervisor Jeffries
District 1

Date Drawn: 03/12/2013

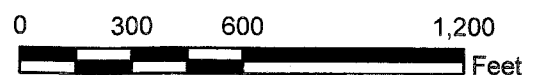
LAND USE

Exhibit 1



Zoning District : Woodcrest
Township/Range: T3SR5W
Section: 25

Assessors Bk. Pg. 274-04
Thomas Bros. Pg. 745 J4
Edition 2011



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RIVERSIDE COUNTY
Economic Development Agency

FAST TRACK QUESTIONNAIRE

FTA 2009-06

Applicant: Don/John Fruciano
Representative: Adkan Engineers
(See Contact Info Below)

Company/Developer: _____ Company Contact: Don Fruciano

Address: 9390 Contay Pl Riverside, CA 92503

Phone: (951) 689-5328 Fax: _____ Email: jfruciano@yahoo.com

Architectural Firm: WD PARTNERS Firm Contact: JUSTIN BARNEY

Firm Address: 16808 Armstrong Ave Ste. 100, Irvine, CA 92606-8278

Firm Phone: 949-341-9370 Firm Fax: _____ Email: justin.barney@wdpartners.com

Engineering Firm: ADKAN ENGINEERS Engineering Contact: MITCH ADKISON

Engineering Address: 6820 AIRPORT DRIVE, RIVERISDE, CA 92504

Firm Phone: 951-688-0241 Firm Fax: 951-688-0599 Email: madkison@adkan.com

Land Use Application(s) ☒ General Plan Amendment ☒ Change of Zone ☒ Conditional Use Permit ☐ Parcel Map
☐ Plot Plan ☐ Other _____

Site Location:

Assessor's Parcel Number(s) 274-040-003, 028 & 029

Cross Streets/Address VAN BUREN BOULEVARD AND WASHINGTON STREET

Land Use Designation EXIST : VLDR-RC EXIST : R-A
PROP : C-R Zoning PROP : C-P-S Site Acreage 5.18 +/- Acres

Project Information (Estimate Amounts):

Full-time Jobs 80 Wages per Hour \$10-20 Construction Jobs 150

Capital Investment \$11,200,000 Taxable Sales _____ Bldg Size See Project Desc.

Project Type: ☒ Commercial ☐ Industrial ☐ Office ☐ Residential ☐ Other _____

Industrial Classification: _____ Commercial Classification: Commercial/Retail Center

☐ Flex ☐ Manufacturing ☒ Community Shopping Center ☐ Lifestyle Center ☐ Power Center
☐ Multi-Tenant ☐ Warehouse Distribution ☐ Neighborhood Shopping Center ☐ Outlet Center

Project Description:

Retail Development, 3 Buildings: Rite Aid - 17,000 +/- Square Feet, Building 2 (Unknown Tennant) - 21,000 Square Feet.
Building 3 (Unknown Tennant)- 12,500 +/- Square Feet, Road/Drainage Improvements at Corner of Washington and Van Buren

The Economic Development Agency (EDA) hereby acknowledges that the above referenced development warrants special consideration relative to the permit processing as required by the County of Riverside, and encourages the affected County agencies to immediately institute "FAST TRACK" procedures to enable the project to proceed as soon as possible, in accordance with Board Fast Track Policy A-32. *This Authorization contains preliminary project information and serves as a basis for determining "FAST TRACK" eligibility. During the county's development review process, the proposed project size and configuration may be altered.

Signature

Date

08-08-2009

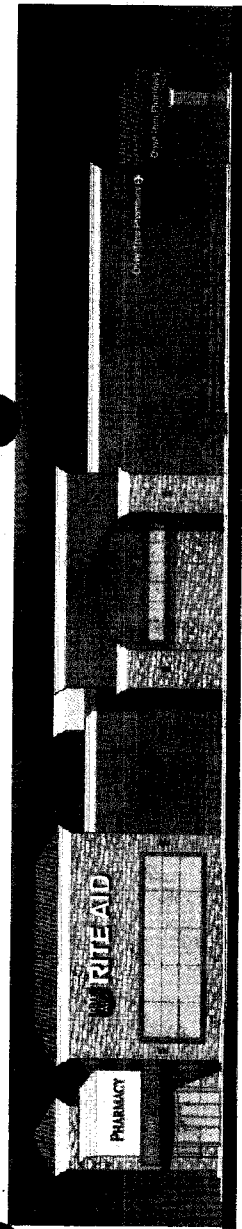
Last Updated 7/25/2007

RITE AID (STORE #5713)
 WASHINGTON ST. & VAN BUREN BLVD.
 RIVERSIDE CA.

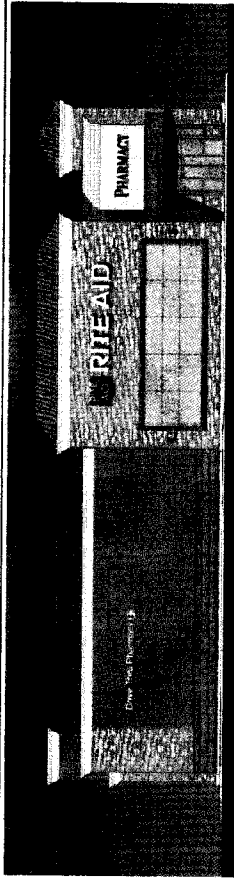
wd PARTNERS
 1000 OPERATIONS BUILD
 1000 WASHINGTON ST
 RIVERSIDE, CA 92507
 (951) 514-1000
 WWW.WDPAINTS.COM

MATERIAL SAMPLES

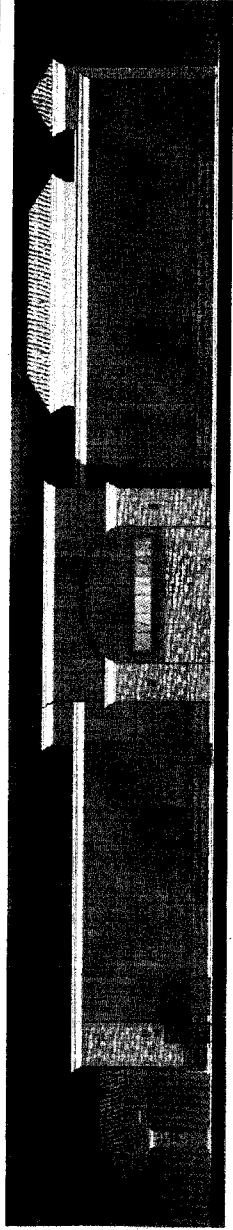
- 3-PART STUCCO
OMEGA COLOR - #66
"PEARL GRAY"
RITE AID ENTRANCE FACADE
- 3-PART STUCCO
OMEGA COLOR - #8211
"QUAKE"
CORNICHE
- 3-PART STUCCO
OMEGA COLOR - #63
"BAKED POTATO"
BUILDING AND CANOPIES
- WINDOW MOLDING
CORONADO STONE
TRAVERTINE SERIES 5"
COLOR TO MATCH
"BROOKSHIRE"
- STONE SILL WAINSCOT
CORONADO STONE
SERIES "800"
COLOR TO MATCH
"SAND DUNE" BASE
- RITE AID STONE
CORONADO STONE
SANTA BARBARA
COLOR: "BROOKSHIRE"
- STONE BUILDING BASE
CORONADO STONE
SANTA BARBARA
COURSED - SIZES
14"x18", 14"x24", 14"x30"
COLOR - "SAND DUNE"
- CLAY TILE ROOF
US TILE (2) - PIECE CLAY
COLOR - "CAMEL BLEND"



K1 WEST ELEVATION - WASHINGTON ST. - FRONT ELEVATION & PARTIAL PLAN VIEW



G1 NORTH ELEVATION - VAN BUREN BLVD. - FRONT ELEVATION & PARTIAL PLAN VIEW



D1 EAST ELEVATION - SITE INTERIOR - REAR ELEVATION & PARTIAL PLAN VIEW



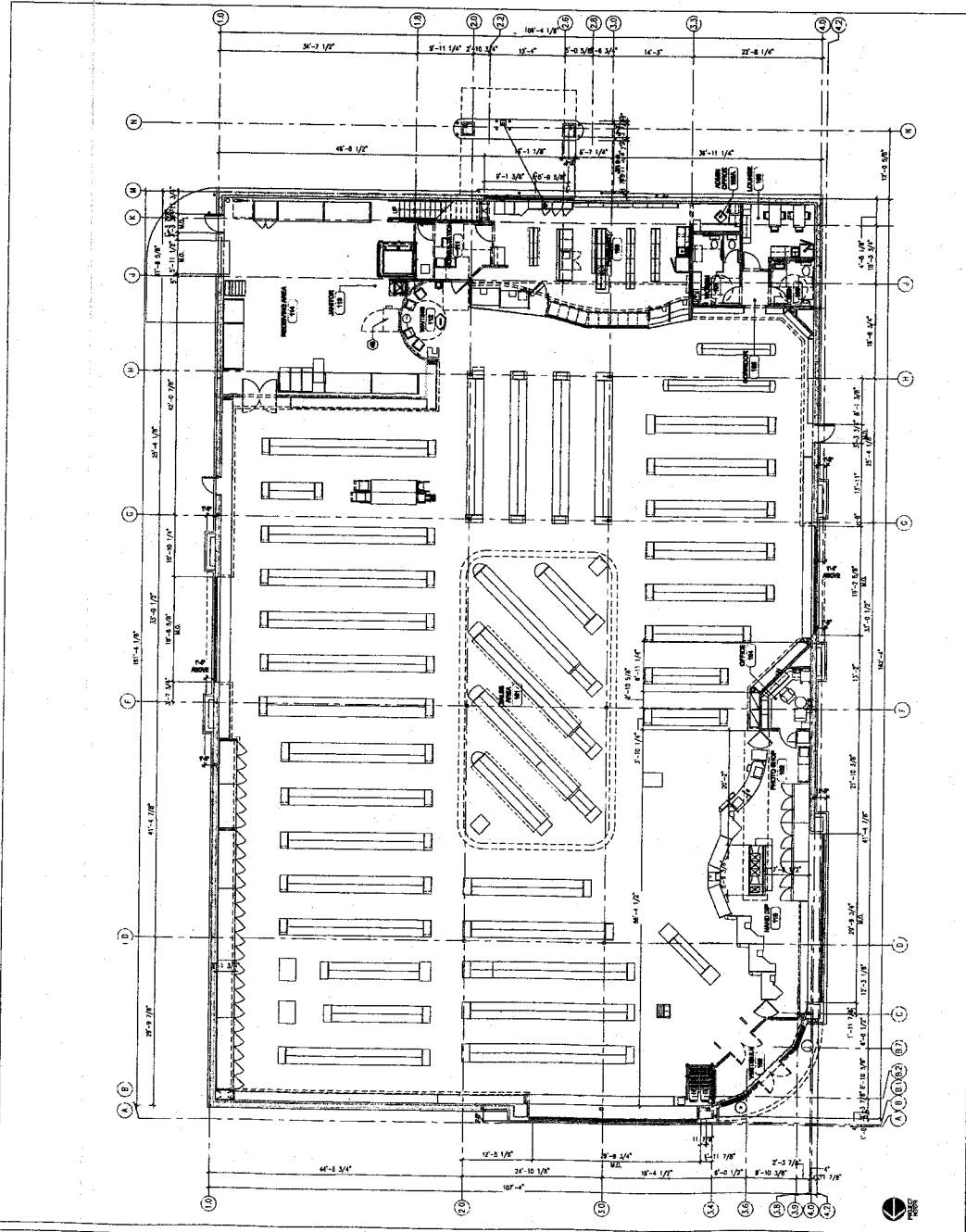
A1 SOUTH ELEVATION - SITE INTERIOR - SIDE ELEVATION & PARTIAL PLAN VIEW

GENERAL NOTES:

- GENERAL NOTES:**
- A. THE STATE OF TEXAS SHALL BE THE SOLE POINT OF CONTACT FOR ALL PROJECTS.
 - B. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES.
 - C. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY INSURANCE COVERAGE.
 - D. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY BONDS.

KEYED NOTES:

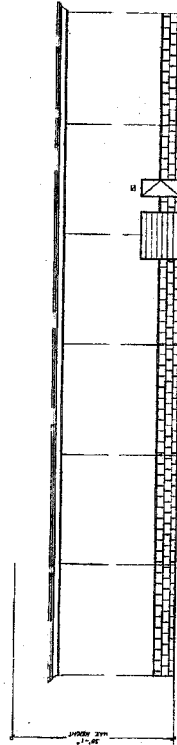
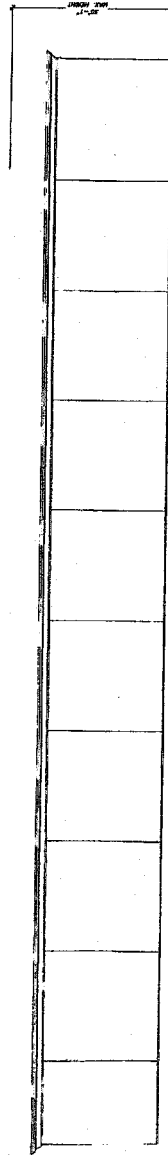
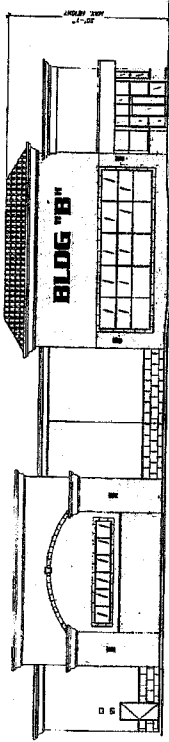
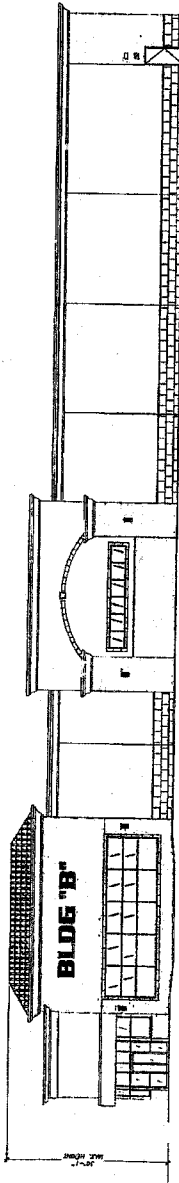
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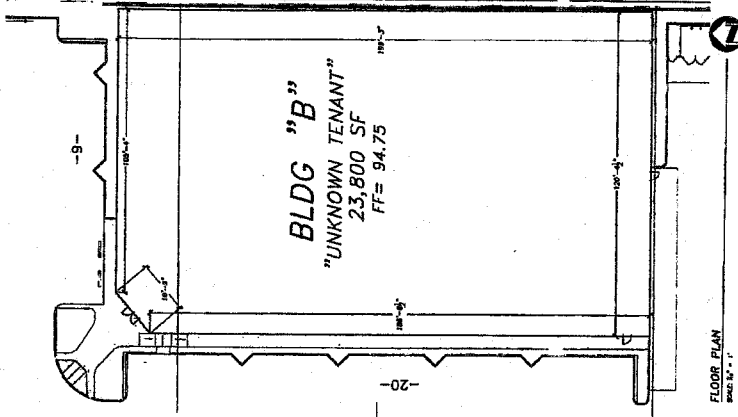
A1 **MEZZANINE PLAN**
SCALE: 1/8" = 1'-0"

A3
FIXTURE PLAN
SCALE: 1/8" = 1'-0"

BUILDING "B" - ELEVATIONS



COLOR AND MATERIAL LEGEND
 1. UNFINISHED STUCCO AND STUCCO AND STUCCO
 2. UNFINISHED STUCCO AND STUCCO AND STUCCO



adkan
 ENGINEERS
 4079 Airport Drive, Suite 200, San Diego, CA 92124
 Tel: (619) 586-0241 Fax: (619) 586-0259



RITE AD COMMERCIAL CENTER
 SEC VAN BUREN AVENUE & WASHINGTON STREET
 RIVERSIDE, CALIFORNIA



REVISION DATES

DATE

BY

REASON FOR CHANGE

DATE

BY

REASON FOR CHANGE

DATE

BY

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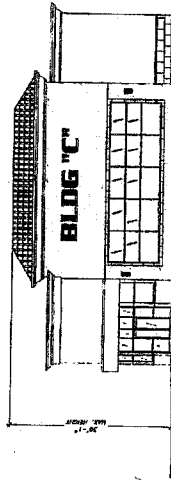
BY

CASE #: CUP3663 Amd#1
 EXHIBIT: C (floor plans)
 DATED: 11/28/12
 PLANNER: P RULL

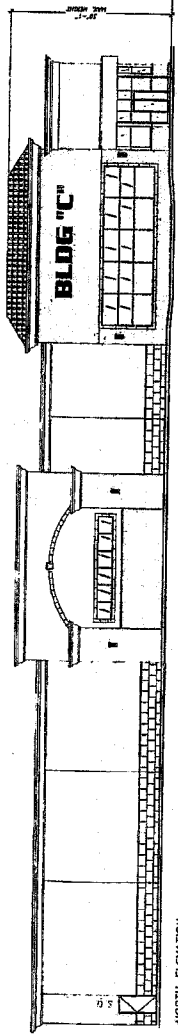
CASE #: CUP3663 Amd#1
 EXHIBIT: B (bldg elevations)
 DATED: 11/28/12
 PLANNER: P RULL

A30

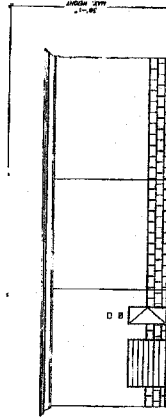
BUILDING "C" - ELEVATIONS



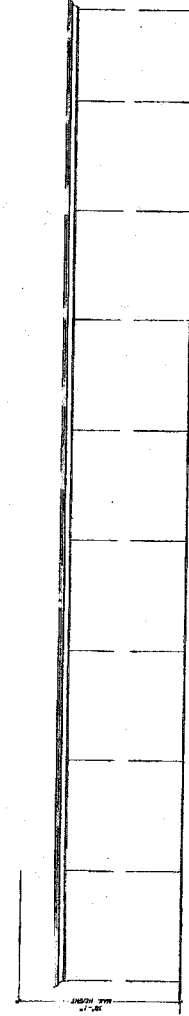
WEST ELEVATION - FRONT
SCALE 1/4" = 1'-0"



NORTH ELEVATION
SCALE 1/4" = 1'-0"



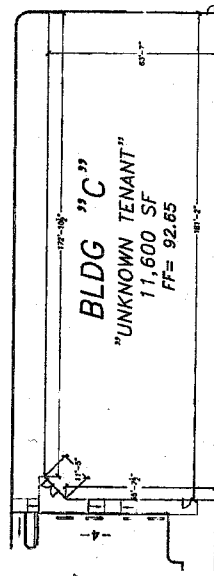
EAST ELEVATION
SCALE 1/4" = 1'-0"



SOUTH ELEVATION
SCALE 1/4" = 1'-0"

COLOR AND MATERIAL LEGEND
1. ALL MATERIALS TO BE USED SHALL BE THE SAME AS SHOWN ON THE EXISTING BUILDING
2. ALL MATERIALS TO BE USED SHALL BE THE SAME AS SHOWN ON THE EXISTING BUILDING

FLOOR PLAN
SCALE 1/4" = 1'-0"



7

A40

adkan ENGINEERS
Civil Engineering - Surveying - Planning
6075 Airport Drive, Riverside, CA 92504
(951) 508-0241 Fax (951) 508-0588



RITE AD COMMERCIAL CENTER
SEC VAN BUREN AVENUE & WASHINGTON STREET
RIVERSIDE, CALIFORNIA



REVISIONS: DATE: 11/28/12

REVISIONS: DATE: 11/28/12

REVISIONS: DATE: 11/28/12

REVISIONS: DATE: 11/28/12

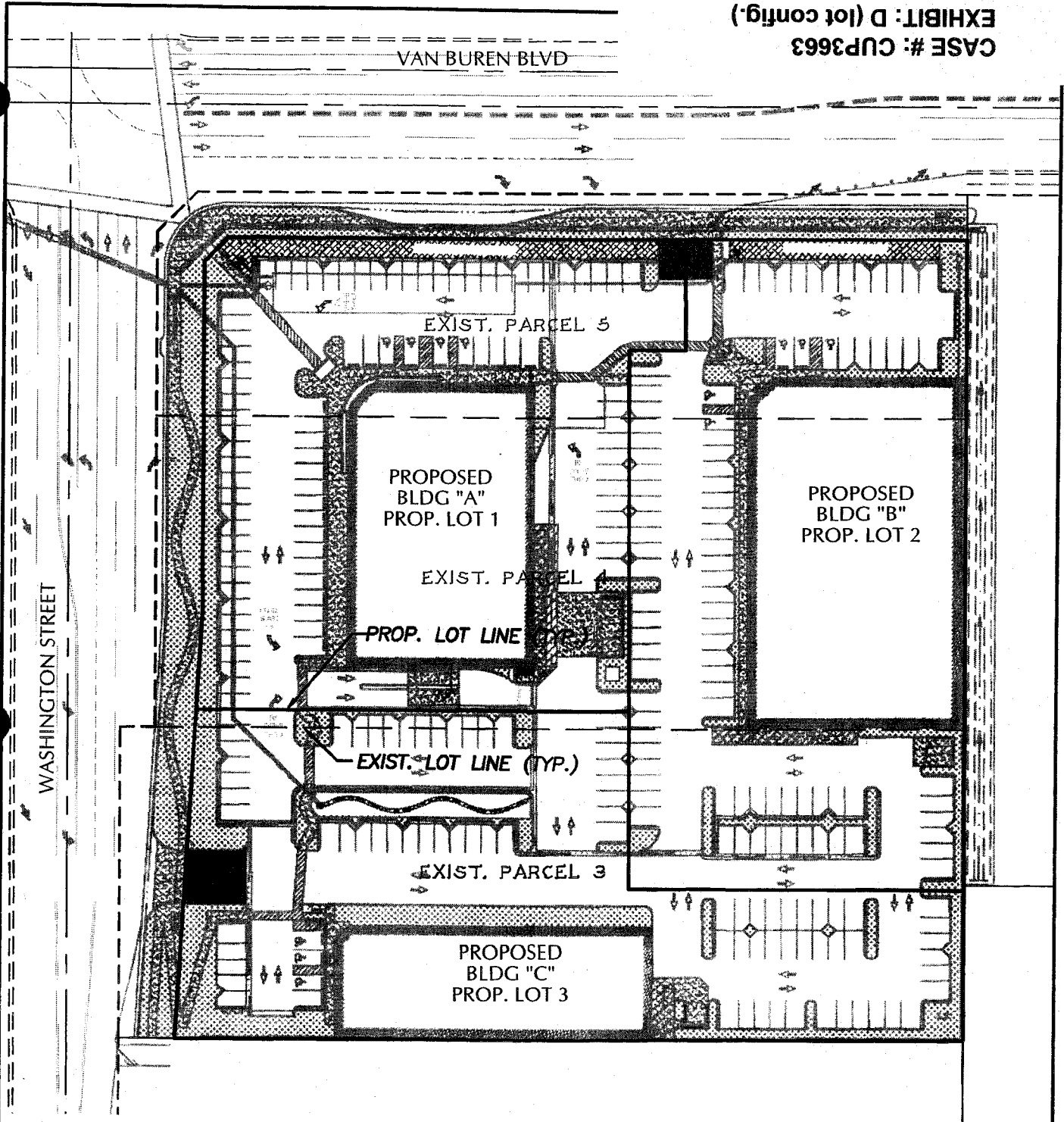
REVISIONS: DATE: 11/28/12

REVISIONS: DATE: 11/28/12

REVISIONS: DATE: 11/28/12

CASE #: CUP3663 Amd#1
EXHIBIT: C (floor plans)
DATED: 11/28/12
PLANNER: P. RULL

CASE #: CUP3663 Amd#1
EXHIBIT: B (bldg elevations)
DATED: 11/28/12
PLANNER: P. RULL



ACREAGE:

————— PROP. LOT LINE
 - - - - - EXIST. LOT LINE

ACREAGE:

	GROSS	NET
SITE AREA:	6.48 ACRES	4.59 ACRES
EX. PARCEL 3:	2.08 ACRES	1.96 ACRES
EX. PARCEL 4:	2.08 ACRES	1.88 ACRES
EX. PARCEL 5:	2.32 ACRES	1.34 ACRES
PROP. LOT 1:	2.76 ACRES	1.52 ACRES
PROP. LOT 2:	1.97 ACRES	1.61 ACRES
PROP. LOT 3:	1.75 ACRES	1.46 ACRES

EXHIBIT PREPARED BY:

adkan
ENGINEERS

Civil Engineering • Surveying • Planning
 6879 Airport Drive, Riverside, CA 92504
 Tel:(951) 688-0241 • Fax:(951) 688-0599

NOTE: RECIPROCAL PARKING EASEMENT TO BE OUTLINED IN THE C,C&R's

APN: 273-141-004
EXISTING ZONING: (C-P-S)
EXISTING USE: CR

APN: 274-030-015
EXISTING ZONING: (C-P-S)
EXISTING USE: CR

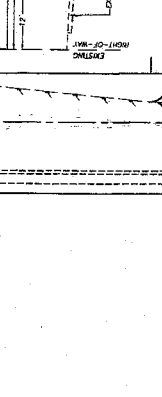
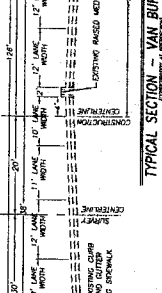
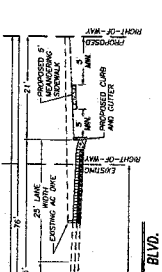
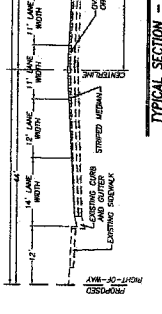
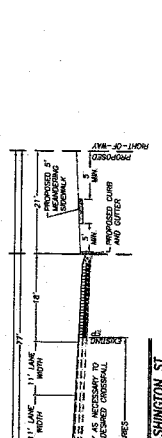
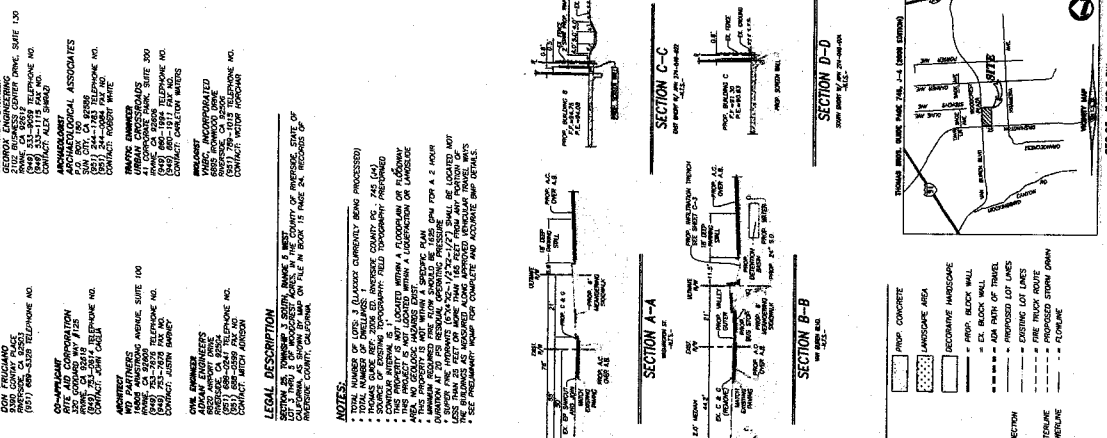
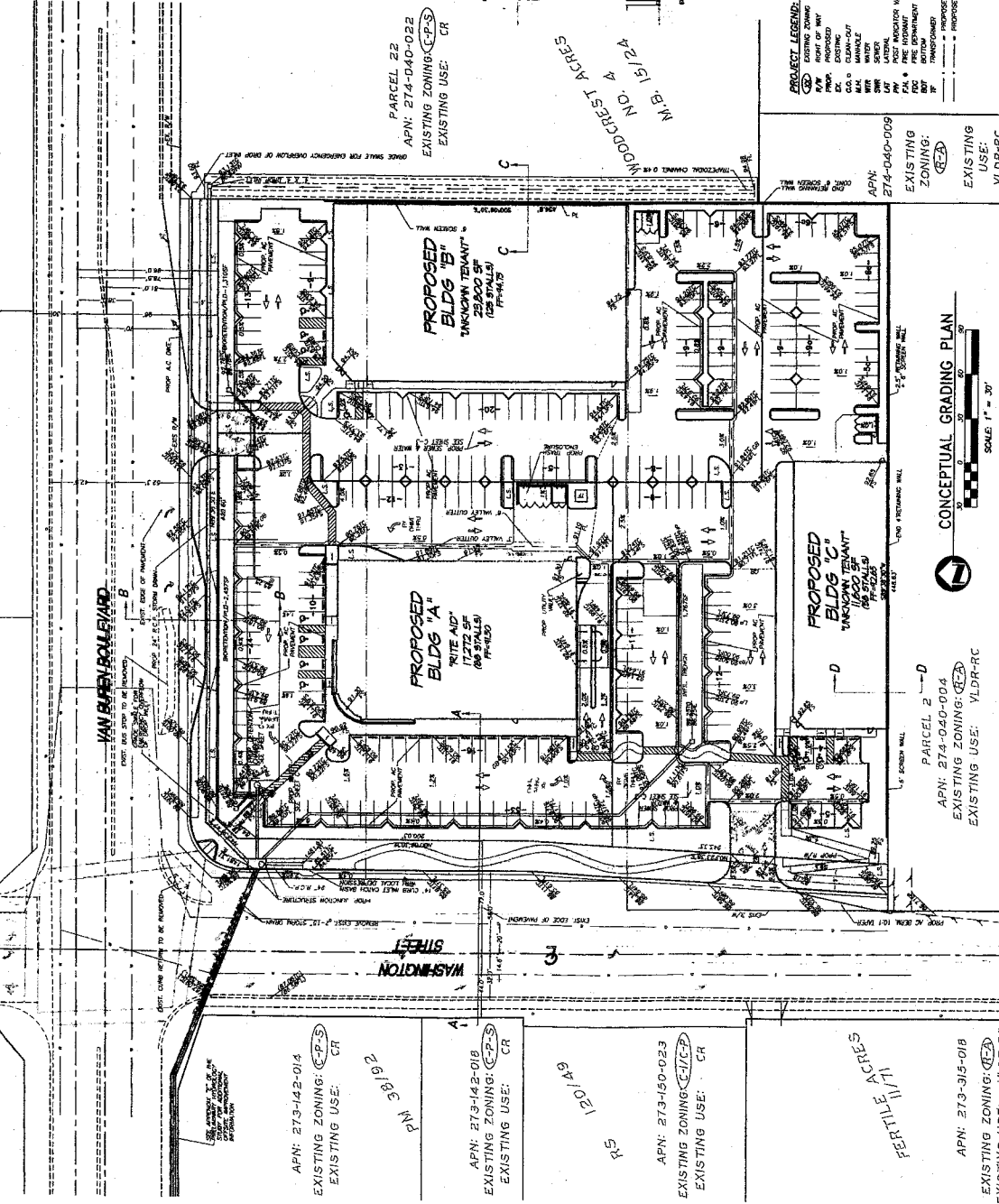
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EXISTING ZONING: (C-P-S)
EXISTING USE: CR

APN: 274-030-017
EXISTING ZONING: (C-P-S)
EXISTING USE: CR

PROJECT CONTACT LIST:
LOCAL JURISDICTION
COUNTY OF IMPERIAL
3000 LAMAR STREET
SAN DIEGO, CA 92108
(619) 594-1234 FAX NO.
(619) 594-1234 FAX NO.
COUNTY OF SAN DIEGO
3000 LAMAR STREET
SAN DIEGO, CA 92108
(619) 594-1234 FAX NO.
(619) 594-1234 FAX NO.

LANDSCAPE ARCHITECT
GARDEN DESIGN ASSOCIATES
3000 LAMAR STREET
SAN DIEGO, CA 92108
(619) 594-1234 FAX NO.
(619) 594-1234 FAX NO.

adkan
ENGINEERS
1415 IMPERIAL RD.
SAN DIEGO, CA 92108
(619) 594-1234 FAX NO.
(619) 594-1234 FAX NO.



RITE AID COMMERCIAL CENTER
SSC VAN BUREN AVENUE & WASHINGTON STREET
RIVERVIEW, CALIFORNIA

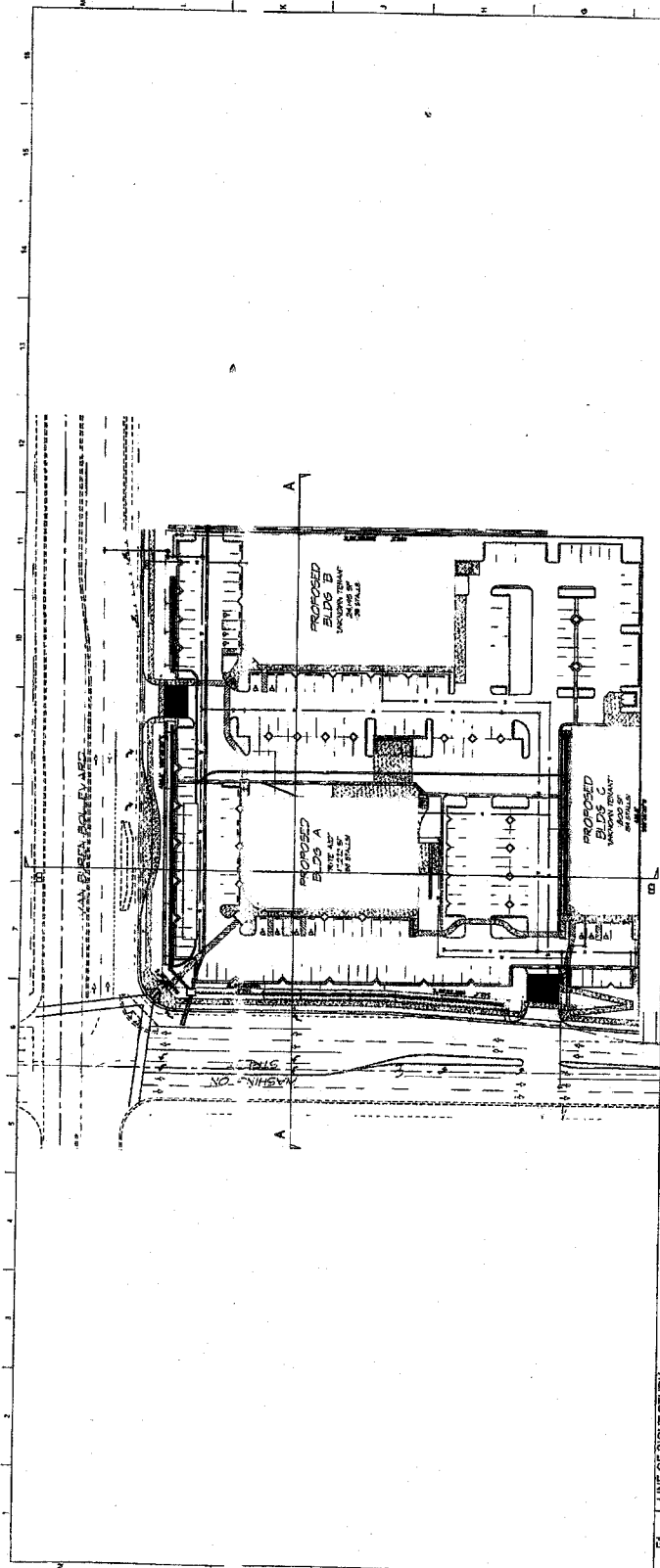
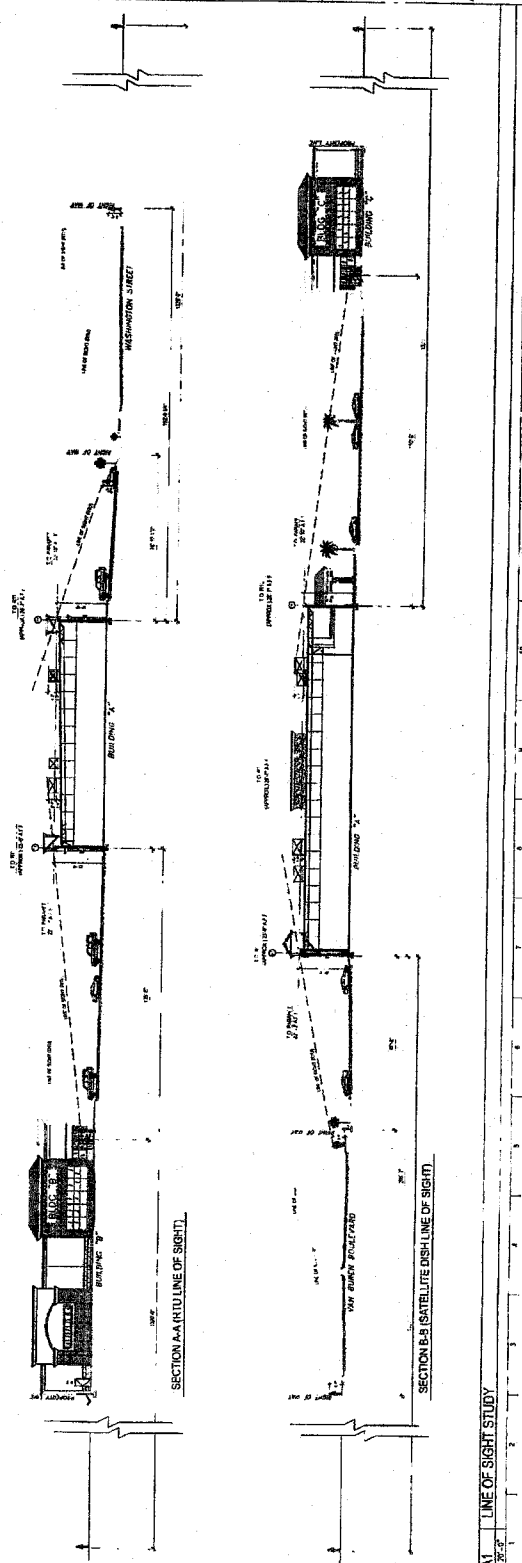


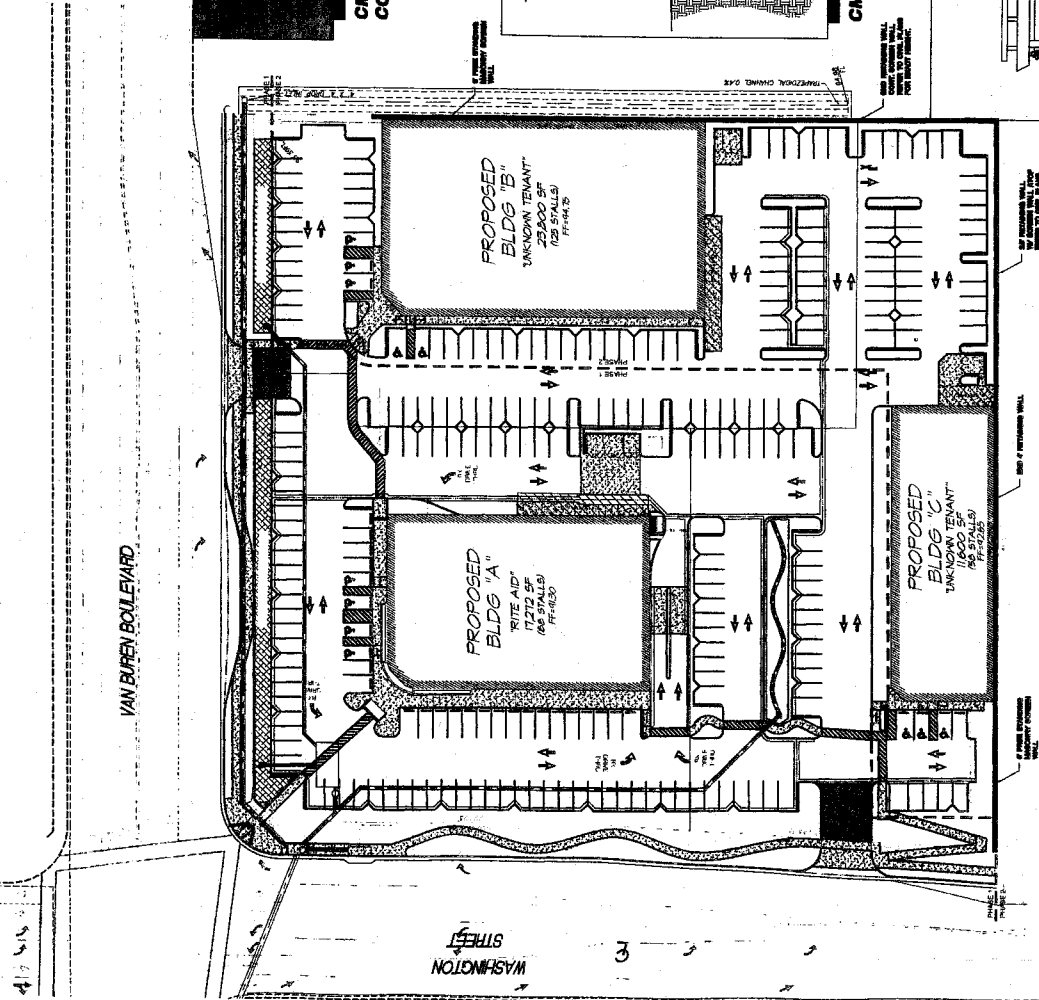
CASE #: CUP3663 Amd#1
EXHIBIT: G (grading)
DATED: 11/28/12
PLANNER: P. RULL



RITE AID (STORE #5713)
WASHINGTON ST. & VAN BUREN BLVD.
RIVERSIDE CA.

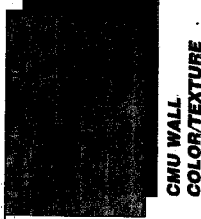
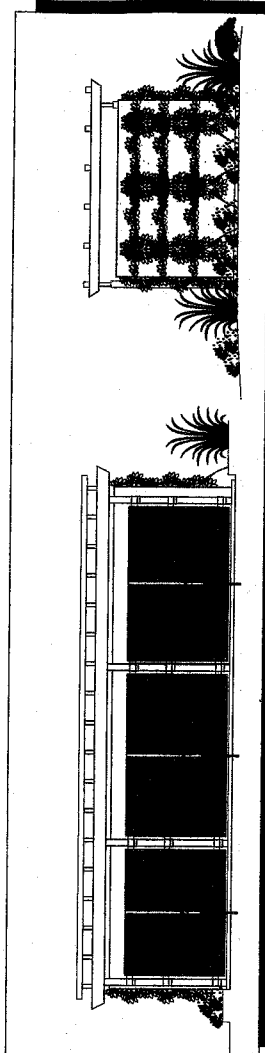
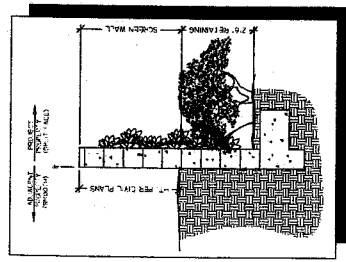
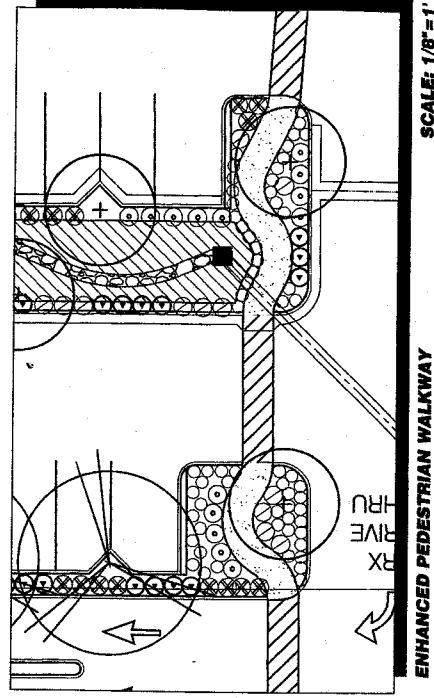
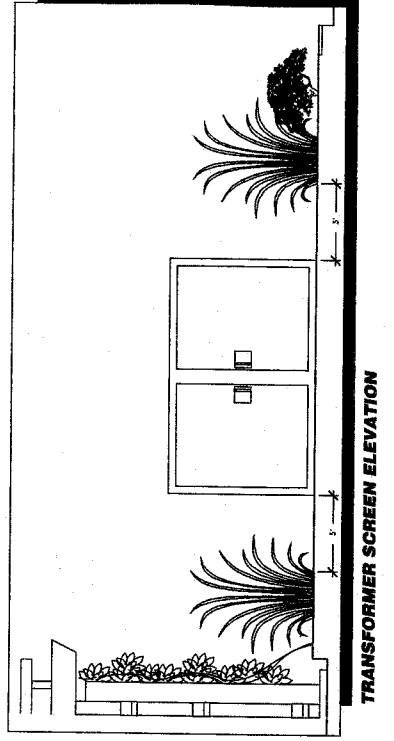
wd PARTNERS
stand : operations : belief





WALL AND FENCE PLAN / ENLARGEMENTS
"RITE AID" COMMERCIAL CENTER
 VAN BUREN BLVD. AND WASHINGTON STREET

CASE #: CUP3663 Amd#1
 EXHIBIT: W (wall/fencing)
 DATED: 11/28/12
 PLANNER: P. RULL



CMU WALL
 COLOR/TEXTURE

CMU RETAINING WALL

ENHANCED PEDESTRIAN WALKWAY

TRASH ENCLOSURE SCREENING

SCALE: 1/8" = 1'

CUP 03663 - Business Plan

Rite Aid

National Drugstore Chain

The Rite Aid anticipates 20-30 employees having 5-7 on per shift. The hours of operation will range between 8:00am and 10:00pm seven days a week. The store's pharmacy will vary daily, 9:00am to 9:00pm on weekdays, 9:00am to 6:00pm Saturday and 10:00am to 6:00pm on Sunday. Shipments will be limited to between 6:00am and 8:00am for deliveries in the designated loading area. Commodities sold on-site will be pharmaceuticals and other products found in a general drug store. General services and sale items might include processed foods, cosmetics, photo developing, full-service pharmacy, packaged alcoholic beverages for off-site consumption, as well as health supplements.

Buildings "B" & "C"

Tenants Unknown

While the tenants of these proposed buildings cannot be specified at this time, the uses will adhere to the following general restrictions. At any one time it is assumed that employees working at buildings "B" and "C" will be 10-15 and 15-20 respectively. Hours of operation will be limited to between 6:00am and 10:00pm. Shipments will be limited to between 6:00am and 8:00am. Each building has a loading area proportional to the square footage of retail sale area as required in Riverside County Ordinance. Anticipated services and products are unknown at this time but will be constant with the typical Commercial/Retail land use.



COUNTY OF RIVERSIDE

ENVIRONMENTAL ASSESSMENT FORM: INITIAL STUDY

Environmental Assessment (E.A.) Number: 41688
Project Case Type (s) and Number(s): General Plan Amendment No. 895, Change of Zone No. 7755, and Conditional Use Permit No. 3663 (Fast Track Authorization No. 2009-06)
Lead Agency Name: County of Riverside Planning Department
Address: P.O. Box 1409, Riverside, CA 92502-1409
Contact Person: Paul Rull, Project Manager
Telephone Number: 951-955-0972
Applicant's Name: Rite Aid Corporation
Applicant's Address: 320 Goddard Way, Suite 125, Irvine, CA 92618

I. PROJECT INFORMATION

A. Project Description:

The General Plan Amendment (GPA) proposes to amend the General Plan Foundation Component/Land Use designation from Rural Community: Very Low Density Residential (RC: VLDR) to Community Development: Commercial Retail (CD: CR) on 1.98 acres - APN: 274-040-003; and,

The Change of Zone (CZ) proposes to change the zoning classification from Residential Agricultural (R-A) and Scenic Highway Commercial (C-P-S) to all Scenic Highway Commercial (C-P-S) on 1.98 acres - APN: 274-040-003; and,

The Conditional Use Permit (CUP) proposes to construct three commercial retail buildings, consisting of one Rite Aid pharmacy and two commercial shell buildings, totaling 52,672 sq. ft. in two phases on 6.4 gross acres - APN(s): 274-040-028, 274-040-029, 274-040-003.

NOTE: GPA00895 was initiated by the Board of Supervisors on 11/25/08.

B. Project Location: The project site is located in the Community of Woodcrest of the Lake Matthews/Woodcrest Area Plan in Western Riverside County; more specifically, on the southeast corner of Van Buren Boulevard and Washington Street.

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

D. Total Project Area: CUP: 6.4 gross acres, GPA & CZ 1.98 acres

Residential Acres:	Lots:	Units:	Projected No. of Residents:
Commercial Acres: 6.4	Lots:	Sq. Ft. of Bldg. Area: 52,672	Est. No. of Employees: 50
Industrial Acres:	Lots:	Sq. Ft. of Bldg. Area:	Est. No. of Employees:
Other:			

E. Assessor's Parcel No(s): 274-040-003, 274-040-028 and 274-040-029

F. Street References: Southeast corner of Van Buren Boulevard and Washington Street

G. Section, Township & Range Description or reference/attach a Legal Description:
Township 3 South, Range 5 West, Section 25

H. Brief description of the existing environmental setting of the project site and its surroundings: The project is located in the Woodcrest area of the Lake Matthews /

Woodcrest Area Plan along the Van Buren Boulevard corridor which has seen an increase in commercial-retail development. Sporadic single-family residences exist along this corridor with the majority of residences occurring on several parcels north and south of Van Buren Boulevard. The topography of the area is relatively flat with no well-defined ridges or watercourses. The project site has currently a market selling farm produce, an outdoor lamp and patio furniture business, and a single-family residence, all of which will be removed with this project. The surrounding properties consist of commercial-retail to the north and east, Woodcrest Elementary school to the west, and a landscaping nursery and single-family residences to the south and southeast.

II. APPLICABLE GENERAL PLAN AND ZONING REGULATIONS

A. General Plan Elements/Policies:

1. **Land Use:** Rural Community: Very Low Density Residential and Community Development: Commercial Retail.
2. **Circulation:** The sites northern boundary parallels Van Buren Boulevard (Urban Arterial 152-foot right of way), and the sites western boundary parallels Washington Street (Major 118 – foot right of way). All potential impacts to the General Plan Circulation Element will be analyzed in this initial study.
3. **Multipurpose Open Space:** The site is within the Western Riverside Multi Species Habitat Conservation Plan. All potential impacts will be analyzed in this initial study.
4. **Safety:** The site is not within a know active fault zone, not within a high fire area, not within a flood plain, has a low potential for liquefaction, and is susceptible to subsidence. All potential safety issues will be analyzed in this initial study.
5. **Noise:** The proposed use is a commercial shopping center surrounded by other commercial uses to the north, south and west, and residential land uses to the southeast. The General Plan Noise Element classifies Residential Uses as noise-sensitive and discourages noise levels in excess of 65 CNEL. All potential noise impacts will be analyzed in this initial study.
6. **Housing:** The proposed us is a commercial shopping center. Impacts to housing will be analyzed in this initial study.
7. **Air Quality:** The proposed us is a commercial shopping center that could have air quality impacts. Impacts to air quality will be analyzed in this initial study.

B. General Plan Area Plan(s): Lake Matthews / Woodcrest

C. Foundation Component(s): Community Development and Rural Community

D. Land Use Designation(s): Commercial Retail and Very Low Density Residential

E. Overlay(s), if any: None

F. Policy Area(s), if any: None

G. Adjacent and Surrounding:

1. **Area Plan(s):** Lake Matthews / Woodcrest
2. **Foundation Component(s):** Community Development and Rural Community
3. **Land Use Designation(s):** Commercial Retail and Very Low Density Residential
4. **Overlay(s), if any:** None
5. **Policy Area(s), if any:** None

H. Adopted Specific Plan Information

1. **Name and Number of Specific Plan, if any:** None
 2. **Specific Plan Planning Area, and Policies, if any:** None
- I. **Existing Zoning:** Residential Agricultural (R-A) and Scenic Highway Commercial (C-P-S)
- J. **Proposed Zoning, if any:** Scenic Highway Commercial (C-P-S)
- K. **Adjacent and Surrounding Zoning:** Scenic Highway Commercial (C-P-S) to the north, east, and west. Residential Agricultural (R-A) to the south, east and west.

III. ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED

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

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

IV. DETERMINATION

On the basis of this initial evaluation:

A PREVIOUS ENVIRONMENTAL IMPACT REPORT/NEGATIVE DECLARATION WAS NOT PREPARED

- ☐ 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.

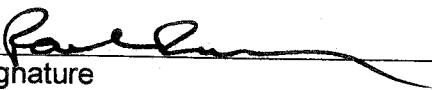
A PREVIOUS ENVIRONMENTAL IMPACT REPORT/NEGATIVE DECLARATION WAS PREPARED

☐ 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

3/27/13
Date

Paul Rull, Project Manager
Printed Name

For Carolyn Syms Luna, Director

V. ENVIRONMENTAL ISSUES ASSESSMENT

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

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

Source: Lake Mathews/Woodcrest Area Plan Local Circulation Policies, Riverside County General Plan Figure C-9 "Scenic Highways"

Findings of Fact: The Riverside County General Plan indicates that the Van Buren Boulevard corridor is a popular route for commuters traveling between Interstate 215 and SR-91. The combination of several adjacent commercial and residential uses along with high travel speeds has resulted in unsafe driving conditions, including several accidents.

a) The proposed project is not located within a county eligible, state designated or state eligible scenic highway corridor, and therefore will have no impact on scenic highway corridors.

b) The proposed shopping center will not 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. The proposed use is a commercial shopping center surrounded by other commercial uses to the north and west, and residential land uses to the southeast. Impacts are anticipated to be less than significant.

Mitigation: No mitigation measures are required

Monitoring: No monitoring measures are required

2. Mt. Palomar Observatory

a) Interfere with the nighttime use of the Mt. Palomar Observatory, as protected through Riverside County

☐ ☐ ☐ ☒

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

Findings of Fact:

a) The project site is located approximately 46.2 miles from Mt. Palomar Observatory and not within Zone B of Ordinance No. 655. The purpose of Ordinance No. 655 is to restrict the use of certain light fixtures emitting into the night sky that can create undesirable light rays and detrimentally affect astronomical observations and research. Ordinance No. 655 mandates that all outdoor lighting, aside from street lighting, be low to the ground, shielded or hooded in order to obstruct shining onto adjacent properties and streets. Because the property is not within either Zone A or Zone B it can be determined that the project will not create any impacts to the Observatory and its operations.

Mitigation: No mitigation measures are required

Monitoring: No monitoring measures are required

3. Other Lighting Issues

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

☐ ☐ ☒ ☐

b) Expose residential property to unacceptable light levels?

☐ ☐ ☒ ☐

Source: On-site Inspection, Project Application Description

Findings of Fact:

a) The proposed project will create a new source of light which would generally accompany new commercial development; however, the new source of light is not anticipated to reach a significant level due to the size and scope of the project. Also it is not anticipated that the project will impact day or nighttime views in the area as it is located within a developed and infill area. Standard conditions of approval addressing outdoor lighting have been applied to the CUP, but they are not considered unique mitigation pursuant to CEQA, therefore, the impact is considered less than significant.

b) Surrounding land uses include commercial-retail businesses, Woodcrest Elementary school, and single-family residential homes on large size lots. The project proposes the creation of three commercial-retail buildings totaling 52,672 sq. ft. on 6.4 gross acres. The amount of light that will be created is consistent with existing levels of surrounding existing uses and is not considered substantial. Therefore, surrounding residential properties will not be exposed to unacceptable light levels. Impacts to light levels are considered less than significant.

Mitigation: No mitigation measures are required

Monitoring: No monitoring measures are required

AGRICULTURE & FOREST RESOURCES Would the project

4. Agriculture

a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland) as shown on

☐ ☐ ☐ ☒

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?				
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 proposed project is located on land designated as Urban-Built up land. There are no lands on or surrounding the project that is designated as Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland). Therefore, no impact will occur.
- b) The project site is surrounded by in-fill commercial-retail businesses and large-lot single-family residential homes. The site is not located within an Agricultural Preserve, nor would it conflict with existing agricultural zoning, use or land subject to a Williamson Act contract. Therefore, no impact will occur.
- c) The proposed project is not located within 300 feet of agriculturally zoned property. The nearest agriculturally zoned property is approximately 400 feet south which is zoned Light Agriculture 5 acre minimum (A-1-5). Therefore, no impact will occur.
- 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. Therefore, no impact would occur.

Mitigation: No mitigation measures are required

Monitoring: No monitoring measures are required

5. Forest	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
a) Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code section 12220(g)), timberland (as defined by Public Resources Code section 4526), or timberland zoned Timberland Production (as defined by Govt. Code section 51104(g))?				
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	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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which, due to their location or nature, could result in conversion of forest land to non-forest use?

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

Findings of Fact:

a) The County does not have zoning that is specific to the preservation of forest land or timberland. Therefore, the proposed project will not conflict with any forest land, and will have no impact.

b & c) The site has been utilized for commercial and residential purposes for many years and there are no forest areas or non-made groves. Therefore, the project will not result in the loss of any forest land.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

AIR QUALITY Would the project

6. Air Quality Impacts

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

Source: SCAQMD CEQA Air Quality Handbook Table 6-2

Findings of Fact: The South Coast Air Quality Management District (SCAQMD) is responsible for developing a regional air quality management plan to ensure compliance with state and federal air quality standards. The SCAQMD has adopted the 2003 Air Quality Management Plan (AQMP). The primary implementation responsibility assigned to the County (i.e. local governments) by the 2003 AQMP is the implementation of air quality control measures associated with transportation facilities. This project does not propose any transportation facilities that would require transportation control measures, and therefore will not obstruct implementation of the AQMP.

a) The 2003 AQMP is based on socio-economic 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 proposed General Plan Land Use designations, surrounding commercial-retail businesses, and population estimates. The change in General Plan designations and change in zoning to a commercial use will create more vehicle trips than compared to the original residential designation. However, generated commercial trip traffic already exists in the area serving the existing commercial-retail businesses along Van Buren Boulevard. The increase in vehicle trips and potential increase in air quality emissions generated by the property that is changing its designation from residential to commercial will be less than significant. The population proposed by this project will not obstruct the implementation of the 2003 AQMP.

b) Air quality impacts would occur during site preparation, including grading and equipment exhaust, as well as during project operation through vehicle trips emissions. Major sources of fugitive dust are a result of grading and site preparation during construction 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 (Condition of Approval 10.BS GRADE. 8). This is a standard condition of approval therefore is not considered unique mitigation pursuant to CEQA. Two of the three parcels associated with this project is consistent with the Riverside County General Plan EIR, prepared in 2003, which previously analyzed the air impacts generated by commercial development. The third property (most southern) is proposing to change its General Plan designation from Rural Community: Very Low Density Residential to Community Development: Commercial Retail. Although this change in designation from residential to commercial is different from each other, the proposed commercial designation is consistent with surrounding existing land use designations, and where it is likely that vehicle trips will increase due to this change, the vehicle trips and subsequent air quality emissions is considered to be less than significant due to the size of the project.

c) The project will not result in a cumulatively considerable net increase of any criteria pollutant for which the project region is in non-attainment status pursuant to an applicable federal or state ambient air quality standard. Therefore, less than significant impacts are expected.

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 within 1 mile of the project include residential homes and Woodcrest Elementary School, which are considered sensitive receptors; however, the project is not expected to generate substantial point-source emissions. The project will not include major transportation facilities, manufacturing uses, or generate significant odors. Two of the three parcels associated with this project is consistent with the Riverside County General Plan EIR, prepared in 2003, which previously analyzed the air impacts generated by commercial development. The third property (most southern) is proposing to change its General Plan designation from Rural Community: Very Low Density Residential to Community Development:

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

Commercial Retail. Although this change in designation from residential to commercial is different from each other, the proposed commercial designation is consistent with surrounding existing land use designations, and where it is likely that vehicle trips will increase due to this change, the vehicle trips and subsequent air quality emissions is considered to be less than significant due to the size of the project.

e) Surrounding uses do not include significant localized CO sources, toxic air contaminants or odors. Therefore, the proposed project will not involve the construction of a sensitive receptor located within one mile of an existing substantial point-source emitter. Therefore, no impacts are expected.

f) The project proposes three commercial buildings totaling 52,672 sq. ft. on 6.4 gross acres. The proposed commercial uses are not anticipated to create objectionable odors affecting a substantial number of people. The proposed project is compatible with its surrounding uses consisting of commercial businesses and a plant nursery in that any odor the project may potentially create, it will be similar in scope and scale as the existing surrounding uses and therefore, less than significant impacts are expected.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

BIOLOGICAL RESOURCES Would the project

7. Wildlife & Vegetation

a) Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Conservation Community Plan, or other approved local, regional, or state conservation plan?

☐ ☐ ☒ ☐

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?

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

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

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f) Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean

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

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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Source: GIS database, WRCMSHCP and/or CVMSHCP, On-site Inspection, EPD review

Findings of Fact:

a) The proposed project is not located within a Multiple Species Habitat Conservation Plan (MSHCP) Criteria Cell. A review and site visit was done by the Environmental Programs Division of the Planning Department to assure consistency with the MSHCP plan. No inconsistencies were reported. Therefore, the impact is considered less than significant.

b) The County of Riverside Environmental Programs Division (EPD) did not identify the presence of any endangered or threatened species which are listed in the Title 14 of the California Codes of Regulations (Sections 670.2 or 670.5) or in Title 50, Code of Federal Regulations (Sections 17.11 or 17.12). Based on the review by EPD, there will be less than significant impacts related to threatened or endangered species.

c) A review by EPD indicated that no conservation is required, no riparian areas are present and no significant habitat exists onsite. The project site has been utilized as a farmers market, outdoor patio furniture sales and a single-family residence for some time. The project will not impact wildlife significantly, either directly or through habitat modifications, on those species identified as candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U. S. Wildlife Service. Therefore, impacts will be less than significant.

d-f) The site features no water bodies or waterways. The site contains no significant suitable habitat, as the entire site is actively developed and utilized with commercial and residential uses. Therefore, less than significant impacts to wildfire corridors are anticipated.

g) Based on a review by EPD, the project is consistent with all biological policies of the General Plan, the MSHCP, and all other policies that impact the site. The project is consistent with all applicable Ordinances. There are no Oak trees on the site and therefore no impacts will occur.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

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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Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Source: On-site Inspection, Project Application Materials

Findings of Fact:

a) A records search conducted at the Eastern Information Center (EIC) indicated that no historical resources existed on the project site. Therefore the proposed project will not alter or destroy an historic site. Therefore, no impact will occur.

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 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.

- 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.
- 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 are not considered unique mitigation measures pursuant to CEQA. No 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 type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to California Code of Regulations, Section 15064.5?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Disturb any human remains, including those interred outside of formal cemeteries?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Restrict existing religious or sacred uses within the potential impact area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: Project Application Materials

Findings of Fact:

a) This project site has been disturbed with existing commercial and residential activities. It is not identified as an area of Relative Archaeological Sensitivity of Diverse Landscapes map of the Riverside County General Plan, Multipurpose Open Space Element (Figure OS-06). Therefore, this project will have no impact on archaeological resources.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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b) This project will have a less than significant impact change in the significance of an archaeological resource pursuant to California Code of Regulations, Section 15064.5 as no known previously identified archaeological resource exists on site.

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 is not considered a unique mitigation measure pursuant to CEQA. No mitigation is identified or required.

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

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

10. Paleontological Resources

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

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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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 Low Potential for Paleontological resources. This category indicates lands for which previous field surveys and documentation demonstrates a low potential for containing significant paleontological resources subject to adverse impacts. As such, this project is not anticipated to require any direct mitigation for paleontological resources. However, if paleontological resources are discovered during site development, the project will be required to follow the steps outlined in the conditions of approval (Condition of Approval 10.PLANNING.3). Therefore, this project will have a less than significant impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

GEOLOGY AND SOILS Would the project

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

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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a) Expose people or structures to potential substantial

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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adverse effects, including the risk of loss, injury, or death?

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

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

Findings of Fact:

a-b) According to RCLIS (GIS database), the proposed project is not located within a fault zone. Based, on the review of aerial photos, site mapping and literature research, there is no evidence of active faults crossing trending toward the subject site. In addition, the site is not located within one-half miles from an earthquake fault zone. Therefore, the potential for this site to be affected by surface fault rupture is considered low.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

12. Liquefaction Potential Zone

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

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

Findings of Fact:

a) According to RCLIS (GIS database), there is a low potential for this project site to be affected by seismically induced liquefaction. Less than significant impacts are anticipated.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

13. Ground-shaking Zone

a) Be subject to strong seismic ground shaking?

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

Findings of Fact:

a) According to General Plan Figure S-4, the proposed project site is not located in an area which is susceptible to landslide risk as a result of seismic activity. Figure S-13 of the General Plan indicates that the proposed project site is located in an area that has a very high ground-shaking risk. The

proposed development will be required to comply with the latest edition of the California Building Code (CBC 2007) which takes into consideration earthquake risk. This requirement is not considered unique mitigation for CEQA purposes. The proposed project will have a less than significant impact with regard to ground shaking.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

14. Landslide Risk

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

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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Source: On-site Inspection, Riverside County General Plan Figure S-5 "Regions Underlain by Steep Slope"

Findings of Fact:

a) According to Figure S-5, the proposed project is located within an area which has less than 15 percent slope. Standard Conditions require slope ratios of two to one (2:1) or flatter (Condition of Approval 10.BS GRADE.9). Therefore, the project will have a less than significant impacts related to landslide potential.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

15. Ground Subsidence

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

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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Source: Riverside County General Plan Figure S-7 "Documented Subsidence Areas Map"

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.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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16. Other Geologic Hazards

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

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Source: On-site Inspection, Project Application Materials

Findings of Fact:

a) Based on a review by the County Geologist, the proposed project is not located within an area that is subject to geologic hazards, such as seiche, mudflow, or volcanic hazard. Therefore, there is no impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

17. Slopes

a) Change topography or ground surface relief features?

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

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

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Source: Riv. Co. 800-Scale Slope Maps, Project Application Materials

Findings of Fact:

a) The project proposes minimal grading which may alter the sites natural topography although it is anticipated that it 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) No slopes with a slope ratio greater than two to one (2:1) (horizontal run: vertical rise) are proposed. The project is required to limit the steepness of slopes to this ratio of 2:1 unless otherwise approved (Condition of Approval 10.BS GRADE.9). This is a standard condition of approval and is, therefore, not considered unique mitigation pursuant to CEQA. Therefore, the impact is considered less than significant.

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

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	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Result in substantial soil erosion or the loss of topsoil?				
b) Be located on expansive soil, as defined in Section 1802.3.2 of the California Building Code (2007), creating substantial risks to life or property?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Have soils incapable of adequately supporting use of septic tanks or alternative waste water disposal systems where sewers are not available for the disposal of waste water?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

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

Findings of Fact:

a) The development of the project site may have the potential to result in soil erosion during grading and construction. Standard Conditions of Approval 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) This project will require the installation of a septic tank and leach lines. However, due to the large amount of acreage for the overall site; the installation of one (1) septic tank will not cause significant environmental effects.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

19. Erosion

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

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

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. No impact will occur.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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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. (Conditions of Approval 10.BS.GRADE.04)

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 type="checkbox"/>	<input type="checkbox"/>
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a) Be impacted by or result in an increase in wind erosion and blowsand, either on or off site?

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

Findings of Fact:

The project site lies within a moderate area of wind erosion. The project site is not anticipated to be impacted by blowsand from off site because current levels of wind erosion on adjacent properties that would impact this site are considered less than significant. A condition has been placed on the project to control dust created during grading activities (Condition of Approval 10 BS.GRADE.8). This is a standard condition and, therefore, is not considered unique mitigation pursuant to CEQA. Therefore, the impact is considered less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

GREENHOUSE GAS EMISSIONS Would the project

21. Greenhouse Gas Emissions

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

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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b) Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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Source: Application Materials, Greenhouse Gas Impact Analysis, prepared by Urban Crossroads on February 5, 2013.

Findings of Fact:

a) A Greenhouse Gas Impact Analysis, dated February 5, 2013, prepared for the subject property indicates the project's total annual GHG emissions would be 2,033.10 metric tons per year (MTY) of

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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CO₂-equivalents (CO₂e). This total is below the threshold of 3,000 MTY CO₂e for small projects established by the South Coast Air Quality Management District (SCAQMD).

The project annual total of 2,033.10 MTY CO₂e includes both direct (amortized construction, area source and mobile emissions) and indirect (electricity, natural gas, solid waste and water usage) GHG emissions. Hence, the project would not result in significant generation of greenhouse gases, either directly or indirectly, and would not have a significant impact on the environment due to greenhouse gas emissions.

b) The project is consistent with the Riverside County General Plan's land use designation (Community Development: Commercial Retail) for the site with the proposed General Plan Amendment associated with the project. Hence the project does not represent development in excess of the State's "Business As Usual" (BAU) scenario. Further, the project would be subject to a variety of measures that would reduce the project's greenhouse gas emissions to below the BAU level. 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. Compliance with County Ordinance No. 859, *Water-Efficient Landscaping Standards*.

As a result of implementation of, and compliance with, the above measures, the project would 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 would 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.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

HAZARDS AND HAZARDOUS MATERIALS Would the project

22. Hazards and Hazardous Materials

a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?

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b) Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?

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c) Impair implementation of or physically interfere with an adopted emergency response plan or an emergency evacuation plan?

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d) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within

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

Source: Project Application Materials

Findings of Fact:

a) Development of the proposed project will incrementally increase the use and disposal of substances such as cleaning products, fertilizers, pesticides, and standard office supplies etc. The proposed project is to be used for commercial-retail consistent with the existing Scenic Highway Commercial (C-P-S) zoning. This zone permits for certain land uses which might use hazardous materials. The management of such hazardous materials is subject to the Department of Environmental Health policies. The project will not involve the transport, use or disposal of hazardous materials as it consists of a Rite Aid pharmacy along with two other commercial shell buildings. Therefore, the impact is considered less than significant.

b) The proposed project is not anticipated to create significant hazard to the public or the environment through reasonably foreseeable upset and accidents conditions involving the release of hazardous materials into the environment. The project consists of a Rite Aid pharmacy and two commercial shell buildings which could allow a variety of commercial-retail uses permitted in the Scenic Highway Commercial (C-P-S) zone. The management of hazardous materials are subject to the Department of Environmental Health policies. Therefore, the impact is considered less than significant.

c) The proposed project will not impair implementation of or physically interfere with an adopted emergency response plan or an emergency evacuation plan. The proposed project includes adequate access for emergency response vehicles and personnel as developed in consultation with the County's Fire Department. The project site has two points of paved access for emergency response vehicles to utilize; driveway on Van Buren Boulevard and a driveway on Washington Street. Therefore, the project will have less than significant impact.

d) Woodcrest Elementary school is located directly west within one-quarter mile of the project site. However, the proposed project does not propose the transportation of substantial amounts of hazardous materials. Therefore, the impact is considered to be less than significant.

e) The proposed project is not located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, would not create a significant hazard to the public or the environment. Therefore, there is no impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

23. Airports

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

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
b) Require review by the Airport Land Use Commission?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard for people residing or working in the project area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) For a project within the vicinity of a private airstrip, or heliport, would the project result in a safety hazard for people residing or working in the project area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

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

Findings of Fact:

- a) The project site is not located within an Airport Master Plan; therefore will not result in an inconsistency with an Airport Master Plan. Therefore, there is no impact.
- b) The project site is not located within an Airport Master Plan; therefore will not require to be reviewed by the Airport Land Use Commission. Therefore, there is no impact.
- c) The project site is not located within an airport land use plan; therefore the project will not create a safety hazard for people residing or working in the project area in reference to a public airport or public use airport. Therefore, there is no impact.
- d) The project site is not located within the vicinity of a private airstrip, or heliport, and therefore would not result in a safety hazard for people residing or working in the project area. Therefore, there is no impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

24. Hazardous Fire Area

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

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

Findings of Fact:

- a) The proposed project is not located within a high fire area. Based on a review by the Fire Department, the project has adequate access for emergency vehicles and access to sufficient water supply to fight fires. The site allows for secondary access for emergency vehicles. Therefore, it is not anticipated that the proposed project would expose people or structures to a significant risk of loss, injury or death involving wildland fires. Therefore, the impact is considered less than significant.

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

Monitoring: No monitoring measures are required.

HYDROLOGY AND WATER QUALITY Would the project

25. Water Quality Impacts

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

Source: Riverside County Flood Control District Flood Hazard Report/Condition, "Preliminary Hydrology Study" prepared by Adkan Engineers dated November 16, 2012.

Findings of Fact:

a) According to the hydrology study submitted by Adkan Engineers dated November 16, 2012, the project is located on relatively flat terrain with a slight gentle sloping terrain from the southeast to the northwest. There is minimal drainage infrastructure in the project area except two 15-inch corrugated metal pipe (CMP) culvert located in Washington Street just south of Van Buren Boulevard which collects and conveys the tributary runoff westerly under Washington Street. The culvert flows into an undersized existing 24-inch CMP culvert, westerly along Van Buren Boulevard, which ultimately connects to a 54-inch pipe at the Woodcrest Self Storage facility.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Historically, ponded water at the inlet to these culverts has been a problem. The project is conditioned to not make the existing flooding conditions any worse within Van Buren Boulevard and Washington Street (Conditions of Approval 10.FLOOD.1). The project's 10 year runoff will free-flow through storm drainage facilities without ponding water within the intersection, however, the 100 year storm event will still have some ponding, but will see some decrease due to the project's detention basin and infiltration trench. This is a temporary condition until the extension of the County Flood District's existing 51-inch pipe in Krameria Street can be extended to Washington Street. At such time this extension precede the project, the applicant shall construct adequate catch basin and storm drainage conveyance to convey the 10 and 100 year flows south on Washington Street to the 51-inch storm drain in lieu of other offsite improvements presented west of Washington Street. The project proposes to remove and replace the 24-inch CMP along Van Buren Boulevard with a 36-inch RCP, connecting to an existing 54-inch RCP located within the Woodcrest Self Storage facility.

During the existing 100 year storm event, approximately 1.4 cfs is conveyed into the two 15-inch CMP culverts and the remaining flows breach the crown of Washington Avenue, inundating the entire width of Washington Street, and then travel through the school campus into an existing inlet. The proposed project will help mitigate these impacts through management of the on-site and off-site flows. The project includes grading to create three commercial building pads as well as parking areas and drive aisles. The project will increase the amount of impermeable surfaces, which will decrease the absorption rates of the site. Project runoff will flow into a 4,500 sq.ft underground detention basin proposed on site which has been sized to ensure that post development peak runoff. Off-site drainage tributaries are being diverted around the project where along the easterly project boundary a channel is being proposed to convey the offsite flows northerly. The size of the channel has been calculated to contain 100 year storm flows. A drop inlet will be installed south of Van Buren Boulevard on the adjacent easterly property and will tie into a 24-inch RCP conveying storm flows to a custom junction box at the intersection of Van Buren Boulevard and Washington Street. The drainage conditions of the intersection of Van Buren Boulevard and Washington Street will be improved with the proposed design improvements of replacing the existing downstream 15-inch culvert and 24-inch CMP with a 36-inch RCP along the existing alignment to the existing connection in the side of the catch basin located southerly of Van Buren Boulevard. The roadway discharge of the proposed 100 year storm condition over the crown is almost equal to that of the existing 10 year storm condition totaling a 25% reduction to that of the existing 100 year storm condition. In both events the proposed condition has significantly improved the existing conditions.

The proposed facilities associated with this project has demonstrated the ability to convey the 10 year storm event with no flooding of Washington Street or Van Buren Boulevard. The 100 year storm event results in an improved condition on Washington when compared to the existing condition. Van Buren Boulevard will result in an increase from 1.5 dry drivable lanes to 3 dry drivable lanes. Said grading or offsite improvements will not impact the existing pattern of drainage nor is it anticipated to substantially alter the existing drainage patterns of the project site (Condition of Approval 10.FLOOD.5) Therefore, the impact is considered less than significant.

b) The proposed project will not violate any water quality standards or waste discharge requirements. The development is required to submit a Water Quality Management Plan (WQMP) which identifies site design Best Management Practices (BMPs) and source-control BMPs to be incorporated into the project plans (Condition of Approval 10.FLOOD.13). Site design BMPs include minimizing urban runoff, minimizing the impervious footprint, conserving natural areas, and minimizing directly

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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connected impervious areas. With adherence to the WQMP, less than significant impacts are anticipated.

c) Water service will be supplied by Western Municipal Water District. A will serve letter has been issued indicating adequate water availability to service the project. The proposed project will not deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted). Therefore the impact is considered less than significant.

d) There are no significant planned stormwater drainage systems in this area of the County. The project will not be altering the drainage in any significant way. Therefore, the impact is considered less than significant.

e) The proposed project is not located within a 100-year flood zone. 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. Therefore, no impacts will occur.

f) The proposed project is not located within a 100-year flood zone. The project will not place within a 100-year flood hazard area structures which would impede or redirect flood flows. Therefore, no impact will occur.

g) The proposed project will not violate any water quality standards or waste discharge requirements and it will not substantially deplete or degrade groundwater supplies or interfere substantially with groundwater recharge (see 25b). Therefore, impacts are considered less than significant.

h) The site has been designed to minimize drainage infrastructure. A WQMP is required to be submitted which will include minimal BMP's designed to treat typical onsite flows, which are very minimal based on the topography. Any BMP's would be low flow BMP's which would not create any operating impacts such as standing water or vector issues. Therefore, impacts are considered less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

26. Floodplains

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

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

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
c) Expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam (Dam Inundation Area)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Changes in the amount of surface water in any water body?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

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

Findings of Fact:

a) There are no streams or water features on-site. The project is not anticipated to 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. Therefore, the impact is considered less than significant.

b) Since the project proposes additional impervious surfaces, the existing absorption rates and the amount of surface runoff would be affected. The project includes grading to create three commercial building pads as well as parking areas and drive aisles. The project will increase the amount of impermeable surfaces, which will decrease the absorption rates of the site. Project runoff will flow into a 4,500 sq.ft underground detention basin proposed on site which has been sized to ensure that post development peak runoff. The project is required to provide all necessary drainage infrastructure as indicated in the project's hydrology study (Condition of Approval 10.FLOOD.1). The impact is considered less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

LAND USE/PLANNING Would the project

27. Land Use

a) Result in a substantial alteration of the present or planned land use of an area?

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

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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Source: Riverside County General Plan, GIS database, Project Application Materials, City of Riverside webpage

Findings of Fact:

a) The proposed project is seeking to alter the land use designation and zoning of the southernmost parcel (APN: 274-040-003) in the project; from Rural Community: Very Low Density Residential (RC: VLDR) to Community Development: Commercial Retail (CD: CR), and from Residential Agricultural (R-A) zone to Scenic Highway Commercial (C-P-S). The change in general plan designation and zoning will not substantially alter the makeup of the existing area as there are existing commercial-

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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retail uses along Van Buren Boulevard and Washington Avenue and the proposed project is consistent with these uses. The project site has currently a market selling farm produce, an outdoor lamp and patio furniture business, and a single-family residence, all of which will be removed with this project. The surrounding properties consist of commercial-retail to the north and east, Woodcrest Elementary school to the west, and a landscaping nursery and single-family residences to the south and southeast. Therefore, impacts are considered less than significant.

b) The project is located within the City of Riverside Sphere of Influence boundary. According to the City of Riverside online maps, the project site is designated Commercial which is consistent with the proposed project. Therefore, impacts are considered less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

28. Planning

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

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

Findings of Fact:

a-d) The proposed project is seeking to alter the existing land use designation and zoning of the southernmost parcel (APN: 274-040-003) in the project; from Rural Community: Very Low Density Residential (RC: VLDR) to Community Development: Commercial Retail (CD: CR), and from Residential Agricultural (R-A) zone to Scenic Highway Commercial (C-P-S).

The change in general plan designation and zoning will not substantially alter the makeup of the existing area as there are existing commercial-retail uses along Van Buren Boulevard and Washington Avenue and the proposed project is consistent with these uses. The project site has currently a market selling farm produce, an outdoor lamp and patio furniture business, and a single-family residence, all of which will be removed with this project. The surrounding properties consist of commercial-retail to the north and east, Woodcrest Elementary school to the west, and landscaping nursery and single-family residences to the south and southeast.

The proposed project is compatible with the surrounding zoning of Scenic Highway Commercial (C-P-S) to the north, east, and west, and Residential Agricultural (R-A) to the south, east and west.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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The proposed project is consistent with the design standards of the C-P-S zoning and other regulations outlined in Ordinance No. 348, as well as being consistent with the land use designations and policies of the Riverside County General Plan.

Therefore, impacts are considered less than significant.

e) The proposed 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?

☐ ☐ ☐ ☒

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?

☐ ☐ ☐ ☒

c) Be an incompatible land use located adjacent to a State classified or designated area or existing surface mine?

☐ ☐ ☐ ☒

d) Expose people or property to hazards from proposed, existing or abandoned quarries or mines?

☐ ☐ ☐ ☒

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

Findings of Fact:

a) The proposed project is located within an area designates as MRZ-3a: Areas where the available geologic information indicates that mineral deposits are likely to exist. However, the significance of the deposits is undetermined. The project area has not been used for mining. Therefore, the project would 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. Therefore, the impact is considered less than significant.

b) The project site has not been used for mineral resources; therefore, 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. Therefore, there is no impact.

c) Surrounding the project site are residential homes on large lots and vacant land. There are no existing surface mines surrounding the project site; therefore, the project will be compatible with the surrounding uses and will not be located adjacent to a State classified, designated area, or existing surface mine. Therefore, there is no impact.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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d) The project site is not located adjacent or near an abandoned quarry mine; therefore, the project will not expose people or property to hazards from quarry mines. Therefore, there is no impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

NOISE Would the project result in

Definitions for Noise Acceptability Ratings

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

NA - Not Applicable

A - Generally Acceptable

B - Conditionally Acceptable

C - Generally Unacceptable

D - Land Use Discouraged

30. Airport Noise

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

☐ ☐ ☐ ☒

NA ☒ A ☐ B ☐ C ☐ D ☐

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

☐ ☐ ☐ ☒

NA ☒ A ☐ B ☐ C ☐ D ☐

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

Findings of Fact:

a) The proposed project site is not located within an Airport Influence Area; therefore, the project will not expose people residing on the project site to excessive noise levels related to air traffic. Therefore, no impacts are expected.

b) The proposed project site is not located within the vicinity of a private air strip; therefore, the project will not expose people residing on the project site to excessive noise levels. No impacts are expected.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

31. Railroad Noise

NA ☒ A ☐ B ☐ C ☐ D ☐ ☐ ☐ ☐ ☒

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

Findings of Fact:

The project is not located in the vicinity of any railroads. Therefore, there is no impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

32. Highway Noise

NA <input checked="" type="checkbox"/>	A <input type="checkbox"/>	B <input type="checkbox"/>	C <input type="checkbox"/>	D <input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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Source: On-site Inspection, Project Application Materials

Findings of Fact:

The proposed project is not located in the vicinity of a major highway. Therefore, there is no impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

33. Other Noise

NA <input checked="" type="checkbox"/>	A <input type="checkbox"/>	B <input type="checkbox"/>	C <input type="checkbox"/>	D <input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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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

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

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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: Riverside County General Plan, Table N-1 ("Land Use Compatibility for Community Noise Exposure"); Project Application Materials, Noise Impact Analysis prepared by Urban Crossroads dated December 15, 2010

Findings of Fact:

a) The proposed project will raise ambient noise levels in the area which currently exist without the project. The proposed project will construct three commercial retail buildings, consisting of one Rite Aid pharmacy and two commercial shell buildings, totaling 52,672 sq. ft. on 6.4 gross acres, which is similar to the existing commercial-retail uses along Van Buren Boulevard.

A noise impact study has been prepared by Urban Crossroads dated December 15, 2010, that examined off-site traffic noise impacts, operational noise impacts, and temporary construction noise impacts. The study has been reviewed by the County's Industrial Hygiene Department and has been found satisfactory. In addition to this finding, the Industrial Hygiene specialist has provided several conditions to go along with the noise study, that will help mitigate potential noise impacts.

The noise study indicates that there will be an increase in permanent ambient noise levels created by the project through vehicles trips and operational noises from the future commercial-retail businesses.

The study indicates that existing noise along Van Buren Boulevard and Washington Street already exceeds the County's 65 dBA CNEL exterior baseline standard at 100 feet. It is anticipated that the off-site project related noise impacts at the same intersection will be 73.8 dBA.

The study indicates that changes in off-site traffic noise impacts would increase by 0.7 dBA CNEL with the development of the proposed project. An increase of less than 3.0 dBA CNEL is not considered substantial in terms of community noise impacts. A significant impact is considered both a level above 65 dBA CNEL and an increase greater than 3.0dBA. Therefore the proposed project contributions to off-site roadway noise levels will not cause any significant impacts to existing or future sensitive noise receptors.

The noise study also reviewed operational noise impacts associated with the proposed project which includes truck loading/unloading, parking lot vehicle activities, and roof-top air conditioners. These noise impacts will be mitigated by sound barriers designed as part of the project and adopted as conditions of approval and restricting truck deliveries to daytime hours of 7 a.m. to 10 p.m. (Conditions of Approval 10.EHS.1). The first sound barrier is a 9-foot high noise wall located along the southeast corner property line of the project. The second sound barrier is a 3-foot high rooftop noise wall located on buildings B & C. The purposes and locations of these sound barriers are able to attenuate noise impacts from the truck loading/unloading activities and rooftop air conditioner units before it impacts nearby residents to the south and southeast. With the proposed noise barrier mitigations and truck delivery restrictions, the project only noise level at property lines are expected to reach 54.4 dBA Leq during daytime hours and 48.4 dBA during nighttime hours. Though overall noise levels are expected to exceed the 55/45 dBA day/nighttime residential exterior noise levels, the project impacts are less than 3.0 dBA Leq, and therefore will not have a significant impact on surrounding receptors with the mitigations incorporated.

b) The proposed project may create a substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project during construction. Construction noise represents a short-term impact on the ambient noise levels. Noise generated by construction equipment may include trucks, graders, bulldozers, concrete mixers and portable generators. Grading activities typically represent one of the highest potential sources of noise impacts. Construction noise is of short-term duration and will not present any long-term impacts on the project site or surrounding are. The following measures identified in the noise study would reduce potentially significant short-term construction impacts to the surrounding community:

- All construction equipment, fixed or mobile, shall equip properly operating and maintained mufflers. All stationary construction equipment shall be directed away from noise sensitive receptors.
- All equipment shall be located in staging res that will create the greatest distance between construction-related noise sources and noise sensitive receptors during all project construction.
- All high noise impact construction-related activities shall be limited to constructions hours determined by County staff.
- All haul truck deliveries shall be limited to the same hours specified for construction equipment. To the extent feasible, haul routes shall not pass sensitive land uses or residential dwellings.

Short-term, construction-related noise impacts may occur during project grading and construction. However, construction activities will be required to comply with County noise standards. Since the construction site is within one-quarter mile of an occupied residence, no construction activities shall be undertaken between the hours of 6:00 p.m. and 6:00 a.m. during the months of June through September and between the hours of 6:00 p.m. and 7:00 a.m. during the months of October through May. This is a standard policy and is, therefore, not considered unique mitigation pursuant to CEQA. Therefore, the impact is considered less than significant.

c) The proposed project will not expose people to or generate noise levels in excess of standards established in the local general plan, noise ordinance (County Ordinance No. 847), or applicable standards of other agencies. Exterior noise levels will be limited to less than or equal to 45 dB(A) 10-minute LEQ between the hours of 10:00 p.m. to 7:00 a.m., and 65 dB(A) at all other times pursuant to County Ordinance No. 847. Therefore, impacts are expected to be less than significant.

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.

Mitigation: Condition 10.EHS.1 requires the project to comply with recommendations made by Industrial Hygiene

Monitoring: Mitigation Monitoring will be achieved through the 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 else-

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

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

Findings of Fact:

a) The project will not necessitate the construction or replacement of housing elsewhere. The project currently has an existing single family residence on APN: 274-040-003 and plans to remove the home to construct Building C of the project. Even though the project will displace the residents living within this home, the removal of one single-family home is not considered a substantial number and replacement housing is prevalent. Therefore, impacts are considered less than significant.

b) This project will develop a commercial-retail center on commercial designated properties and will have no impact on creating a demand for additional housing, particularly housing affordable to households earning 80% or less of the County's median income.

c) The project will not displace a substantial number of people necessitating the construction or replacement of housing elsewhere. The project currently has an existing single family residence on APN: 274-040-003 and plans to remove the home to construct Building C of the project. Even though the project will displace the residents living within this home, the removal of one single-family home is not considered a substantial number and replacement housing is prevalent. Therefore, impacts are considered less than significant.

d) The project is not located within or near a County Redevelopment Project Area.

e) The project will not contribute to the amount of residential homes to the area. Therefore, this project will have no impact on cumulatively exceeding official regional or local population projections.

f) This project will not contribute to the amount of residential homes to the area. Therefore, this project will have no impact on inducing substantial population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure).

Mitigation: No mitigation measures are required.

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

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

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

Findings of Fact:

The proposed project will have a less than significant impact on the demand for Fire services. Prior to the issuance of a certificate of occupancy, the Applicant shall comply with the provisions of Ordinance 659.10 which requires payment of the appropriate fees related to the funding and construction of facilities necessary to address the direct cumulative environmental effect generated by new development projects (Condition of Approval 90.PLANNING.39). With compliance to Ordinance No 659.10, impacts to Fire services are viewed as less than significant.

Additionally, the project will not result in substantial adverse physical impacts associated with the provision of new or physically altered government facilities or the need for new or physically altered governmental facilities. As such, this project will not cause the construction that could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services. Therefore, the impact is considered less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

37. Sheriff 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 Riverside County Sheriff's Department (RCSD) provides law enforcement and crime prevention services to the project site. Similar to fire protection services, the proposed project will incrementally increase the demand for sheriff services in the project area; however, due to its limited size, the proposed project will not create a significant impact on sheriff services. Riverside County's development impact fee Ordinance No. 659.10 also collects fees for sheriff services, which is intended to offset any incremental increases in need for sheriff services (Condition of Approval 90.PLANNING.39). The proposed project is required to pay these development impact fees prior to issuance of building permits. Therefore, with payment of the development impact fees pursuant to Ordinance No. 659.10, the proposed project will have a less than significant impact on sheriff services and no mitigation measures are required.

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.

38. Schools

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

Findings of Fact:

The Riverside Unified School District provides public education services for the project area. The applicant of this project is conditioned to pay the school impact fees for residential uses as set by State Law. Fees are required to be paid prior to issuance of building permits (Conditions of Approval 80.PLANNING.27). This is a standard condition of approval and is not considered unique mitigation pursuant to CEQA. Therefore, with payment of school fees the potential impact is less than significant level.

Currently, the applicant has an existing Rite Aid pharmacy store located on the opposite side of Van Buren Boulevard, which he intends to relocate to the proposed project site. The existing Rite Aid store has a valid license to sell alcohol from the California Department of Alcoholic Beverage Control (ABC) (License No. 84126) and will be using this existing license at the new location of the proposed project. The Type 21 Off Sale General license allows for the sale of beer, wine and distilled spirits for consumption off the premises where it's sold. There are only two other businesses with an active Type 21 license in the area, Stater Brothers grocery store which is located in the same commercial retail center as the existing Rite Aid, and Woodcrest Liquor, approximately 1,400 feet west of the project site. There will not be an increase or over-concentration of Type 21 alcohol licensed businesses in the area as the applicant is proposing to relocate the existing business across the street and use the same existing ABC license.

Woodcrest Elementary school is located on the opposite side of Washington Street, approximately 70-feet from the proposed project boundary. A portion of the proposed Rite Aid store will have a beverage section where beer, wine and distilled spirits will be sold for off-site consumption. It is not anticipated that the sale of alcohol as an ancillary use of the proposed pharmacy store will create a significant impact on the nearby elementary school. It is anticipated that Rite Aid customers will be shopping at the store for merchandise other than the sole purchase of alcohol i.e. pharmaceutical and hygiene products. Therefore, any potential impacts related to the purchase of alcohol from the project 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 development will have impacts on library resources because it will generate end users. However, Riverside County's development impact fee Ordinance No. 659.10 also collects fees for library services, which is intended to offset any incremental increases in need for libraries. The proposed project is required to pay these development impact fees prior to issuance of building permits (Condition of Approval 90.PLANNING.39). This is a standard condition of approval and is not considered unique mitigation pursuant to CEQA. Therefore, the impact is considered less than significant.

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 project will not create a significant additional need for additional health services. However, these types of services are normally user fee or tax-supported services. No shortage in the provision of health care service is expected as a result of the proposed project. The proposed project will not have a significant impact on health services and no mitigation measures are required.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

RECREATION

41. Parks and Recreation

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

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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b) Would the project include the use of existing neighborhood or regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?

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

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

Findings of Fact:

a-b) The proposed commercial project will not require the construction or expansion of recreational facilities. Therefore, no impact will occur.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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c) The project is within Community Service Area (CSA) 152. All projects are required to pay parks and recreation fees to the county service area or other appropriate parks district which would mitigate impacts on use of existing neighborhood or regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated (Condition of Approval 90.PLANNING.28). Since this is not a unique mitigation, impacts are determined to be less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

42. Recreational Trails

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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Source: Riv. Co. 800-Scale Equestrian Trail Maps, Open Space and Conservation Map for Western County trail alignments

Findings of Fact:

The proposed project has not incorporated any trails into its design; therefore, the project will have no 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?

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

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

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

<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
incompatible uses (e.g. farm equipment)?				
f) Cause an effect upon, or a need for new or altered maintenance of roads?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
g) Cause an effect upon circulation during the project's construction?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
h) Result in inadequate emergency access or access to nearby uses?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
i) Conflict with adopted policies, plans or programs regarding public transit, bikeways or pedestrian facilities, or otherwise substantially decrease the performance or safety of such facilities?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: Riverside County General Plan, Traffic Impact Analysis prepared by Urban Crossroads dated February 7, 2011

Findings of Fact:

a) The Transportation Department has reviewed the traffic study submitted for the proposed project and has verified that it has been prepared in accordance with County-approved guidelines and the findings relative to traffic impacts. The General Plan circulation policies require a minimum of Level of Service 'C', except that Level of Service 'D' may be allowed in community development areas at intersections of any combination of secondary highways, major highways, arterials, urban arterials, expressways or state highways and ramp intersections. The traffic study utilized the Level of Service "D" as the target threshold for all County intersections.

The majority of the study area intersections are currently operating at an acceptable Level of Service during peak hours. For existing plus ambient growth plus project traffic conditions, the following intersections are projected to operate at unacceptable levels of service during peak hours with existing geometrics:

- Washington Street (NS) at: Golden Star Avenue (EW). Level of Service "E" AM and PM peak hours. Unacceptable delay / Level of Service already exist at this location in the AM peak hour. Although this intersection has unacceptable delays in the morning, the minor street/critical movement still provides excellent volume-to-capacity ratios (less than 0.40).
- Porter Avenue (NS) at: Van Buren Boulevard (EW). Level of Service "F" AM and PM peak hours. Unacceptable delay / Level of Service already exist at this location for both AM and PM peak hours. Acceptable traffic operations are anticipated at this intersection with the installation of planned traffic signal.

The following proposed mitigation measures will help improve project access intersections (Conditions of Approval 10.TRANS.3):

- Reconstruct the south leg of Washington Street at Van Buren Boulevard to provide the following:
 - Northbound approach –
 - 2 left turn lanes
 - 2 through lanes
 - 1 right turn lane
 - 2 Southbound through (receiving) lanes
- Provide a cross street stop sign for the westbound approach at the future intersection of Washington Street at Driveway 1.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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- Construct an exclusive southbound left turn lane for the intersection of Washington Street at Driveway 1 with a minimum of 100-feet of vehicle storage capacity. This will provide adequate storage for a delivery truck and at least one additional passenger car without blocking through traffic on Washington Street.
- Provide two (2) northbound and southbound through lanes on Washington Street along the project frontage.
- Provide a cross street stop sign for the north bound approach at the intersection of Driveway 1 at Van Buren Boulevard.
- On-site traffic signing and striping should be implemented in conjunction with detailed construction plans for the project site.
- Sight distance at the project driveways should be reviewed with respect to standard Caltrans and County of Riverside sight distance standards at the time of preparation of final grading, landscape and street improvement plans.

The traffic study concluded that the installation of a traffic signal would improve the Level of Service at Washington Street (NS) at: Golden Star Avenue (EW) and Porter Avenue (NS) at: Van Buren Boulevard (EW); however the addition of a traffic signal is not projected to be warranted by the Transportation Department at this time. The Transportation Department determined that the increase in amount of trips created by the project is not significant enough to trigger the need for an intersection at Washington Street and Golden Star Avenue which will be impacted by the project degrading the level of service from D to E during PM peak hours. This impact during PM peak hours is not considered significant by the Transportation Department as the existing intersection already operates in an unacceptable level of service during AM peak hours, and during non-peak times the intersection operates at acceptable levels.

The project is conditioned to pay their fair share towards TUMF and DIF fees which as part of the County's General Plan policy, will improve and widen street lanes and improve the operation of intersections, all of which will help improve traffic flow and intersection delays.

Although these identified intersections are operating at unacceptable levels of service, the proposed project will not further significantly increase the traffic delays at these locations, and will not degrade the level of service further, except for the intersection of Washington Street and Golden Star Avenue. Therefore, impacts are determined to be less than significant with mitigation measures incorporated.

b) See item a) above. The Transportation Department has determined that the project will not exceed, either individually or cumulatively, a level of service standard established by the county congestion management agency for designated road or highways. Therefore, impacts are determined to be less than significant with mitigation measures incorporated.

c-d) The proposed project is not located within an Airport Influence Area. The project will not change air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks. Therefore, there is no impact.

e) The proposed project will not substantially increase hazards to a design feature (e.g. sharp curves or dangerous intersections) or incompatible uses (e.g. farm equipment). Street improvements as conditioned by the project will in fact make the local streets less dangerous through lane improvements, striping programs etc. Therefore, there is no impact.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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f) The proposed project will create an increase in vehicle trips to this area, thus creating an increase in road maintenance. The project has been conditioned to provide street improvements (Conditions of Approval 80.TRANS.3, 90.TRANS.4, 90.TRANS.13) that will help improve and maintain the roads condition in a safe and working manner. With the incorporation of these improvements, any impacts on existing roads will be mitigated to a less than significant impact.

g) The proposed project will result in temporary impacts to circulation during construction activities. Temporary circulation impacts resulting from construction activities may occur. During construction activities, the traffic flow will be maintained to the highest level possible with the use of standard traffic control devices. Typical traffic control measures include warning signs, warning lights, and flaggers. Implementation of traffic control measures will provide guidance and navigational tools throughout the project area in order to maintain traffic flow and levels of safety during construction. The impacts are considered less than significant.

h) The proposed project will not result in inadequate emergency access or access to nearby uses. The project has one driveway each on Van Buren Boulevard and Washington Street, providing multiple entrances and exits for emergency vehicles to access and exit the project. The roads leading up to the project (Van Buren Boulevard and Washington Street) are both paved and with some street improvements, providing a secure and safe paved route for emergency vehicles to access the site. The impacts are considered less than significant.

i) The proposed project will not conflict with adopted policies supporting alternative transportation. The project is consistent with alternative transportation policies by providing bike racks which will help promote non-motorized transportation and reduce motorized vehicle trips and negative air quality emissions. Therefore, no impact will occur.

Mitigation: Condition 10.TRANS.1 requires the project to comply with recommendations made in the traffic impact analysis report

Monitoring: Mitigation Monitoring will be achieved through the building and safety plan check process.

44. Bike Trails

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

Findings of Fact:

The proposed project has not incorporated any trails into its design. The GIS database shows no bike trails in the vicinity. The project will not have any impacts to any planned bike trails.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

UTILITY AND SERVICE SYSTEMS Would the project

45. Water

a) Require or result in the construction of new water treatment facilities or expansion of existing facilities, the

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