

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



ITEM
18.2
(ID # 6950)

MEETING DATE:

Tuesday, May 22, 2018

FROM : TLMA-PLANNING:

SUBJECT: TRANSPORTATION & LAND MANAGEMENT AGENCY/PLANNING: PUBLIC HEARING on GENERAL PLAN AMENDMENT NO. 1223, CHANGE OF ZONE NO. 7945, and PLOT PLAN NO. 26308 – Intent to Adopt a Negative Declaration – Applicant: Cross Development, c/o Joe Dell – Engineer/Representative: Rubicon Design Group, c/o Michele Rambo – First Supervisorial District – Lakeland Village Zoning District – Elsinore Area Plan: Community Development: Medium Density Residential (CD: MDR) (2 – 5 du/ac) – Location: Northeast of Grand Avenue, west of Vail Street, and east of Turner Street – 2.00 gross acres – Zoning: General Commercial (C-1/C-P) and Watercourse, Watershed, and Conservation Areas (W-1) – REQUEST: The General Plan Amendment proposes to change the Land Use Designation within the Community Development Foundation from Medium Density Residential (MDR) to Commercial Retail (CR). The Change of Zone proposes to change the zoning classification from General Commercial (C-1/C-P) and Watercourse, Watershed, and Conservation Areas (W-1) to General Commercial (C-1/C-P). The Plot Plan proposes a 9,100 square foot retail store (Dollar General) on 2 acres. The retail store will consist of 46 parking spaces (including 2 ADA), signage, and a bio-retention basin. APN: 317-130-004. [Applicant Fees 100%.]

RECOMMENDED MOTION: That the Board of Supervisors:

Continued on page 2

ACTION:



Charissa Leach, Assistant TLMA Director

5/8/2018

MINUTES OF THE BOARD OF SUPERVISORS

On motion of Supervisor Jeffries, seconded by Supervisor Perez and duly carried by unanimous vote, 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, Tavaglione, Washington, Perez and Ashley
Nays: None
Absent: None
Date: May 22, 2017
xc: Planning

Kecja Harper-Ihem
Clerk of the Board
By 
Deputy

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

RECOMMENDED MOTION: That the Board of Supervisors:

ADOPT a NEGATIVE DECLARATION for ENVIRONMENTAL ASSESSMENT NO. 43039, 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. 1223, that changes the land use designation on a portion of the project site from Community Development: Medium Density Residential (CD:MDR) to Community Development: Commercial Retail (CD:CR) in accordance with Exhibit 6, based upon the findings and conclusions provided in the staff report and subject to adoption of the General Plan Cycle Resolution by the Board of Supervisors; and

TENTATIVELY APPROVE CHANGE OF ZONE NO. 7945, that modifies the area of the project site zoned General Commercial (C-1/C-P) and Watercourse, Watershed, and Conservation Areas (W-1) in accordance with Exhibit 3 of the Planning Commission Staff Report, subject to adoption of the zoning ordinance by the Board of Supervisors; and

APPROVE PLOT PLAN NO. 26308, based upon the findings and conclusions provided in this staff report, and subject to the attached conditions of approval and final approval of General Plan Amendment No. 1223 and Change of Zone No. 7945.

FINANCIAL DATA	Current Fiscal Year:	Next Fiscal Year:	Total Cost:	Ongoing Cost
COST	\$ N/A	\$ N/A	\$ N/A	\$ N/A
NET COUNTY COST	\$ N/A	\$ N/A	\$ N/A	\$ N/A
SOURCE OF FUNDS: Applicant Fees 100%			Budget Adjustment:	No
			For Fiscal Year:	N/A

C.E.O. RECOMMENDATION: Approve

BACKGROUND:

Summary

Plot Plan No. 26308 proposes a 9,100 square foot retail store (Dollar General) on 2 acres. No alcohol sales. The project will include 46 parking spaces (including 2 ADA), signage, and a bio-retention and infiltration basin.

The application for the project was initiated on July 6, 2017; including information provided to the applicant from a preliminary application review (PAR01516).

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

Adjustments to the project have been made relating to Flood Control concerns in the upper northeast corner of the property associated with the Western Riverside Multi-Species Habitat Conversation Plan (WRMSHCP), and inclusion of the Lakeland Village Policy Area and Lakeland Village & Wildomar Design Guidelines. These adjustments provide an opportunity to establish a unique development of a retail store in a growing area of the County.

The project is consistent with the General Plan (Community Development); consistent with the Lakeland Village Policy Area. Outreach into the community via community meetings has been conducted by the applicant. No opposition or comments from the community or the City of Lake Elsinore have been received at this time.

The Planning Commission considered the Project during a regularly scheduled public hearing on April 18, 2018. Staff presented a Memo and read into the record 10 modified and/or removed Conditions of Approval to the Planning Commission. These Conditions of Approval were requested revisions by the applicant prior to the Planning Commission hearing. After conducting the public hearing, the Planning Commission accepted said modifications and/or removal of stated conditions and voted 4-0 to recommend approval of the Project.

Impact on Residents and Businesses

All potential project impacts have been studied under CEQA and noticed to the public pursuant to the requirements of the County.

SUPPLEMENTAL:

Additional Fiscal Information

All fees are paid by the applicant. There is no General Fund obligation.

ATTACHMENTS:

- A. Planning Commission Minutes
- B. Planning Commission Memos
- C. Planning Commission Staff Report



Scott Bruckner

5/14/2018



Gregory V. Priaplos, Director County Counsel

5/9/2018



**PLANNING COMMISSION HEARING
REPORT OF ACTIONS
APRIL 18, 2018**

December 6, 2017, and February 21, 2018. Project Planner: Dan Walsh at (951) 955-6187 or email at dwalsh@rivco.org.

4.0 PUBLIC HEARINGS – NEW ITEMS:

4.1 GENERAL PLAN AMENDMENT NO. 1223, CHANGE OF ZONE NO. 7945, and PLOT PLAN NO. 26308 – Intent to Adopt a Negative Declaration – EA43039 – Applicant: Cross Development c/o Joe Dell – Engineer/Representative: Rubicon Design Group c/o Michele Rambo – First Supervisorial District – Lakeland Village Zoning District – Elsinore Area Plan: Community Development: Medium Density Residential (CD-MDR) (2 – 5 du/ac) – Location: Northeasterly of Grand Avenue, westerly of Vail Street, and easterly of Turner Street – 2.00 gross acres – Zoning: General Commercial (C-1/C-P) – Watercourse, Watershed, and Conversation Areas (W-1) – REQUEST: General Plan Amendment No. 1223, proposes to change the Land Use Designation within the Community Development Foundation from Medium Density Residential (MDR) to Commercial Retail (CR). Change of Zone No. 7945 proposes to change the Zoning Classification from General Commercial (C-1/C-P), and Watercourse, Watershed, and Conversation Areas (W-1), to General Commercial (C-1/C-P). Plot Plan No. 26308 proposes a 9,100 sq. ft. retail store (Dollar General) on 2 acres. No alcohol sales. The retail store will consist of 46 parking spaces (including 2 ADA), signage, and a bio-retention and infiltration basin. Project Planner: Tim Wheeler at (951) 955-6060 or email at twheeler@rivco.org.

Planning Commission Action:

Public Comments: Closed
By a vote of 4-0

ADOPTED Planning Commission Resolution No. 2018-003; and

The Planning Commission Recommend the Following Actions to the Board of Supervisors:

ADOPT a Negative Declaration for Environmental Assessment No. 43039; and

TENTATIVELY APPROVE General Plan Amendment No. 1223; and

TENTATIVELY APPROVE Change of Zone No. 7945; and

APPROVE Plot Plan No. 26308, subject to conditions of approval as modified at hearing.

5.0 WORKSHOP

NONE

6.0 ORAL COMMUNICATION ON ANY MATTER NOT ON THE AGENDA

7.0 DIRECTOR'S REPORT

8.0 COMMISSIONER'S COMMENTS

Planning Commission Agenda Item 4.1 – 04/18/2018 Hearing
GPA01223, CZ07945, & PP26308 – Dollar General
10 Modified/Removed Conditions of Approval

060 – BS Grade.10

080 – BS Grade.1

These require that the Fault Hazard Zone and setback area be shown on the grading plan and be staked during construction. We submitted a Fault Hazard Study which showed that there is no fault on or near the site, so there is nothing to show. We'd like these two removed to avoid confusion in the future.

BOTH CONDITIONS REMOVED – The Planning Department will remove these proposed COA from the B&S Grading Division relating to the need for a delineated Fault Hazard Zone and the setbacks from such zone since there is no Fault Hazard Zone or Fault located on the Project parcel. This has been discussed and determined by the County Geologist through their review and approval of Geological Study Report 9submitted under GEO No. 2567. These COA will be removed for the project moving forward to BOS hearing.

060 – Flood.2

080 – Flood.2

We need some clarification on this one. There is a City of Lake Elsinore ordinance that requires properties that drain to Lake Elsinore NOT mitigate increased runoff and drain all extra water to the lake in an effort to increase the water levels. There is concern that issues may arise with the City of Lake Elsinore on this one. – **BOTH CONDITIONS REMOVED**

080 – Transportation.5

090 – Transportation.10

Per Benjie Cho during conversations regarding the recently completed project in Homeland, if a project's frontage is less than 300 feet, undergrounding of utilities does not apply. The frontage of this project is less than 300 feet, so we would like these removed to avoid confusion.

BOTH CONDITIONS REMOVED – Power poles and lines do not exist on the project side of Grand Avenue and Ord. 461 Section 19 of the Specifications exempts projects from undergrounding power poles with frontage improvements of less than 300-feet in length.

090 – Planning.3

090 – Planning.7

The calculated net acres shown in 2.0 acres. However, after we dedicate the needed right-of-way for Grand Avenue, the net acreage is 1.88 acres. In addition, with the back corner of the site being within an MSHCP cell and not disturbed by grading/building, can that amount of land also be removed to calculate net acreage? If this number can be modified, we'd like it to be.

ADDRESSED – The Planning Department has informed the applicant that the final determination of the acreage amount for the mitigation fees (Ord. 659 for DIF and Ord. 810 WRMSHCP) is with the Fee Administrator. As allowed per both ordinances, the applicant can have a licensed engineer provide the Fee Administrator with a letter and an exhibit delineating the acreage amount by their determination. It will then be up to the Fee Administrator to determine if they agree with that acreage amount and except it for the calculation of the mitigation fees for both ordinances.

090 – Planning.6

Concrete was not required for the loading area for the Homeland site, and adds additional cost to the construction. We are providing the needed loading space, but would prefer to use asphalt instead.

MODIFIED – The Planning Department has agreed to edit this proposed COA and allow the loading area to be asphalt instead of concrete.

090 – Transportation.1

Grand Avenue along project boundary is a paved County maintained road designated major highway and shall be improved with 8" concrete curb and gutter located 38 feet from centerline to curb line and must match up asphalt concrete paving; reconstruction; or resurfacing of existing paving as determined by the Transportation Department within the 59 foot half-width dedicated right-of-way in accordance with County Standard No. 93, Ordinance 461. (38'/59')

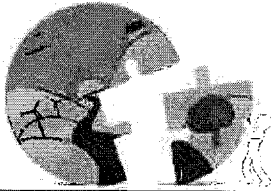
NOTE: 1. A 5' meandering concrete sidewalk shall be constructed within the 21' parkway per Standard No. 404.

2. Construct a transition AC pavement tapering lane to the west and south project boundaries and join existing AC pavement per the design speed limit of 55 mph.

3. Driveway shall be constructed per County Standard No. 207 (A), Ordinance 461.

or as approved by the Director of Transportation.

MODIFIED – To clarify that discretion is given to the Director of Transportation on the final design of transition taper lane.



**COUNTY OF RIVERSIDE
PLANNING DEPARTMENT
STAFF REPORT**

Agenda Item No.

4.1

Planning Commission Hearing: April 18, 2018

PROPOSED PROJECT

Case Numbers: General Plan Amendment No. 1223
Change of Zone No. 7945

Applicant(s): Cross Development

Plot Plan No. 26308

Representative(s): Rubicon Design Group, LLC c/o Michele Rambo

Select Environ. Type Negative Declaration

Area Plan: Elsinore

Zoning Area/District: Lakeland Village District

Supervisory District: First District

Project Planner: Tim Wheeler


Charissa Leach, P.E.
Assistant TLMA Director

Project APN(s): 317-130-004

PROJECT DESCRIPTION AND LOCATION

General Plan Amendment No. 1223 proposes to change the Land Use Designation within the Community Development Foundation from Medium Density Residential (MDR) to Commercial Retail (CR). Change of Zone No. 7945 proposes to change the Zoning Classification from General Commercial (C-1/C-P) and Watercourse, Watershed, and Conversation Areas (W-1), to General Commercial (C-1/C-P). Plot Plan No. 26308 proposes a 9,100 square foot retail store (Dollar General) on 2 acres. No alcohol sales. The project will include 46 parking spaces (including 2 ADA), signage, and a bio-retention and infiltration basin.

The project site is located northeast of Grand Ave, west of Vail Street, and east of Turner Street.

PROJECT RECOMMENDATION

STAFF RECOMMENDATIONS:

THAT THE PLANNING COMMISSION TAKE THE FOLLOWING ACTIONS:

ADOPT PLANNING COMMISSION RESOLUTION NO. 2018-003 recommending adoption of General Plan Amendment No. 1223 to the Riverside County Board of Supervisors; and

THAT THE PLANNING COMMISSION RECOMMEND THAT THE BOARD OF SUPERVISORS TAKE THE FOLLOWING ACTIONS:

ADOPT the **NEGATIVE DECLARATION for **ENVIRONMENTAL ASSESSMENT NO. 43039**, based on the findings and conclusions provided in the initial study, attached hereto, and the conclusion that the project will not have a significant effect on the environment; and,**

TENTATIVELY APPROVE GENERAL PLAN AMENDMENT NO. 1223, that changes the land use designation on a portion of the project site from Community Development: Medium Density Residential

(CD:MDR) to Community Development: Commercial Retail (CD:CR), based upon the findings and conclusions provided in this staff report and subject to adoption of the General Plan Cycle Resolution by the Board of Supervisors; and

TENTATIVELY APPROVE CHANGE OF ZONE NO. 7945, that modifies the area of the project site zoned General Commercial (C-1/C-P) and Watercourse, Watershed, and Conversation Areas (W-1), subject to adoption of the zoning ordinance by the Board of Supervisors; and

APPROVE PLOT PLAN NO. 26308, based upon the findings and conclusions provided in this staff report, and subject to the attached conditions of approval and final approval of General Plan Amendment No. 1223 and Change of Zone No. 7945.

PROJECT DATA

Land Use and Zoning:	
Existing General Plan Foundation Component:	Community Development
Proposed General Plan Foundation Component:	Community Development
Existing General Plan Land Use Designation:	Community Development: Medium Density Residential (CD: MDR) and Open Space: Conservation (OS-C)
Proposed General Plan Land Use Designation:	Community Development: Commercial Retail (CD: CR) and Open Space: Conservation (OS: C)
Policy / Overlay Area:	Lakeland Village Policy Area
Surrounding General Plan Land Uses	
North:	Open Space-Conservation (OS: C)
East:	City of Lake Elsinore immediately, with Community Development: Medium Density Residential (CD: MDR) beyond
South:	Community Development: Light Industrial (CD: LI)
West:	Community Development: Medium Density Residential (CD: MDR)
Existing Zoning Classification:	General Commercial (C-1/C-P) and Watercourse, Watershed, and Conversation Areas (W-1)
Proposed Zoning Classification:	General Commercial (C-1/C-P) and Watercourse, Watershed, and Conversation Areas (W-1) **Changing the configuration of the two zones on the project site**
Surrounding Zoning Classifications	
North:	Watercourse, Watershed, & Conservation Area (W-1)
East:	City of Lake Elsinore immediately, with Regulated Development (R-D) & General Commercial (C-1/C-P)
South:	Manufacturing-Service Commercial (M-SC)
West:	General Commercial (C-1/C-P)

Existing Use:	Vacant Land
Surrounding Uses	
North:	Vacant Land
South:	Commercial/Industrial complex
East:	City of Lake Elsinore immediately, with Vacant Land and scattered Residential Dwellings
West:	Residential Dwelling and Vacant Land

Project Site Details:

<i>Item</i>	<i>Value</i>	<i>Min./Max. Development Standard</i>
Project Site (Acres):	2.00 ac	N/A
Proposed Building Area (SQFT):	9,100 sqft.	N/A
Building Height (FT):	31 feet top of parapet	35 feet with setbacks/50 feet max.

Parking:

<i>Type of Use</i>	<i>Building Area (in SF)</i>	<i>Parking Ratio</i>	<i>Spaces Required</i>	<i>Spaces Provided</i>
General Retail Store	9,100sqft.	1 space/200 sqft. of gross floor area	46	46
TOTAL:	9,100 sqft.		46	46

Located Within:

City's Sphere of Influence:	Yes – City of Lake Elsinore
Community Service Area (“CSA”):	No
Special Flood Hazard Zone:	Yes – northeast corner in 100 year Zone AE/remaining project parcel in 500 year floodplain
Agricultural Preserve:	No
Liquefaction Area:	Yes – Very High, site evaluation indicates anticipated total settlement, for seismic event is less than 1 inch
Subsidence Area:	Yes – Susceptible, laboratory testing, site soils are not significantly susceptible to hydro-collapse
Fault Zone:	No
Fire Zone:	No
Mount Palomar Observatory Lighting Zone:	Yes – Zone B
WRMSHCP Criteria Cell:	Yes – northeast corner of W-1 zone in cell, not in project area
Stephens Kangaroo Rat (“SKR”) Fee Area:	No
Airport Influence Area (“AIA”):	No

PROJECT LOCATION MAP

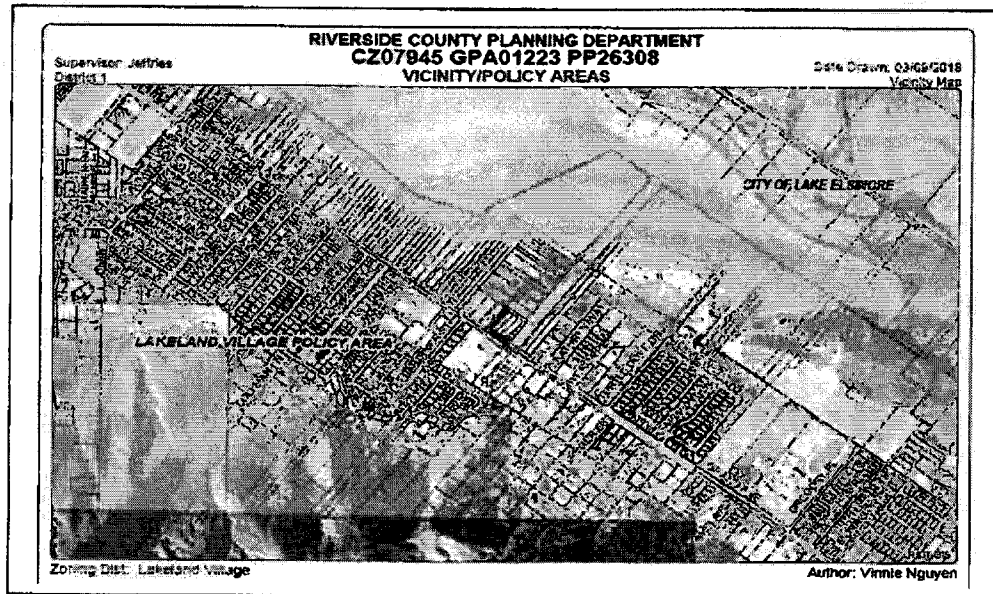


Figure 1: Project Location Map

PROJECT BACKGROUND AND ANALYSIS

Background:

The application for the project was initiated on July 6, 2017; including information provided to the applicant from a preliminary application review (PAR01516).

Adjustments to the project have been made relating to Flood Control concerns in the upper northeast corner of the property associated with the Western Riverside Multi-Species Habitat Conversation Plan (WRMSHCP), and inclusion of the Lakeland Village Policy Area and Lakeland Village & Wildomar Design Guidelines. These adjustments provide an opportunity to establish a unique development of a retail store in a growing area of the County.

The project is consistent with the General Plan (Community Development); consistent with the Lakeland Village Policy Area. Outreach into the community via community meetings has been conducted by the applicant. No opposition or comments from the community or the City of Lake Elsinore have been received at this time.

ENVIRONMENTAL REVIEW / ENVIRONMENTAL FINDINGS

An Initial Study (IS) and a Negative Declaration (ND) have been prepared for this project in accordance with the California Environmental Quality Act (CEQA). The IS and ND represent the independent judgment of Riverside County. The documents have been circulated for public review per the State CEQA Guidelines Section 15105.

As of the writing of this staff report, no comment letters in response to the circulated IS and ND have been received, and no revisions to the project have been made. As demonstrated in the IS and ND, the proposed project will not result in any significant impacts to the environment, with no mitigation necessary.

FINDINGS AND CONCLUSIONS

In order for the County to approve the proposed project, the following findings must be made:

General Plan Amendment Findings:

The project site has an existing General Plan Land Use Designation of Community Development: Medium Density Residential (CD: MDR) and Open Space: Conservation (OS-C). The project proposes to change the land use designation on a portion of the project site from Community Development: Medium Density Residential (CD: MDR) to Community Development: Commercial Retail (CD: CR).

The following findings shall be made prior to making the recommendation to adopt the General Plan Amendment, pursuant to the provisions of the Riverside County General Plan and Ordinance No. 348:

1. The proposed change does not involve a change in or conflict with:
 - A. The Riverside County General Plan Vision Statement discusses many concepts, which are distinguished by categories and include housing, population growth, healthy communities, conservation, transportation, and several others. The "Our Communities and Their Neighborhoods" section of the General Plan Vision Statement provides for "concentrating development where it is most appropriate and still allowing considerable choice in location for individual property owners, developers, and future residents." This project provides much needed commercial retail development in the Lakeland Village Policy Area. The project continues the trend of commercial development along Grand Avenue, and helps provide additional retail options to the surrounding neighborhood. Additionally, the Lakeland Village Policy Area has inserted this property into the mapping designation layout for commercial development in relation to this proposed project.
 - B. The Riverside County General Plan Vision Statement also discusses Livable Centers, it states "We value built environments that are concentrated in and around livable centers that have a diverse mix of uses, unique character, and easy access to a wide range of transportation choices". This project provides a starting basis for a livable center within the Lakeland Village Policy Area. Establishing a designed commercial business that will enrich the areas environment with its various service of goods for consumers within the surrounding area, a unique character design consistent with the areas design guideline, and ease of access from a main transportation corridor, Grand Avenue.
 - C. The Riverside County General Plan, Appendix B: General Planning Principles, consists of seven (7) categories, including Community Development, Environmental Protection, Transportation, Community Design, Agricultural, Rural Development, and Economic Development. This project has been reviewed in conjunction with these categories and staff has determined that the project is consistent with the planning principles contained within. Specifically, the following two principles are of note.

The first principle is within the Community Development Principles category – Maturing Communities, and provides:

- (i) The General Plan Vision acknowledges that every community in the County is maturing in its own way, at its own pace and within its own context. Policies and programs should be tailored to local needs in order to accommodate the particular level of anticipated maturation in any given community.

The Project proposed here is in conjunction with the Lakeland Village Policy Area for commercial development. It provides desired growth and maturity for a unique community while also establishing a community design for development in the future. The Project has been designed to be consistent with the approved guidelines and features of the Lakeland Village and Wildomar Design Guidelines.

The second principle is within the Economic Development Principles category – General, Commerce, and Industrial Development, and provides:

- (i) Provide employment-generating uses in Riverside County, with capacity for enough jobs to employ the workers who live in Riverside County to the maximum extent possible...Stimulate use of practical incentives for business development, and avoid disincentives.
- (ii) Stimulate industrial/business-type clusters that facilitate competitive advantage in the market place, are appropriate for this County, provide attractive and well landscaped work environments, and fit with the character of our varied communities.

The Project will stimulate employment growth and provide a beginning stimulus point for possible future development within the Lakeland Village community. The Project uses the existing transportation corridor of Grand Avenue without comprising current traffic flows. The Project will also provide immediate services of goods to the scattered residences and future residential developments growing area of Lakeland Village. In turn, the project will provide jobs for those existing and future residential developments and may also attract further commercial development in the future.

The proposed change does not involve a change in or conflict with any Foundation Component designation in the General Plan. The General Plan Amendment involves a change of the land use designation within the same Foundation Component of Community Development, from Medium Density Residential to Commercial Retail. There is no change to the Foundation Component; therefore, the project is consistent.

2. The proposed amendment contributes to the achievement of the purposes of the General Plan or, at a minimum, would not be detrimental to them. The purposes of General Plan are to set direction for land use and development in strategic locations, provide for the development of the economic base, establish a framework of the transportation system, and the preservation of extremely valuable natural and cultural resources. The project reflects the desire and need associated with the Lakeland Village Policy Area for commercial uses along Grand Avenue.

3. An amendment is required to expand basic job opportunities that contribute directly to the County's economic base and that would improve the ratio of jobs-to-workers in the County. The Project will provide short-term construction jobs and long-term permanent jobs of employment at the retail store; plus jobs for delivery or trucking businesses needed to resupply stocks at the retail store. Both the short-term and long-term job opportunities will help to improve the ratio of jobs to workers in the area, and will contribute directly to the employment and development of workers in the County.

Change of Zone Findings:

The following findings shall be made prior to making a recommendation to adopt the Change of Zone, pursuant to the provisions of Ordinance No. 348:

1. The project site has a zoning classification of General Commercial (C-1/C-P) and Watercourse, Watershed, and Conservation Area (W-1). The project proposes to modify the area of the project site zoned General Commercial (C-1/C-P) and Watercourse, Watershed, and Conservation Areas (W-1). The proposed change of zone, modifying the subject site area that is covered by either the C-1/C-P zone and W-1 zones, will be consistent match in area layout with the proposed General Plan Amendment of CD: CR and OS: C. Both the GPA and CZ will match with their attended layouts to conserve the water and conservation areas associated with the project as well as allow for an increased area for the CD: CR and C-1/C-P area to accommodate the proposed project.
2. The change of zone is not likely to cause substantial environmental damage or substantially and avoidably injure fish or wildlife or their habitat, because the proposed Project will not affect or endanger wildlife or fish. The proposed project is over 1000 feet from Lake Elsinore.
3. The proposed project is compatible with surrounding land uses, as the surrounding land uses consist of a commercial/industrial complex to the south of the project site and scattered residential dwellings and vacant land. Therefore the project is compatible with the surrounding area.

Plot Plan Findings:

The following findings shall be made prior to making a recommendation to approve the Plot Plan, pursuant to the provisions of Ordinance No. 348:

1. The proposed project is an allowed use within the C-1/C-P zoning classification with the approval of a Plot Plan.
2. The overall development of the land shall be designed for the protection of the public health, safety and general welfare. The project has been designed to meet the guidelines set forth by the Lakeland Village Policy Area and the Lakeland Village & Wildomar Design Guidelines with ornamental, stylistic, and contemporary design features. These designs consist of acritical, lighting, fencing, and signage features and components to reflect the desired look for the Lakeland Village area. Landscaping, parking and infrastructure design also protect the health, safety and general welfare of the surrounding area.
3. The project conforms to the logical development of the land and is compatible with the present and future logical development of the surrounding property. Currently the Lakeland Village Policy Area is in the latter stages of approval by the County of Riverside Board of Supervisors and has included this proposal of a commercial parcel into its design. Other parcels along Grand Avenue will also be

configured to represent either commercial or industrial developments as well as beyond that residential developments.

4. That plan for the proposed use shall consider the location and need for dedication and improvement of necessary streets and sidewalks, including the avoidance of traffic congestion; and shall take into account topographical and drainage conditions, including the need for dedication and improvements of necessary structures as a part thereof. The project will not adversely affect traffic patterns that are already in place. No additional or special road right of way improvements then the normal needed for a commercial development are being imposed on the project to accommodate existing conditions.

Development Standards Findings:

The following standards of development are required in the C-1/C-P Zone:

1. No minimum lot area requirements are required. The Project site is a 2.00 acre parcel and able to accommodate a retail store.
2. There are no yard requirements for buildings which do not exceed 35 feet. The project's building height is 31 feet high at the top of the parapet.
3. No building or structure shall exceed 50 feet in height. The height of the project building is 31 feet high from the top of the parapet.
4. Automobile storage space shall be provided as required. The project provides 46 onsite parking spaces, including ADA parking spaces and meets the off-street parking requirements for Ordinance No. 348.
5. All roof mounted mechanical equipment shall be screened from the ground elevation view. The Project's roof mounted equipment is screened from all sides of the project site by design from ground view elevations.

Other Findings:

1. The project site is partially located within Criteria Cell 5038 of the Western Riverside County Multiple Species Habitat Conservation Plan. This project fulfills the plan requirements as the small section of the northeast corner of the subject site that is within the criteria cell is not a part of the project or in its design and is segregated by the proposed GPA1223 and CZ7945 to be conserved.
2. The project site is located within the City of Lake Elsinore Sphere of Influence. This project was provided to the City of Lake Elsinore for review and comment on July 20, 2017. No comments were received either in favor or opposition of the project.
3. The project site is not located within an Airport Influence Area ("AIA") boundary and is therefore not subject to the Airport Land Use Commission ("ALUC") review.
4. In compliance with Assembly Bill 52 (AB52), notices regarding this project were mailed to nine requesting tribes on July 27, 2017. Consultations were requested by the Pechanga Band of Luiseno Mission Indians, the Soboba Band of Luiseno Indians and the Rincon Band of Luiseno Indians.

In compliance with Senate Bill 18 (SB18), notices were mailed to 26 contacts provided by the Native American Heritage Commission. Responses were received from 4 groups. Viejas and Pala both deferred to tribes located closer to the project area, Soboba and Pechanga both requested consultation.

Consultation was held with Pechanga on October 19, 2017, Rincon on October 04, 2017 and with Soboba on August 28, 2017. Project exhibits as well as the negative cultural report were provided to all of these consulting groups.

Consultation was concluded with all Tribes on February 09, 2018.

Although no physical resources are present within the project area, due to the sensitivity of the area to local tribes the project has been conditioned to have a Native American Monitor present during ground disturbing activities associated with the project.

5. The project site is located within Zone B of the Mount Palomar Observatory Lighting Zone boundary, as identified by Ordinance No. 655 (Mt. Palomar). The project is required to comply with all lighting standards specified within Ordinance No. 655, pursuant to Zone B.
6. The project site is not located within the Fee Assessment Area of the Stephen's Kangaroo Rat Habitat Conservation Plan ("SKRHCP").

Fire Findings:

1. The project site is not located within a Cal Fire State Responsibility Area ("SRA") OR Local Responsibility Area ("LRA").

Conclusion:

1. For the reasons discussed above, as well as the information provided in the Initial Study, the proposed project conforms to all the requirements of the General Plan and with all applicable requirements of State law and the ordinances of Riverside County. Moreover, the proposed project would not be detrimental to the health, safety or general welfare of the community.

PUBLIC HEARING NOTIFICATION AND COMMUNITY OUTREACH

This project was advertised in the Press Enterprise Newspaper. Additionally, public hearing notices were mailed to property owners within 600 feet of the project site. As of the writing of this report, Planning Staff has not received written communication/phone calls from the public who indicated support/opposition to the proposed project.

This project was presented before the Lakeland Village CAC on February 28, 2018. There was no indication of opposition to the project.

2
3 **RESOLUTION NO. 2018-003**
4 **RECOMMENDING ADOPTION OF**
5 **GENERAL PLAN AMENDMENT NO. 1223**
6

7 **WHEREAS**, pursuant to the provisions of Government Code Section(s) 65350/65450 et. seq.,
8 public hearings were held before the Riverside County Planning Commission in Riverside, California on
9 April 18, 2018, to consider the above-referenced matter; and,

10 **WHEREAS**, all the provisions of the California Environmental Quality Act (CEQA) and
11 Riverside County CEQA implementing procedures have been met and the environmental document
12 prepared or relied on is sufficiently detailed so that all the potentially significant effects of the project on
13 the environment and measures necessary to avoid or substantially lessen such effects have been evaluated
14 in accordance with the above-referenced Act and Procedures; and,

15 **WHEREAS**, the matter was discussed fully with testimony and documentation presented by the
16 public and affected government agencies; now, therefore,

17 **BE IT RESOLVED, FOUND, DETERMINED, AND ORDERED** by the Planning
18 Commission of the County of Riverside, in regular session assembled on April 18, 2018, that it has
19 reviewed and considered the environmental document prepared or relied on and recommends the
20 following based on the staff report and the findings and conclusions stated therein:
21

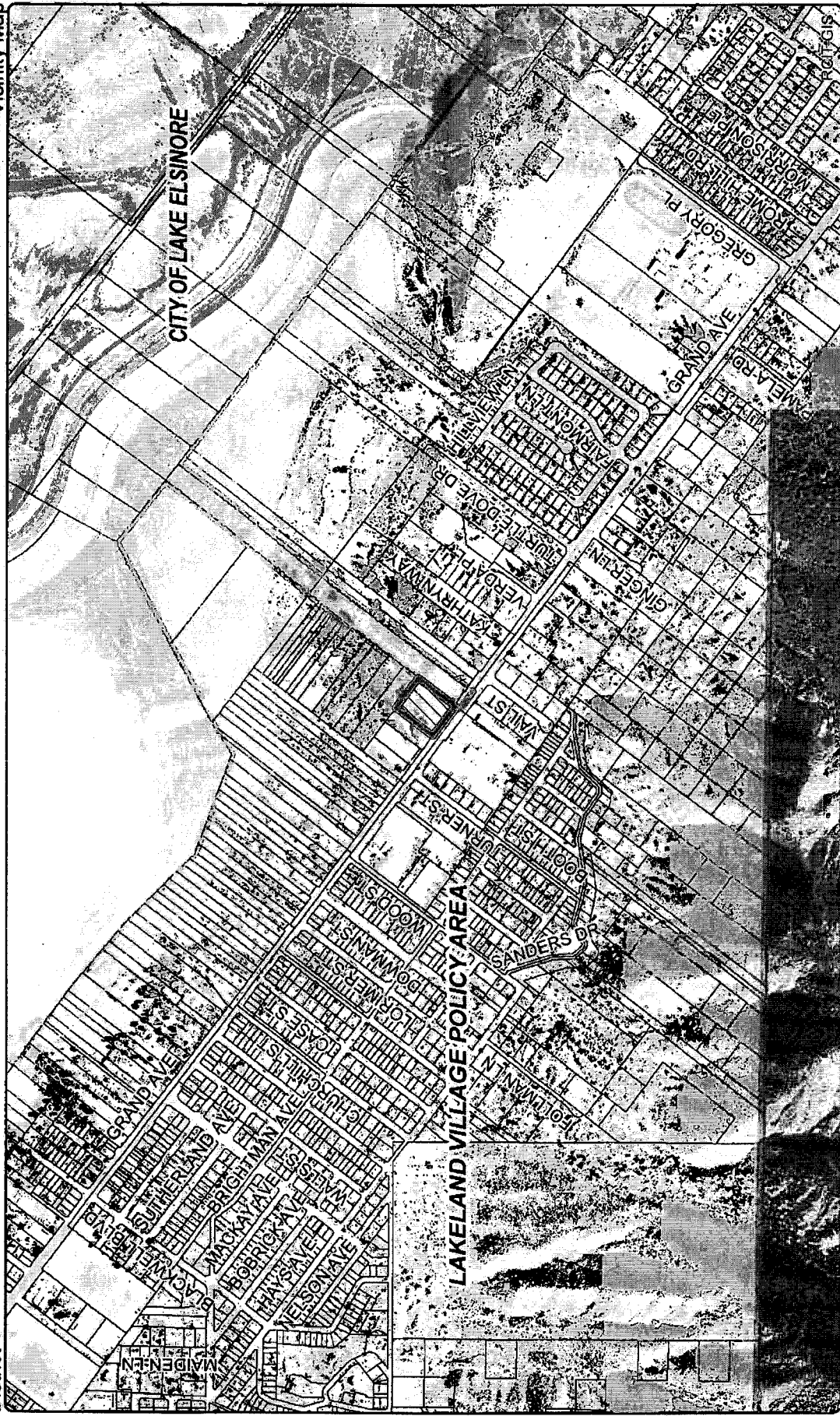
22 **ADOPTION** of the Negative Declaration environmental document, Environmental Assessment
23 File No. 43039; and
24

25 **ADOPTION** of General Plan Amendment No. 1223
26
27
28

RIVERSIDE COUNTY PLANNING DEPARTMENT
CZ07945 GPA01223 PP26308
VICINITY/POLICY AREAS

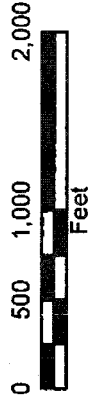
Supervisor: Jeffries
District 1

Date Drawn: 03/09/2018
Vicinity Map



Zoning Dist: Lakeland Village

Author: Vinnie Nguyen



ENCLOSURE: On October 2, 2018, the County of Riverside adopted a new General Plan for the year 2040. The new General Plan will be adopted by the Board of Supervisors on October 2, 2018. The new General Plan will be adopted by the Board of Supervisors on October 2, 2018. The new General Plan will be adopted by the Board of Supervisors on October 2, 2018.

RIVERSIDE COUNTY PLANNING DEPARTMENT

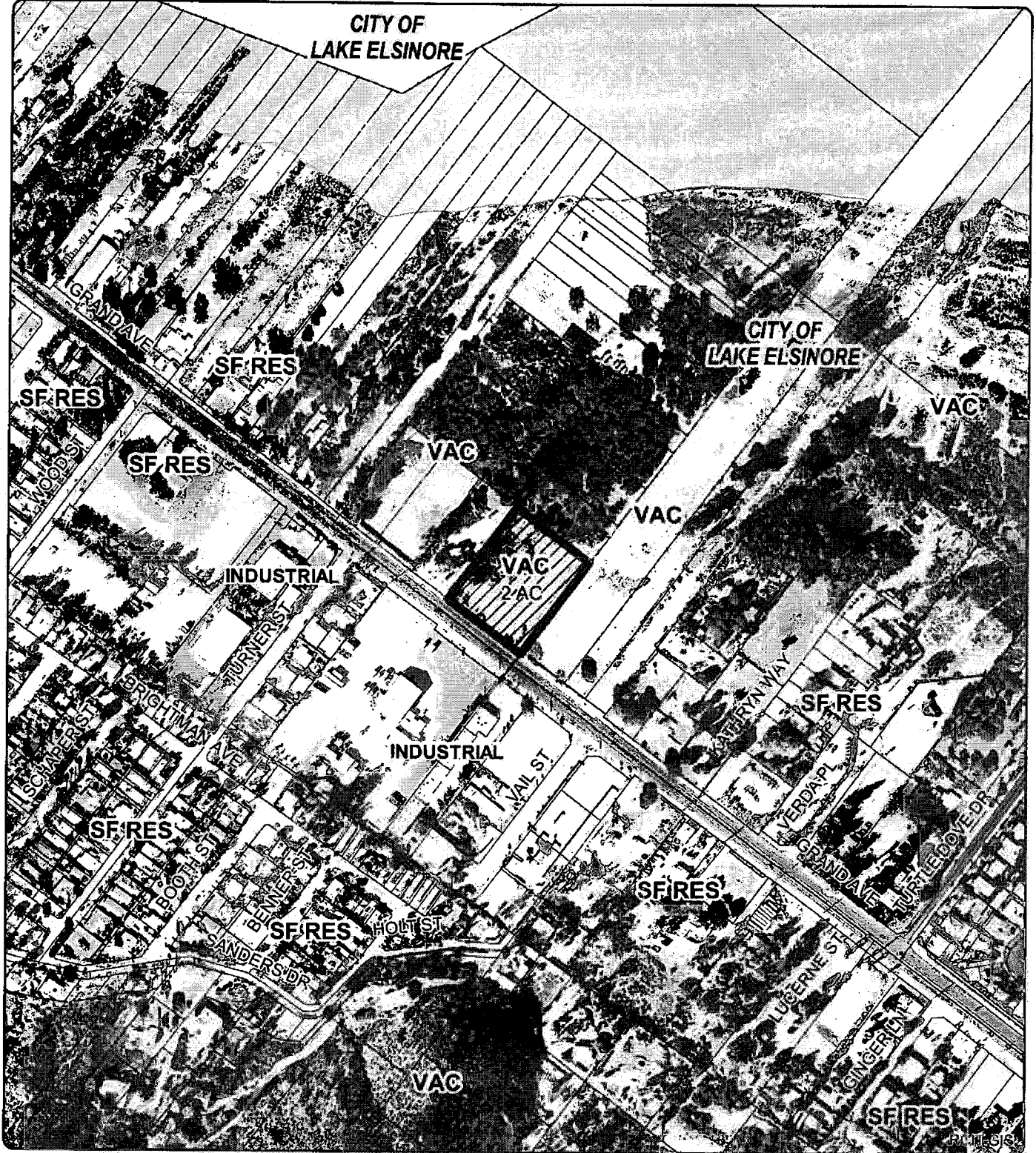
CZ07945 GPA01223 PP26308

Supervisor: Jeffries
District 1

LAND USE

Date Drawn: 03/09/2018

Exhibit 1



Zoning Dist: Lakeland Village

Author: Vinnie Nguyen



DISCLAIMER: On October 7, 2003, the County of Riverside adopted a new General Plan providing new land use designations for unincorporated Riverside County parcels. The new General Plan may contain different type of land use than is provided for under existing zoning. For further information, please contact the Riverside County Planning Department offices in Riverside at (951)955-3200 (Western County) or in Palm Desert at (760)869-8277 (Eastern County) or Website <http://planning.rctiawa.org>

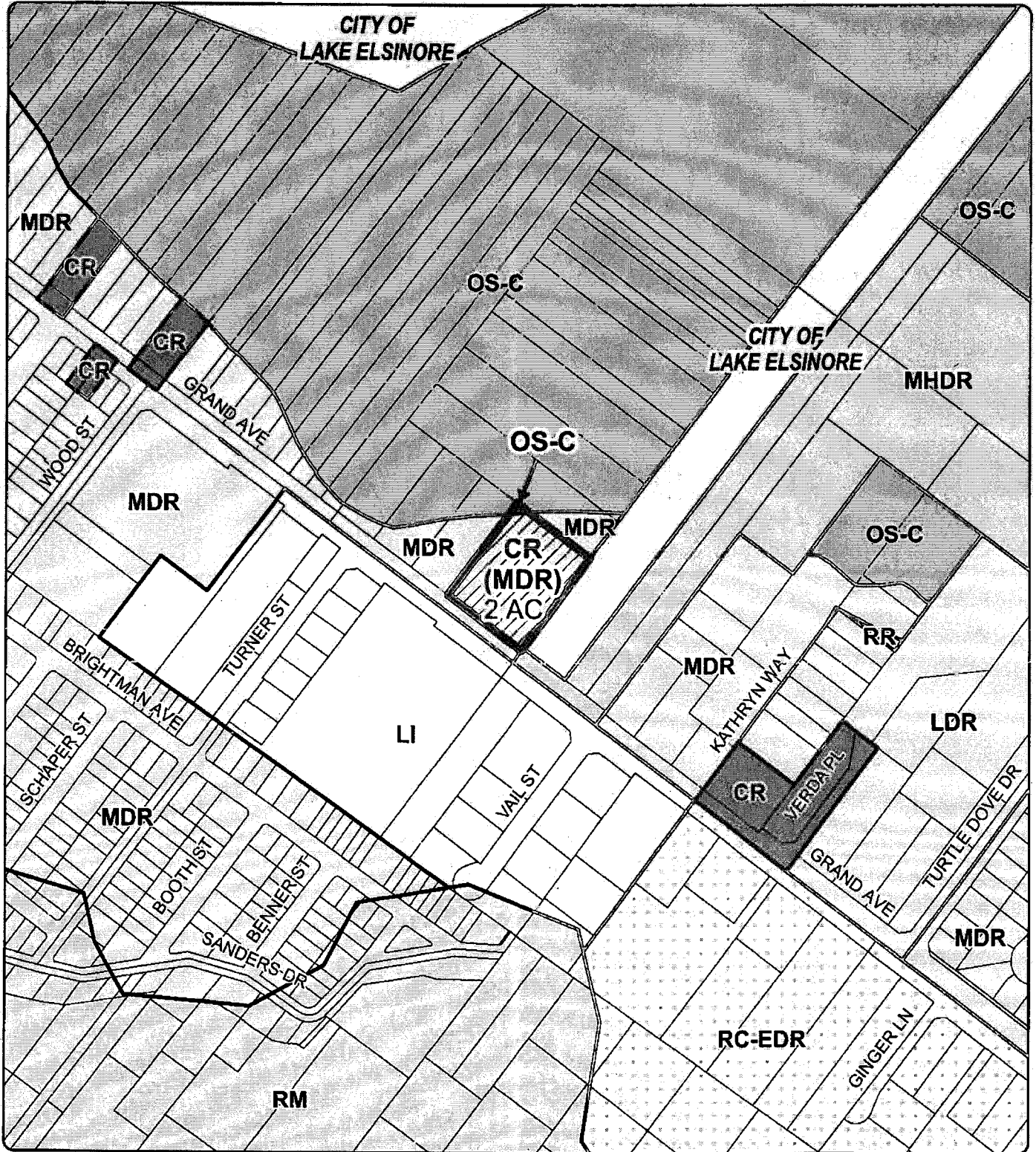
RIVERSIDE COUNTY PLANNING DEPARTMENT

CZ07945 GPA01223 PP26308

PROPOSED GENERAL PLAN

Supervisor: Jeffries
District 1

Date Drawn: 03/09/2018
Exhibit 6



Zoning Dist: Lakeland Village

Author: Vinnie Nguyen



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

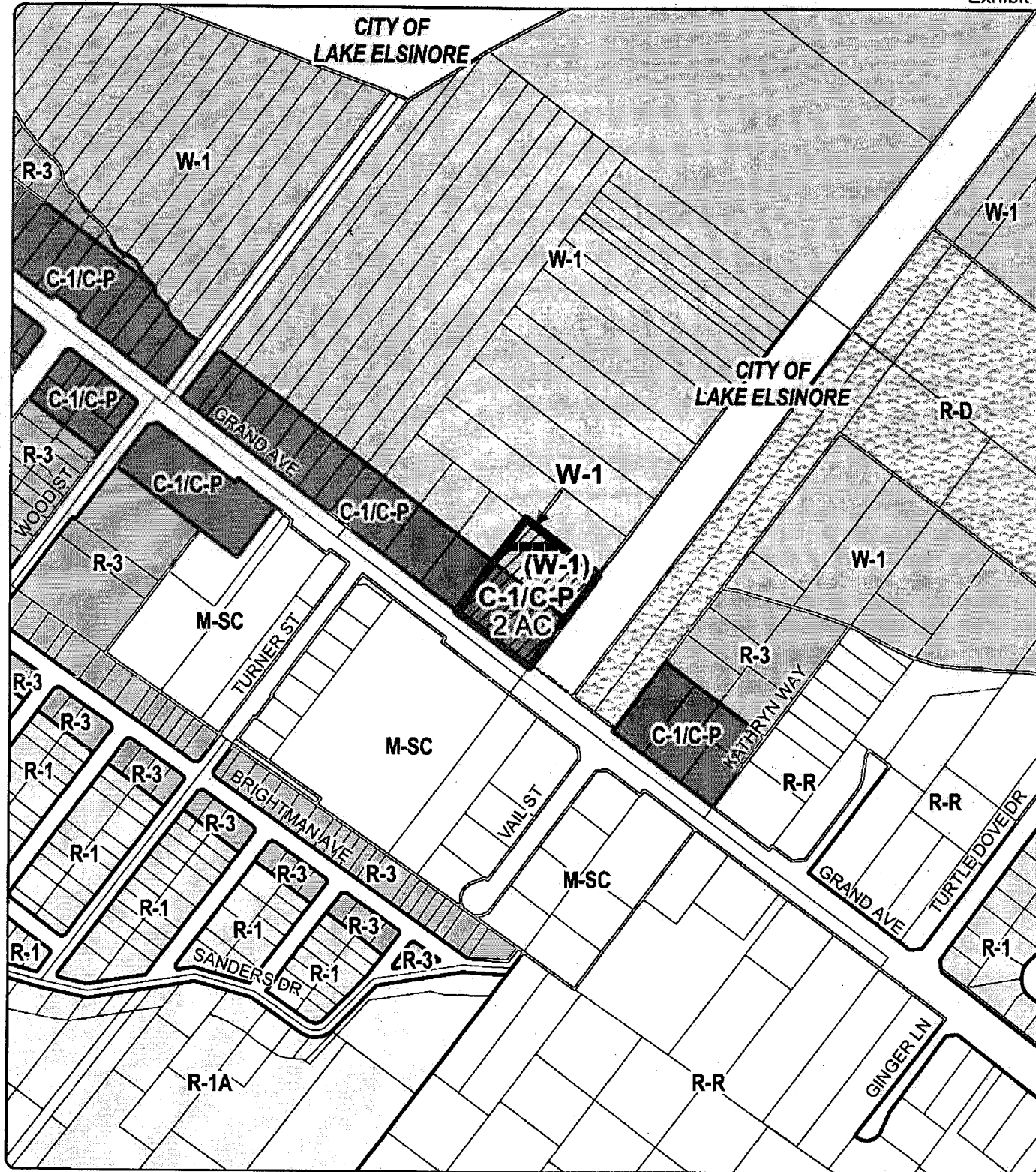
RIVERSIDE COUNTY PLANNING DEPARTMENT

CZ07945 GPA01223 PP26308

Supervisor: Jeffries
District 1

PROPOSED ZONING

Date Drawn: 03/09/2018
Exhibit 3



Zoning Dist: Lakeland Village

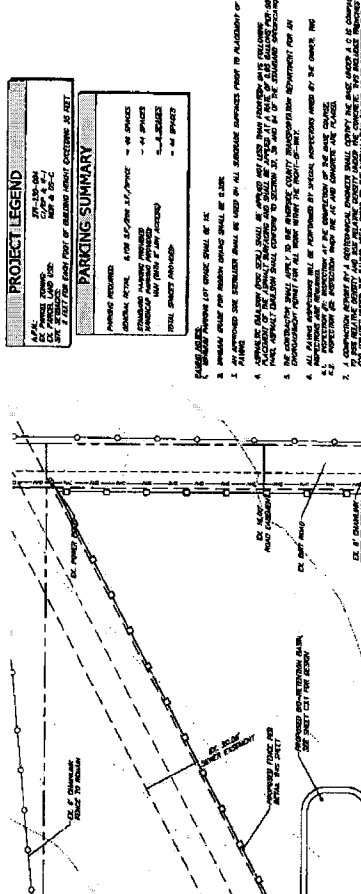
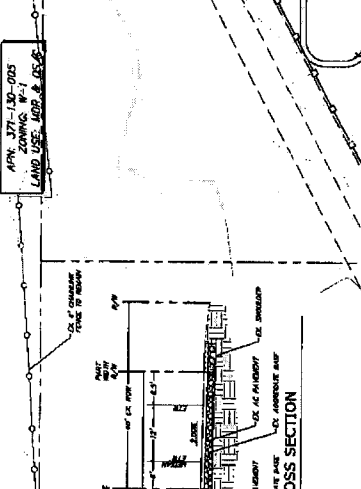
Author: Vinnie Nguyen



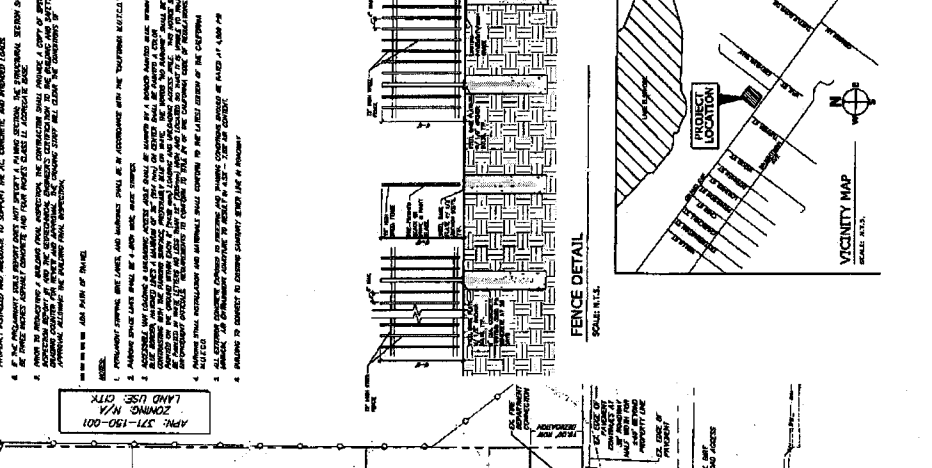
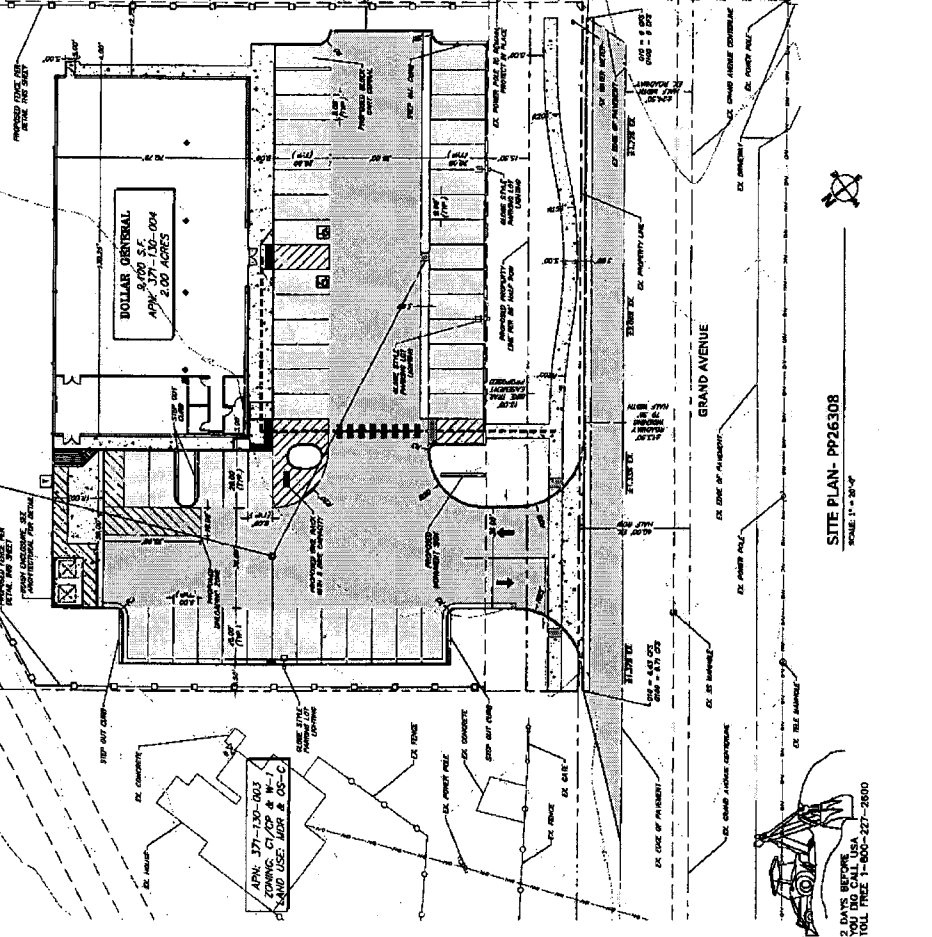
DISCLAIMER: On October 7, 2003, the County of Riverside adopted a new General Plan providing new land use designations for unincorporated Riverside County parcels. The new General Plan may contain different type of land use than is provided for under existing zoning. For further information, please contact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

GENERAL NOTES:

1. THIS SITE PLAN IS SUBMITTED TO THE CITY OF DALLAS FOR REVIEW AND APPROVAL. THE CITY ENGINEER'S REVIEW IS LIMITED TO TECHNICAL ASPECTS OF THE SITE PLAN AND DOES NOT CONSTITUTE A GUARANTEE OF THE ACCURACY OR COMPLETENESS OF THE INFORMATION PROVIDED HEREON.
2. THE APPLICANT SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FROM THE APPROPRIATE AGENCIES.
3. THE APPLICANT SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY EASEMENTS FROM THE ADJACENT PROPERTY OWNERS.
4. THE APPLICANT SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY RECORDS FROM THE APPROPRIATE AGENCIES.



PROPERTY INFORMATION	
APPLICANT:	DOLLAR GENERAL, LLC
OWNER:	TECHNICAL DESIGN GROUP
ENGINEER:	TECHNICAL DESIGN GROUP
DATE:	08/27/2014
PROJECT:	371-130-003
ADDRESS:	17430 CAMPBELL ROAD, SUITE 225, DALLAS, TEXAS 75252
PROJECT NO.:	TDG-14-003
DATE:	08/27/2014
SCALE:	1" = 20'-0"
PROPERTY INFORMATION ADDRESS: 17430 CAMPBELL ROAD, SUITE 225, DALLAS, TEXAS 75252 APN: 371-130-003 ZONING: M-1 LAND USE: MID. & RES.	
PROJECT INFORMATION PROJECT NAME: DOLLAR GENERAL STORE # 1234 PROJECT TYPE: RETAIL PROJECT AREA: 2.00 ACRES PROJECT PERMITS: RETAIL, PLUMBING, ELECTRICAL, MECHANICAL, FIRE, SAFETY, etc.	
DESIGN INFORMATION DESIGNER: TECHNICAL DESIGN GROUP DESIGNER ADDRESS: 17430 CAMPBELL ROAD, SUITE 225, DALLAS, TEXAS 75252 DESIGNER PHONE: (214) 555-1234 DESIGNER FAX: (214) 555-5678 DESIGNER EMAIL: info@tdg.com DESIGNER WEBSITE: www.tdg.com	
REVISIONS	
NO.	DESCRIPTION
1	ISSUE FOR PERMIT
2	REVISED PER CITY COMMENTS
3	REVISED PER CITY COMMENTS



PROJECT LEGEND

- APN: 371-130-003
- ZONING: M-1
- LAND USE: MID. & RES.

PARKING SUMMARY

TYPE	AMOUNT
STANDARD	100
COMPACT	50
TOTAL	150

EXTERIOR FINISH LEGEND

E.F. 1	PAINT	E.F. 5	METAL FINISH/TILE
MANUFACTURER: SKANSKA MANUFACTURER CONTACT: SKANSKA COLOR: WHITE FINISH: SMOOTH	MANUFACTURER: SKANSKA MANUFACTURER CONTACT: SKANSKA COLOR: WHITE FINISH: SMOOTH	MANUFACTURER: SKANSKA MANUFACTURER CONTACT: SKANSKA COLOR: WHITE FINISH: SMOOTH	MANUFACTURER: SKANSKA MANUFACTURER CONTACT: SKANSKA COLOR: WHITE FINISH: SMOOTH
E.F. 2	PAINT	E.F. 6	WOOD FINISH
MANUFACTURER: SKANSKA MANUFACTURER CONTACT: SKANSKA COLOR: WHITE FINISH: SMOOTH	MANUFACTURER: SKANSKA MANUFACTURER CONTACT: SKANSKA COLOR: WHITE FINISH: SMOOTH	MANUFACTURER: SKANSKA MANUFACTURER CONTACT: SKANSKA COLOR: WHITE FINISH: SMOOTH	MANUFACTURER: SKANSKA MANUFACTURER CONTACT: SKANSKA COLOR: WHITE FINISH: SMOOTH
E.F. 3	PAINT	E.F. 7	GLASS
MANUFACTURER: SKANSKA MANUFACTURER CONTACT: SKANSKA COLOR: WHITE FINISH: SMOOTH	MANUFACTURER: SKANSKA MANUFACTURER CONTACT: SKANSKA COLOR: WHITE FINISH: SMOOTH	MANUFACTURER: SKANSKA MANUFACTURER CONTACT: SKANSKA COLOR: WHITE FINISH: SMOOTH	MANUFACTURER: SKANSKA MANUFACTURER CONTACT: SKANSKA COLOR: WHITE FINISH: SMOOTH
E.F. 4	PAINT	E.F. 8	GLASS
MANUFACTURER: SKANSKA MANUFACTURER CONTACT: SKANSKA COLOR: WHITE FINISH: SMOOTH	MANUFACTURER: SKANSKA MANUFACTURER CONTACT: SKANSKA COLOR: WHITE FINISH: SMOOTH	MANUFACTURER: SKANSKA MANUFACTURER CONTACT: SKANSKA COLOR: WHITE FINISH: SMOOTH	MANUFACTURER: SKANSKA MANUFACTURER CONTACT: SKANSKA COLOR: WHITE FINISH: SMOOTH

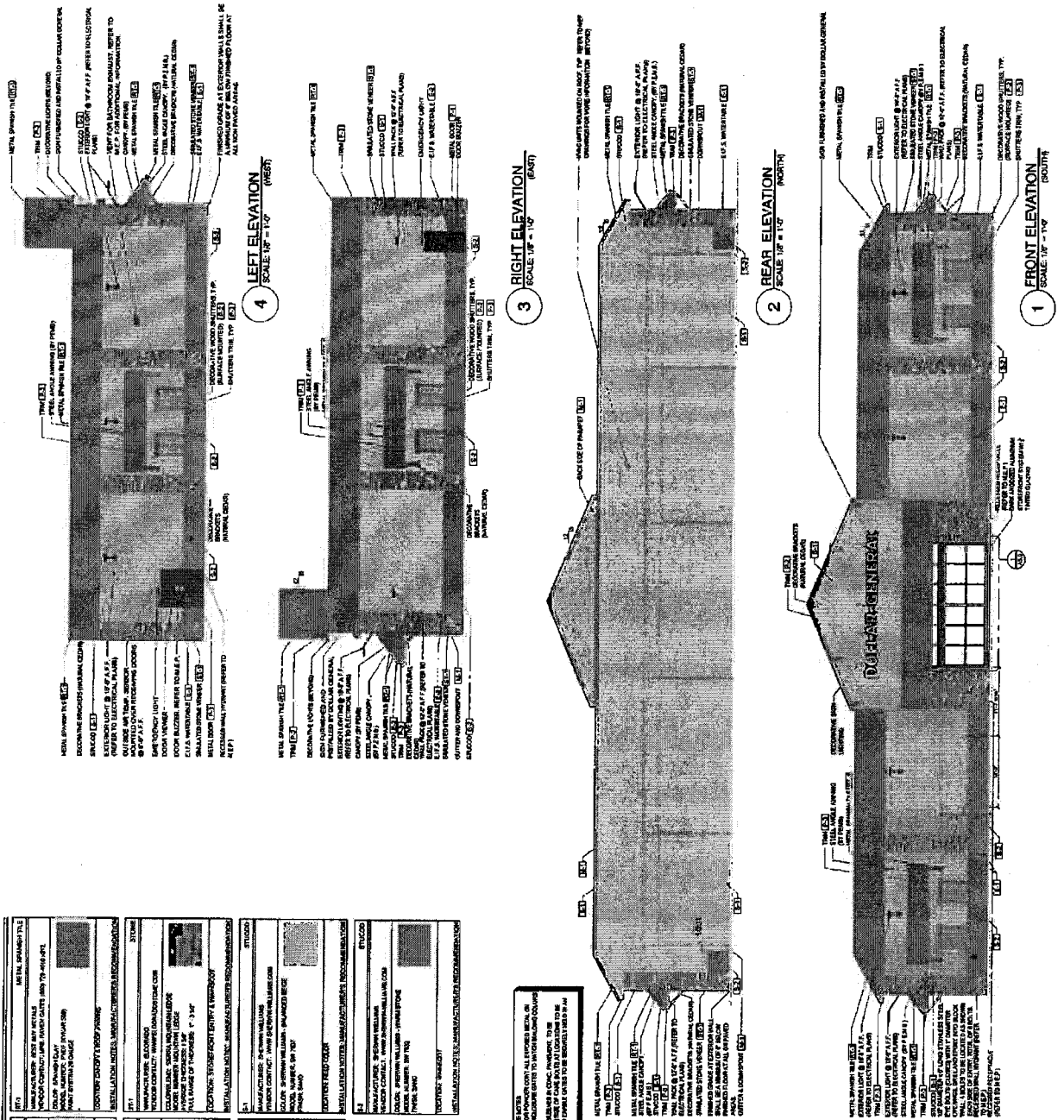
Brion

ARCHITECT
894M RUMSEY
1255 W. 15TH STREET, SUITE 125
PLANO, TEXAS 75075
P: 972.398.6444
F: 972.312.5555

DOLLAR GENERAL
"LAKE ELSINORE - SOUTH"
STORE #
GRAND AVENUE NEAR KATHRYN WAY
LAKE ELSINORE, CA
RIVERSIDE COUNTY

DATE: 12/22/2017
PROJECT NUMBER: TBD
REVISONS: 04
BY: DWT

PRELIMINARY
EXTERIOR ELEVATIONS
A2.0
SHEET NUMBER



1 FRONT ELEVATION
SCALE: 1/8" = 1'-0"

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

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

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

5 ENLARGED DETAIL
SCALE: 1/4" = 1'-0"

6 TRASH ENCLOSURE ELEVATION (SOUTH)
SCALE: 1/8" = 1'-0"

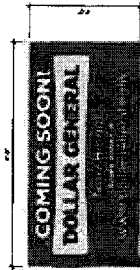
7 TRASH ENCLOSURE ELEVATION (NORTH)
SCALE: 1/8" = 1'-0"

8 TRASH ENCLOSURE ELEVATION (EAST & WEST)
SCALE: 1/8" = 1'-0"

SIGN SPECIFICATIONS

1. SIGNAGE SHALL BE PROVIDED AND INSTALLED BY THE CONTRACTOR AT THE BEGINNING OF CONSTRUCTION PROJECT.
2. SIGNAGE SHALL BE PROVIDED AND INSTALLED BY THE CONTRACTOR AT THE BEGINNING OF CONSTRUCTION PROJECT.
3. SIGNAGE SHALL BE PROVIDED AND INSTALLED BY THE CONTRACTOR AT THE BEGINNING OF CONSTRUCTION PROJECT.
4. SIGNAGE SHALL BE PROVIDED AND INSTALLED BY THE CONTRACTOR AT THE BEGINNING OF CONSTRUCTION PROJECT.
5. SIGNAGE SHALL BE PROVIDED AND INSTALLED BY THE CONTRACTOR AT THE BEGINNING OF CONSTRUCTION PROJECT.
6. SIGNAGE SHALL BE PROVIDED AND INSTALLED BY THE CONTRACTOR AT THE BEGINNING OF CONSTRUCTION PROJECT.
7. SIGNAGE SHALL BE PROVIDED AND INSTALLED BY THE CONTRACTOR AT THE BEGINNING OF CONSTRUCTION PROJECT.
8. SIGNAGE SHALL BE PROVIDED AND INSTALLED BY THE CONTRACTOR AT THE BEGINNING OF CONSTRUCTION PROJECT.
9. SIGNAGE SHALL BE PROVIDED AND INSTALLED BY THE CONTRACTOR AT THE BEGINNING OF CONSTRUCTION PROJECT.
10. SIGNAGE SHALL BE PROVIDED AND INSTALLED BY THE CONTRACTOR AT THE BEGINNING OF CONSTRUCTION PROJECT.

ITEM NO.	DESCRIPTION	QUANTITY	UNIT	PRICE	TOTAL
1
2
3
4
5
6
7
8
9
10
TOTAL					



THIS SIGN IS TO BE PROVIDED AND INSTALLED BY THE CONTRACTOR AT THE BEGINNING OF CONSTRUCTION PROJECT.

3 COMING SOON SIGN
N.T.S.

DOLLAR GENERAL

FRONT VIEW

REAR SECTION DETAIL

GENERAL NOTES

SPECIAL NOTES

MATERIALS

FINISHES

DIMENSIONS

DATE: 12/22/2017

PROJECT NUMBER: TBD

REVISIONS:

BY: [Signature]

DATE: 12/22/2017

2 BUILDING SIGN DETAILS

EXTERNAL ILLUMINATION

Smaller Angle Shells ARE7/41/INC - Black
1/2" Ann Retention 3/4" Diameter (30" Long) with 3-1/2 Ann Retention 3/4" Diameter (18-1/2" Long) Truncated Alum. T and CP 3/4" Retaining Plate (4-1/2" Diameter) - Black
LED BULK-MAYCO WOLVOUR ONE A-19 3MM DIAGONAL BEAM DIMMABLE LED BULBS (9-0 WATTS)

DOLLAR GENERAL REQUIRES SIGN TO BE SET WITH ALL INSIDE COMPONENTS IN CASE CITY ALLOWS INTERNAL ILLUMINATION ON A FUTURE DATE.

ILLUMINATION VIEW

FRONT VIEW

REAR SECTION DETAIL

GENERAL NOTES

SPECIAL NOTES

MATERIALS

FINISHES

DIMENSIONS

DATE: 12/22/2017

PROJECT NUMBER: TBD

REVISIONS:

BY: [Signature]

DATE: 12/22/2017

1 MONUMENT SIGN DETAILS
N.T.S.

DOLLAR GENERAL

"LAKE ELSHORE - SOUTH"

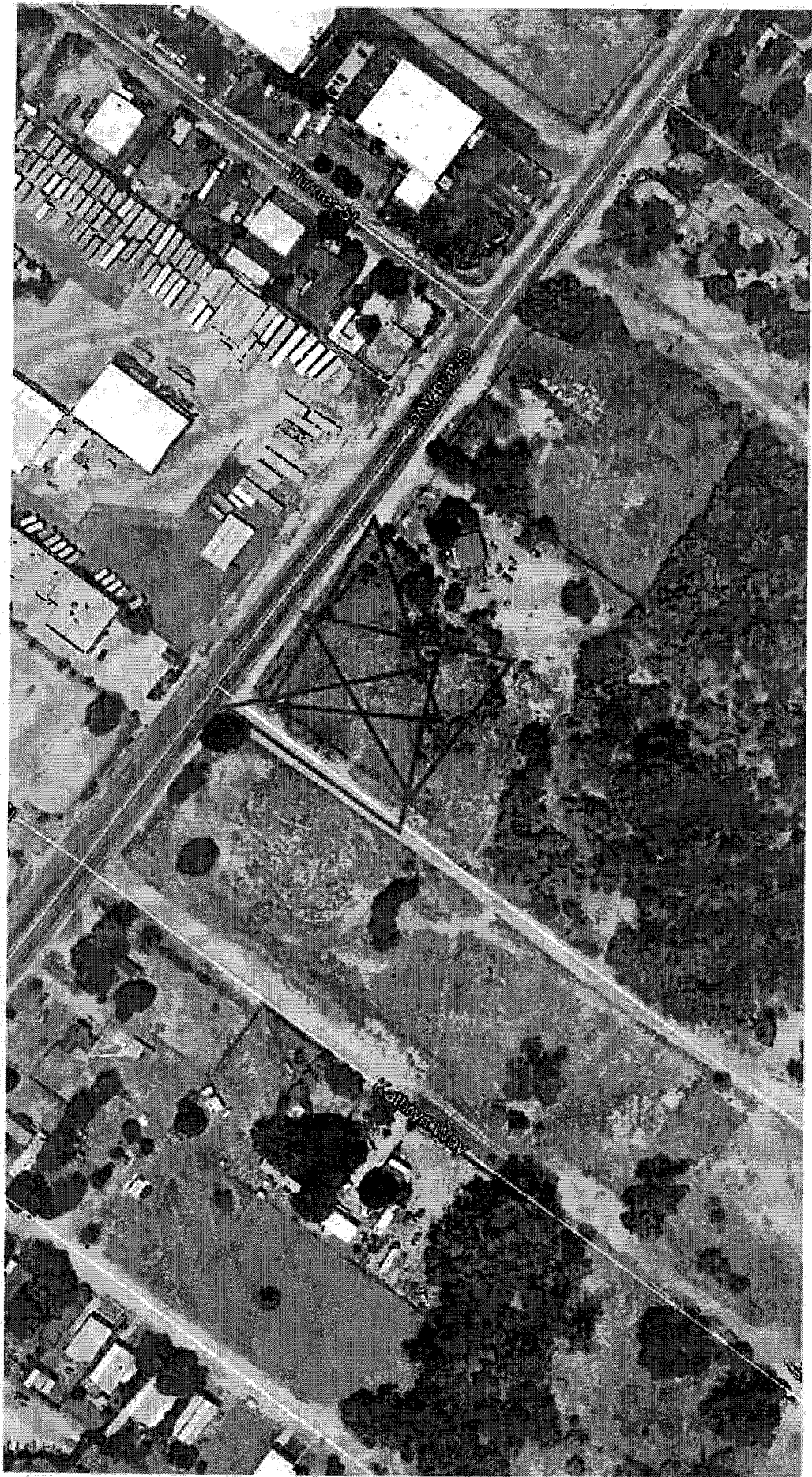
STORE # 1255 W. 15TH STREET, SUITE 125
PLANO, TEXAS 75075
7-972-338-6644
7-972-312-8666

ARCHITECT: BRIAN RIMBEY
1255 W. 15TH STREET, SUITE 125
PLANO, TEXAS 75075
7-972-338-6644
7-972-312-8666

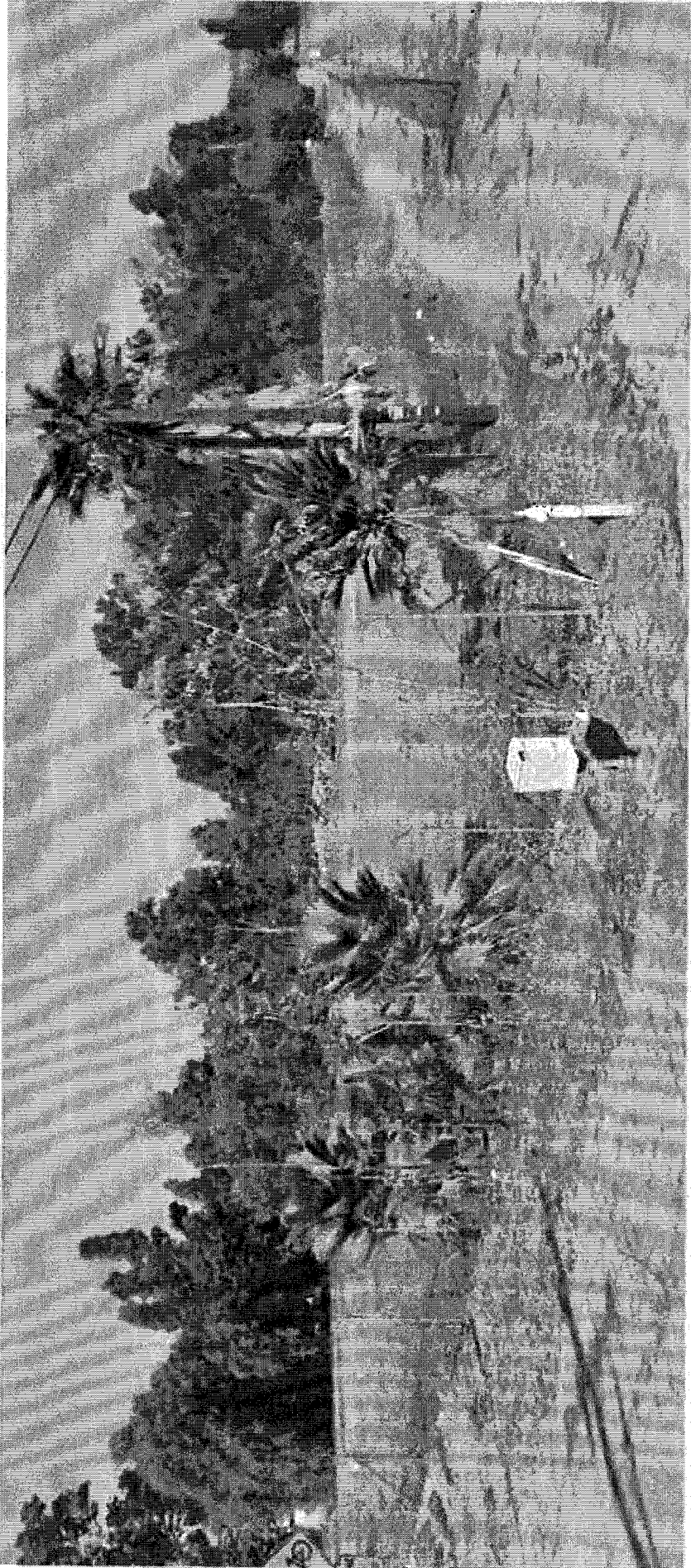
ARCHITECT: BRIAN RIMBEY
1255 W. 15TH STREET, SUITE 125
PLANO, TEXAS 75075
7-972-338-6644
7-972-312-8666

DATE: 12/22/2017
PROJECT NUMBER: TBD
REVISIONS:
BY: [Signature]
DATE: 12/22/2017

PRELIMINARY
SHEET NUMBER: A07
SIGNAGE DETAILS
DATE: 12/22/2017



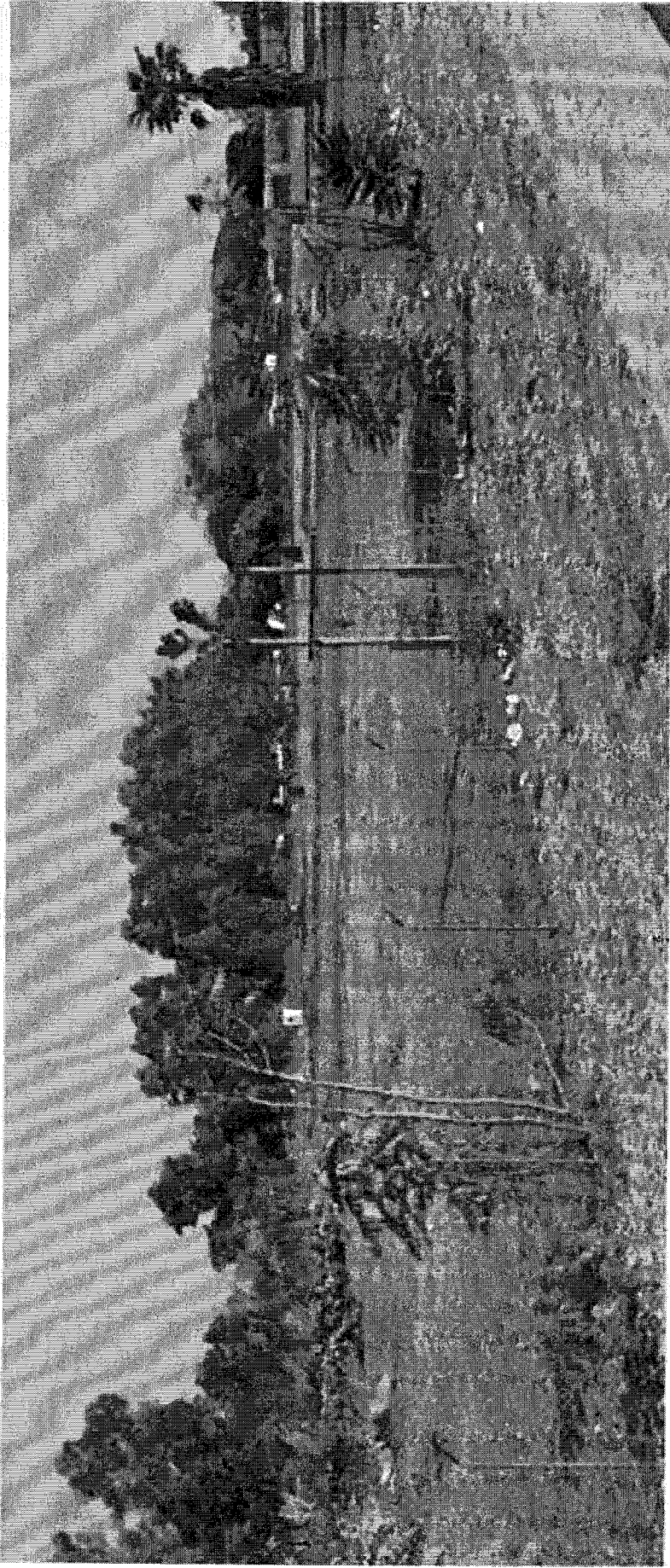
Looking Northeast



Looking East

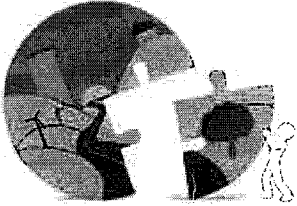


Looking Southeast



Dollar General Business Plan

Dollar General stands for convenience, quality brands and low prices. More than half of our stores serve communities with fewer than 20,000 people – many overlooked by large retailers. We like to build stores close to neighborhoods, so no one has to drive far to find us. Dollar General's successful prototype makes shopping a truly hassle-free experience. We design neighborhood stores with carefully edited merchandise assortments. We don't carry every brand and size, just the most popular ones. We save you time by staying focused on life's simple necessities: laundry detergent, toilet paper, bar soap, shampoo, socks and underwear, and maybe a gadget or two. We were one of the first General Merchandise stores to add coolers to our stores, featuring convenience foods such as milk and eggs. Some of the national brands carried are Tide, Crest, Kotex Dove, *Proctor and Gamble, Clorox, glad, Huggies Tylenol, Ocean Spray, 3M, Bic, Fruit of the Loom and Rexall Drugs. Our permanent Dollar General Store will operate between the hours of 8am and 10pm, 7 days a week. They typically run between 3-5 employees per shift, 95% of the time operating with 3 employees. Deliveries are random and could happen anytime during operating hours.



RIVERSIDE COUNTY
PLANNING DEPARTMENT

Charissa Leach,
Assistant TLMA Director

NEGATIVE DECLARATION

Project/Case Number: GPA1223 / CZ7945 / PP26308 / EA43039

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

PROJECT DESCRIPTION, LOCATION (see Environmental Assessment).

COMPLETED/REVIEWED BY:

By: Tim Wheeler Title: Project Planner Date: March 8, 2018

Applicant/Project Sponsor: Cross Development Date Submitted: July 6, 2017

ADOPTED BY: Board of Supervisors

Person Verifying Adoption: Tim Wheeler Date: May 22, 2018

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

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

For additional information, please contact Tim Wheeler at 951-955-6060.

Please charge deposit fee case#: ZEA43039 ZCFG .6412

FOR COUNTY CLERK'S USE ONLY

COUNTY OF RIVERSIDE

ENVIRONMENTAL ASSESSMENT FORM: INITIAL STUDY

Environmental Assessment (E.A.) Number: 43039

Project Case Type (s) and Number(s): General Plan Amendment 01223, Change of Zone 07945, and Plot Plan 26308

Lead Agency Name: County of Riverside Planning Department

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

Contact Person: Tim Wheeler

Telephone Number: 951-955-6060

Applicant's Name: Cross Development/CD DG Lake Elsinore South, LLC

Applicant's Address: 4336 Marsh Ridge Rd, Carrollton TX, 75010

Engineer's Name: Jon Browning, Tectonics Design Group

Engineer's Address: 730 Sandhill Road Suite 250, Reno NV 89521

I. PROJECT INFORMATION

A. Project Description: General Plan Amendment No. 1223 proposes to change the Land Use Designation within the Community Development Foundation from Medium Density Residential (MDR) to Commercial Retail (CR). Change of Zone No. 7945 proposes to change the Zoning Classification from General Commercial (C-1/C-P) and Watercourse, Watershed, and Conversation Areas (W-1), to General Commercial (C-1/C-P). Plot Plan No. 26308 proposes a 9,100 square foot retail store (Dollar General) on 2 acres. No alcohol sales. The project will include 46 parking spaces (including 2 ADA), signage, and a bio-retention basin.

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

C. Total Project Area: 2.00 Acres

Residential Acres: N/A	Lots: N/A	Units: N/A	Projected No. of Residents: N/A
Commercial Acres: 2*	Lots: 1	Sq. Ft. of Bldg. Area: 9,100	Est. No. of Employees: 8
Pending MPA/ZC*			
Industrial Acres: N/A	Lots: N/A	Sq. Ft. of Bldg. Area: N/A	Est. No. of Employees: N/A
Other: N/A			

D. Assessor's Parcel No(s): 371-130-004

E. Street References: The project site is located in the Lakeland Village community within the northeasterly of Grand Ave, westerly of Vail Street, and easterly of Turner Street.

F. Section, Township & Range Description or reference/attach a Legal Description: Section 19, Township 6 South, Range 4 West

G. Brief description of the existing environmental setting of the project site and its surroundings: The project site is a relatively flat field that shows disturbance of the vacant lot, with debris piles that include different trunks and logs, as well as different invasive species. There are many man-made disturbances on all boundaries, includes fences, paved roads and power lines.

II. APPLICABLE GENERAL PLAN AND ZONING REGULATIONS

A. General Plan Elements/Policies:

1. **Land Use:** The proposed project is currently designated Medium Density Residential (MDR) and is awaiting a General Plan Amendment change to Commercial Retail (CR). The proposal will meet all applicable land use policies once the Land Use Designation is changed.
2. **Circulation:** The proposed project has been reviewed for conformance with County Ordinance 461 by the Riverside County Transportation Department. Adequate circulation facilities exist and are proposed to serve the proposed project. The proposed project meets with all applicable circulation policies of the General Plan.
3. **Multipurpose Open Space:** No natural open space land was required to be preserved within the boundaries of this project. The proposed project meets with all other applicable Multipurpose Open Space Element policies.
4. **Safety:** The proposed project is within an area with a very high susceptibility to liquefaction and has soil subsidence potential. The project site is located within a County Fault Hazard Zone for the Wildomar fault, and a Fault Rupture Hazard Investigation reported that the area within approximately 75 feet of the proposed building is not traversed by active faulting. The proposed project is not located within a high fire hazard area, but is located within a dam inundation area. The proposed project has allowed for sufficient provision of emergency response services to the future users of this project through the project design and payment of development impact fees. The proposed project meets with all other applicable Safety Element policies.
5. **Noise:** The proposed project meets with all applicable Noise Element policies.
6. **Housing:** There are no impacts to housing as a direct result of this project at this time.
7. **Air Quality:** The proposed project has been conditioned to control any fugitive dust during grading and construction activities. The proposed project meets all other applicable Air Quality Element policies.
8. **Healthy Communities:** There are no impacts or adverse effects to healthy communities as a direct result of this project at this time.

B. **General Plan Area Plan(s):** Elsinore Area Plan

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

D. **Land Use Designation(s):** Existing: Community Development: Medium Density Residential (CD: MDR) and Open Space: Conservation (OS-C)

Proposed: Community Development: Commercial Retail (CD: CR) and Open Space: Conservation (OS: C)

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

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

G. Adjacent and Surrounding Area Plan(s), Foundation Component(s), Land Use Designation(s), and Overlay(s) and Policy Area(s), if any:

1. **Area Plan(s):** Elsinore Area Plan
2. **Foundation Component(s):** Open Space to the north, Community Development to the east, south and west
3. **Land Use Designation(s):** Open Space-Conservation to the north, Medium Density Residential to the west, Light Industrial to the south, City of Lake Elsinore immediately to the east with Medium High Density Residential beyond that.
4. **Overlay(s):** N/A
5. **Policy Area(s):** Lakeland Village Policy Area to the north, west, south, and beyond to the east, with the City of Lake Elsinore immediately to the east.

H. Adopted Specific Plan Information

1. **Name and Number of Specific Plan, if any:** N/A
 2. **Specific Plan Planning Area, and Policies, if any:** N/A
- I. **Existing Zoning:** General Commercial (C-1/C-P) and Watercourse, Watershed, and Conservation Area (W-1)
- J. **Proposed Zoning, if any:** General Commercial (C-1/C-P) and Watercourse, Watershed, and Conservation Area (W-1) **Changing the configuration of the two zones on the site**
- K. **Adjacent and Surrounding Zoning:** General Commercial (C-1/C-P) to the west; Manufacturing-Service Commercial (M-SC) to the south; Regulated Development (R-D) and General Commercial (C-1/C-P) to the east past the City of Lake Elsinore; and Watercourse, Watershed, and Conservation Area (W-1) to the north.

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 type="checkbox"/> Transportation / Traffic |
| <input type="checkbox"/> Air Quality | <input type="checkbox"/> Land Use / Planning | <input type="checkbox"/> Utilities / Service Systems |
| <input type="checkbox"/> Biological Resources | <input type="checkbox"/> Mineral Resources | <input type="checkbox"/> Other: |
| <input type="checkbox"/> Cultural Resources | <input type="checkbox"/> Noise | <input type="checkbox"/> Other: |
| <input type="checkbox"/> Geology / Soils | <input type="checkbox"/> Population / Housing | <input type="checkbox"/> Mandatory Findings of Significance |
| <input type="checkbox"/> Greenhouse Gas Emissions | <input type="checkbox"/> Public Services | |

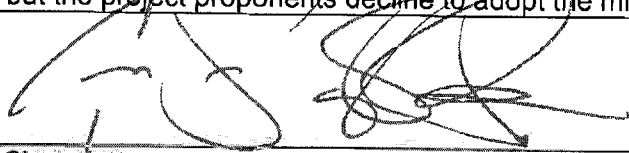
IV. DETERMINATION

On the basis of this initial evaluation:

A PREVIOUS ENVIRONMENTAL IMPACT REPORT/NEGATIVE DECLARATION WAS NOT PREPARED
<input checked="" type="checkbox"/> I find that the proposed project COULD NOT have a significant effect on the environment, and a NEGATIVE DECLARATION will be prepared.
<input type="checkbox"/> 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.
<input type="checkbox"/> 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
<input type="checkbox"/> 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.
<input type="checkbox"/> 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.
<input type="checkbox"/> 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.
<input type="checkbox"/> 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

March 5, 2018

Date

Tim Wheeler

Printed Name

For Charissa Leach, Asst. TLMA 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: Riverside County General Plan Figure C-8 "Scenic Highways"

Findings of Fact:

a) The proposed project is to permit a 9,100 square foot retail store. The Riverside County General Plan indicates that the project site is not located within a designated scenic highway. Development of the project site will not affect any scenic resources, as adjacent lands have been developed with uses similar to that of the proposed project. There will be no impacts.

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

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

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

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

Findings of Fact:

According to the RCLIS, the project site is located approximately 33.5 miles away from the Mt. Palomar Observatory, which is within the designated Zone B Special Lighting Area that surrounds the Mt. Palomar Observatory. Ordinance No. 655 contains approved materials and methods of installation, definition, general requirements, requirements for lamp source and shielding, prohibition and exceptions. This project is required to comply with Ordinance No. 655, as a result, impacts will be less than significant.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

3. Other Lighting Issues	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Expose residential property to unacceptable light levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Source: On-site Inspection, Project Application Description

Findings of Fact:

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

Riverside County Ordinance No. 655 is applicable to the project site. Pursuant to this Ordinance, the project's onsite lighting will be directed downward or shielded and hooded to avoid shining onto adjacent properties and streets. Furthermore, the amount of lighting will be similar to other planned industrial and commercial areas surrounding the site. Standard conditions of approval are not considered unique mitigation measures pursuant to CEQA. No additional mitigation is identified or required. Therefore, these impacts would be less than significant.

b) The proposed project is not expected to create unacceptable light levels as it has been conditioned to conform to Ordinance No. 655. Therefore, the proposed project would not create a new source of substantial light or glare which would adversely affect day or nighttime views in the area or expose residential property to unacceptable light levels. Impacts would be less than significant.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

AGRICULTURE & FOREST RESOURCES Would the project

4. Agriculture	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland) as shown on	<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
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: California Department of Conservation Farmland Mapping and Monitoring Program; Riverside County General Plan Figure OS-2 "Agricultural Resources," RCLIS, and Project Application Materials.

Findings of Fact:

- a) The project site is not designated as Farmland of Local Importance in both the Farmland Mapping and Monitoring Program of the California Department of Conservation and the Riverside County General Plan. Therefore, there is no significant impact from this project to Prime Farmland, Unique Farmland, or Farmland of Statewide Importance.
- b) The project site is not located within an agricultural preserve and will not conflict with existing agricultural use or the Williamson Act contract. No impact will occur.
- c) There are no agriculturally zoned properties within 300' of the project site. Therefore, the project will not cause development of non-agricultural uses within 300 feet of agriculturally zoned property (Ordinance No. 625 "Right-to-Farm"). No impact will occur.
- d) The project site is not currently being farmed. The proposed project will not involve conversion of farmland or involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland to non-agricultural use. No impact will occur.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

5. Forest

a) Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code section 12220(g)), timberland (as defined by Public Resources Code section 4526), or timberland zoned Timberland Production (as defined by Govt. Code section 51104(g))?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Result in the loss of forest land or conversion of forest land to non-forest use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
c) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of forest land to non-forest use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

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

Findings of Fact:

a-c) The project is not located within an area designated for, or zoned for, forestry. The project will not result in the loss of any forest land or result in conversion of forest land. The proposed project is a small retail store and will not result in conversion of forest land to non-forest use. Therefore, no impacts will occur as a result of this project.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

AIR QUALITY Would the project

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

Source: SCAQMD CEQA Air Quality Handbook Table 6-2

Findings of Fact:

a) The Project site is located within the South Coast Air Basin (SCAB), which is under the jurisdiction of the South Coast Air Quality Management District (SCAQMD). The SCAQMD is principally responsible for air pollution control, and has adopted a series of Air Quality Management Plans (AQMP's) to meet the state and federal ambient air quality standards. Most recently, the SCAQMD Governing Board adopted the Final 2016 AQMP in March 2017. The 2016 AQMP was based on assumptions provided by both the California Air Resources Board (CARB) and the Southern California Association of Governments (SCAG) in the latest available EMFAC model for the most recent motor vehicle and

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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demographics information, respectively. The air quality levels projected in the 2016 AQMP are based on several assumptions. For example, the 2016 AQMP has assumed that development associated with general plans, specific plans, residential projects, and wastewater facilities will be constructed in accordance with population growth projections identified by SCAG in its 2016 Regional Transportation Plan (RTP). The 2016 AQMP also has assumed that such development projects will implement strategies to reduce emissions generated during the construction and operational phases of development. Therefore, these impacts would be less than significant.

b-c) The South Coast Air Basin (SCAB) is in a non-attainment status for federal ozone standards, federal carbon monoxide standards, and state and federal particulate matter standards. Any development in the SCAB, including the proposed Project, would cumulatively contribute to these pollutant violations.

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

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

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

d) A sensitive receptor is a person in the population who is particularly susceptible to health effects due to exposure to an air contaminant than is the population at large. Sensitive receptors (and the facilities that house them) in proximity to localized CO sources, toxic air contaminants or odors are of particular concern. High levels of CO are associated with major traffic sources, such as freeways and major intersections, and toxic air contaminants are normally associated with manufacturing and commercial operations. Land uses considered to be sensitive receptors include long-term health care facilities, rehabilitation centers, convalescent centers, retirement homes, residences, schools, playgrounds, child care centers, and athletic facilities. The nearest sensitive receptor is the Lakeland Village Middle School

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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located at 18730 Grand Avenue Lake Elsinore, CA 92530 at approximately .60 miles south of the Project site.

Based on the analysis presented above, the proposed Project would not expose sensitive receptors which are located within one mile of the Project site to substantial point source emissions, and impacts would be less than significant.

e) There would be no substantial sources of point source emissions within one mile of the Project site. Land uses within one mile of the site comprise residential, commercial, and undeveloped lands, none of which are considered sources of point source emissions. Surrounding land uses do not include significant localized CO sources, toxic air contaminants, or odors. The proposed small retail building is not considered a substantial point source emitter or a sensitive receptor. Accordingly, no impact would occur.

f) The potential for the Project to generate objectionable odors has also been considered. Land uses generally associated with odor complaints include: agricultural uses (livestock and farming); wastewater treatment plants; food processing plants; chemical plants; composting operations; refineries; landfills; dairies; and fiberglass molding facilities.

The Project does not contain land uses typically associated with emitting objectionable odors. Potential odor sources associated with the proposed Project may result from construction equipment exhaust and the application of a concrete pad for the small retail building. Standard construction requirements would minimize odor impacts from construction. The construction odor emissions would be temporary, short-term, and intermittent in nature and would cease upon completion of the respective phase of construction. Therefore, odors associated with the proposed Project construction and operations would have no impact.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

BIOLOGICAL RESOURCES Would the project

7. Wildlife & Vegetation

a) Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Conservation Community Plan, or other approved local, regional, or state conservation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Have a substantial adverse effect, either directly or through habitat modifications, on any endangered, or threatened species, as listed in Title 14 of the California Code of Regulations (Sections 670.2 or 670.5) or in Title 50, Code of Federal Regulations (Sections 17.11 or 17.12)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U. S. Wildlife Service?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

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

Source: GIS database, RCLIS, WRC-MSHCP and/or CV-MSHCP, On-site Inspection, Project Application Materials

Findings of Fact:

a) The northwest corner of the project site is located within WRMSHCP Criteria Cell Number 5038. A Biological Study has been prepared by the applicant and approved by the Riverside County Planning Department. The project has been designed to avoid this portion of the site, so no grading, construction, or other activity will take place. By complying with the recommendations in the Biological Study and Conditions of Approvals, the project will have a less than significant impact on the provisions of an adopted Habitat Conservation Plan, Natural Conservation Community Plan, or other approved local, regional, or state conservation plan.

b) This project will not have a substantial adverse effect, either directly or through habitat modifications, on any endangered, or threatened species, as listed in Title 14 of the California Code of Regulations (Sections 670.2 or 670.5) or in Title 50, Code of Federal Regulations (Sections 17.11 or 17.12). No impact will occur.

c) The northwest corner of the project site is located within WRMSHCP Criteria Cell Number 5038. A Biological Study has been prepared by the applicant and approved by the Riverside County Planning Department. The project has been designed to avoid this portion of the site, so no grading, construction, or other activity will take place. By complying with the recommendations in the Biological Study and Conditions of Approvals, the project will have a less than significant impact, either directly or through habitat modifications, on the Burrowing Owl, listed as a Species of Special Concern by the California Department of Fish and Wildlife.

d) The proposed project will not interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident migratory wildlife corridors, or impede the use of native wildlife nursery sites. No impact to occur.

e) The proposed project will not have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, and regulations or by the California Department of Fish and Game or U. S. Fish and Wildlife Service. No impact to occur.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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f) The proposed project will not have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means. No impact to occur.

g) The proposed project will not conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance. No impact to occur.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

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

Source: On-site Inspection, Project Application Materials; Garrison/Smith 2017- A Phase I Cultural Resources Assessment for the Lake Elsinore South Dollar General Store Project, PP26308, Riverside County, California.

Findings of Fact:

a) Based upon analysis of records and a survey of the property by Brian F. Smith and Associates, it has been determined that there will be no impacts to historical resources as defined in California Code of Regulations, Section 15064.5 because they do not occur on the project site. Therefore, there will be no impacts to historic resources.

b) Based upon analysis of records and a survey of the property by , it has been determined that there will be no impacts to significant historical resources as defined in California Code of Regulations, Section 15064.5 because they do not occur on the project site. As such, no change in the significance of historical resources would occur with the implementation of the proposed project because there are no significant historical resources. Therefore, there will be no impacts in this regard.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

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

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; Garrison/Smith 2017- A Phase I Cultural Resources Assessment for the Lake Elsinore South Dollar General Store Project, PP26308, Riverside County, California.

Findings of Fact:

a) Based upon analysis of records and a survey of the property it has been determined that there will be no impacts to archaeological resources as defined in California Code of Regulations, Section 15064.5 because there were no archaeological resources identified during the survey of the project site. Therefore, impacts in this regard are considered less than significant.

b) Based upon analysis of records and a survey of the property it has been determined that there will be no impacts to significant archaeological resources as defined in California Code of Regulations, Section 15064.5 because they do not occur on the project site. Therefore no change in the significance of archaeological resources would occur with the implementation of the proposed project because there are no significant archaeological resources. Impacts in this regard would be less than significant.

c) Based on an analysis of records and archaeological survey of the property, it has been determined that the project site does not include a formal cemetery or any archaeological resources that might contain interred human remains. Nonetheless, the project will be required to adhere to State Health and Safety Code Section 7050.5 if in the event that human remains are encountered and by ensuring that no further disturbance occur until the County Coroner has made the necessary findings as to origin of the remains. Furthermore, pursuant to Public Resources Code Section 5097.98 (b), remains shall be left in place and free from disturbance until a final decision as to the treatment and their disposition has been made. This is State Law, is also considered a standard Condition of Approval and as pursuant to CEQA, is not considered mitigation. Therefore impacts in this regard are considered less than significant.

d) Based on an analysis of records and Native American consultation, it has been determined the project property is currently not used for religious or sacred purposes. Therefore, the project will not restrict existing religious or sacred uses within the potential impact area because there were none identified. Therefore, there will be no impacts in this regard.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

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

10. Tribal Cultural Resources

a) Would the project cause a substantial adverse change in the significance of a Tribal Cultural Resource, defined in Public Resources Code section 21074 as either a site, feature, place, cultural landscape that is geographically defined in terms of the size and scope of the landscape, sacred place, or object with cultural value to a California Native American Tribe, and that is:

Listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources as defined in Public Resources Code section 5020.1 (k); or,

b) A resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of Public Resources Code Section 5024.1? In applying the criteria set forth in subdivision (c). of Public Resources Code Section 5024.1 for the purpose of this paragraph, the lead agency shall consider the significance to a California Native tribe.

Source: Native American Consultation

Findings of Fact:

a-b) In compliance with Assembly Bill 52 (AB52), notices regarding this project were mailed to nine requesting tribes on July 27, 2017. Consultations were requested by the Pechanga Band of Luiseno Mission Indians, the Soboba Band of Luiseno Indians and the Rincon Band of Luiseno Indians.

In compliance with Senate Bill 18 (SB18), notices were mailed to 26 contacts provided by the Native American Heritage Commission. Responses were received from 4 groups. Viejas and Pala both deferred to tribes located closer to the project area, Soboba and Pechanga both requested consultation.

Consultation was held with Pechanga on October 19, 2017, Rincon on October 04, 2017 and with Soboba on August 28, 2017. Project exhibits as well as the negative cultural report were provided to all of these consulting groups.

Consultation was concluded with all Tribes on February 09, 2018.

Although no physical resources are present within the project area, due to the sensitivity of the area to local tribes the project has been conditioned to have a Native American Monitor present during ground disturbing activities associated with the project. This is a condition of approval and not a mitigation measure as there are no physical resources present. Therefore, impacts in this regard will be less than significant.

Mitigation: No mitigation measures are required.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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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"/>
a) Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death?				
b) Be subject to rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Source: Riverside County General Plan Figure S-2 "Earthquake Fault Study Zones," RCLIS, Geologist Comments; Project Application Materials

Findings of Fact:

a-b) The project site is located within a county fault zone and within ½ mile of the Wildomar Fault and/or the Willard Fault. The project has been reviewed and accepted by the County Geologist for the intended use of a small retail store. The proposed project is not likely to expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death. The project is required to be inspected for compliance with all current building codes; these conditions are standard and not considered mitigation per CEQA. The impact will be less than significant.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

12. Liquefaction Potential Zone	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
a) Be subject to seismic-related ground failure, including liquefaction?				

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

Findings of Fact:

a) Seismically-induced liquefaction occurs when dynamic loading of a saturated sand or silt causes pore-water pressures to increase to levels where grain-to-grain contact is lost and material temporarily behaves as a viscous fluid. Liquefaction can cause settlement of the ground surface, settlement and tilting of engineered structures, flotation of buoyant structures, and fissuring of the ground surface. Typically, liquefaction occurs in areas where groundwater lies within the upper 50 +/- feet of the ground surface. According to "Map My County," the Project site is identified as having a very high potential for liquefaction. Adherence to the California Building Code (CBC) requirements are applicable to all commercial developments and they are not considered mitigation for CEQA implementation purposes. The impact will be less than significant.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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13. Ground-shaking Zone

Be subject to strong seismic ground shaking?

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

Findings of Fact:

a) According to "Map My County," the Project site is not located in a fault zone or near an identified fault-line. As is common throughout Southern California, the potential exists for strong seismic ground shaking. However, with mandatory compliance with Section 1613 of the 2016 California Building Code (CBC), structures within the site would be designed and constructed to resist the effects of seismic ground motions. Accordingly, ground shaking impacts would be less than significant.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

14. Landslide Risk

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

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

Findings of Fact:

a) The project site is relatively flat and according to Figure S-5, the project site is located in an area with slopes less than 15%; therefore, there is no potential for landslides. The project site and surrounding area does not consist of rocky terrain therefore the project is not subject to rock fall hazards. No impacts will occur as a result of the proposed project.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

15. Ground Subsidence

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

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

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

a) The project site is located in an area susceptible to subsidence but not located near any documented areas of subsidence. Based on the laboratory testing per geologic report for GEO02567, the site soils are not significantly susceptible to hydro-collapse. However, the project is required to be inspected for compliance with all California Building Codes (CBC). These conditions are standard and not considered mitigation per CEQA. Therefore, impacts would be less than significant.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

16. Other Geologic Hazards

a) Be subject to geologic hazards, such as seiche, mudflow, or volcanic hazard?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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Source: On-site Inspection, Project Application Materials

Findings of Fact:

a) There are no active volcanoes in Southern California. The project site does not contain steep slopes, and it is unlikely to be subject to other geologic hazards such as mudflow. The project is located near Lake Elsinore, so there is a minor chance of seiche; the potential for seiche, tsunami, or sudden dam failure to impact the site is not considered a significant threat. With the site over 1000 feet from the lake, impacts are considered less than significant per the Geologists review of the project. Therefore, the impact is considered to be less than significant.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

17. Slopes

a) Change topography or ground surface relief features?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Create cut or fill slopes greater than 2:1 or higher than 10 feet?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Result in grading that affects or negates subsurface sewage disposal systems?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: Riverside County General Plan Figure S-5 "Regions Underlain by Steep Slopes", Building and Safety - Grading Review, Project Application Materials

Findings of Fact:

a) The project consists of a 9,100 square foot retail store with associated parking and landscaping. Grading on the site will be the minimum needed to create a buildable pad. The site is generally flat with no major topographic or ground surface relief features. Therefore, the project will have less than significant impact change to topography or ground surface relief features.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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- b) No cut or fill slopes greater than 2:1 or higher than 10 feet will be created. There will be no impact.
- c) The project site is served by a sewer system. Therefore, the project will not result in grading that affects or negates subsurface sewage disposal systems. There will be no impact.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

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

Source: Riverside County General Plan figure S-6 "Engineering Geologic Materials Map", Flood Control Review, Building and Safety Grading Review, Project Application Materials

Findings of Fact:

- a) The development of the site could result in the loss of topsoil from grading activities, but not in a manner that would result in significant amounts of soil erosion. Implementation of Best Management Practices (BMPs) would reduce the impact to below a level of significance. Impacts will be less than significant.
- b) The project site may be located on expansive soil. The project has been reviewed by the County Geologist who has determined that the expansion potential of the site soils to be very low; however, California Building Code (CBC) requirements pertaining to commercial development will mitigate the potential impact to less than significant. As CBC requirements are applicable to all development, they are not considered mitigation for CEQA implementation purposes. Impacts will be less than significant.
- c) The project will be connected to a sewer system, there will be no septic on site. There will be no impact.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

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

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Source: Flood Control District Review, Building and Safety Grading Review, Project Application Materials

Findings of Fact:

a) The project site is not located near the channel of a river, or stream, and is located more than 1,000 feet from 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. The project will have a less than significant impact.

b) The project may result in an increase in water erosion either on or off site. Riverside County Flood Control 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. Therefore, the project will have a less than significant impact.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

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

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

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

Findings of Fact: The project site is located within a moderate wind erosion area. The General Plan, Safety Element Policy for Wind Erosion requires buildings and structures to be designed to resist wind loads which are covered by the California Building Code. Standard conditions of approval have been added to ensure that wind erosion and/or blowsand is not significant during construction. Once the site is developed with the building, parking lot, drive aisles, and landscaping, there will be less chance for wind erosion and/or blowsand than currently exists. There is not anticipated to be any impact in an increase in wind erosion and blowsand, either on- or off- site. The project will have less than significant impact.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

21. Paleontological Resources

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

Source: Riverside County General Plan Figure OS-8 "Paleontological Sensitivity", Project Application Materials

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

a) According to "Map My County," the project site has been mapped as having an undetermined potential for paleontological resources. The project has been conditioned (Planning.-Paleo Primp/Monitor) for prior to grading permit issuance that a qualified paleontologist be retained. Thus, the proposed Project would have a less than significant impact due to the conditions imposed on the project.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

GREENHOUSE GAS EMISSIONS Would the project

22. Greenhouse Gas Emissions

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

Source: Project application materials

Findings of Fact:

a) Possible greenhouse gas producing elements of the proposed use, a retail store, will include onsite vehicle idling for deliveries and customer vehicular traffic. Also the construction activities will involve heavy duty equipment and labor. The greenhouse gas emissions generated during the construction phase will be minimal. Both of these elements will produce less than significant amounts of additional greenhouse gasses. Therefore, project is not anticipated to generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment. The project will have a less than significant impact.

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

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

HAZARDS AND HAZARDOUS MATERIALS Would the project

23. Hazards and Hazardous Materials

a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

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

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

Findings of Fact:

a-b) The proposed 9,100 square foot retail store will not be transporting, using, or disposing of any hazardous material and, therefore, is not anticipated to create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials or create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment. The project will have less than significant impact.

c) The project has been reviewed by the Riverside County Fire Department for emergency access, and will not impair implementation of or physically interfere with an adopted emergency response plan or an emergency evacuation plan. There will be no impact from the project.

d) The project site is not located within one-quarter mile of an existing or proposed school. The nearest school, Lakeland Village Middle School, is 0.64 miles away to the southeast of the project. There will be no impact from the project.

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

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

24. Airports

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

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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," RCLIS

Findings of Fact:

- a) The project site is not located within an Airport Influence Area or an Airport Compatibility Zone, and therefore, will not result in an inconsistency with an Airport Master Plan. There will be no impact from the project.
- b) The project site is not located within an Airport Influence Area or an Airport Compatibility Zone, and does not require review by the Airport Land Use Commission. There will be no impact from the project.
- c) The project site is located 1.72 miles from the Skylark Airport, and is not within the Skylark Airport Influence Area. Skylark Airstrip is a small privately owner airstrip located in the southeastern portion of the City of Lake Elsinore. The project will not result in a safety hazard for people residing or working in the project area. There will be no impact from the project.
- d) The project site is located 1.72 miles from the Skylark Airport, and is not within the Skylark Airport Influence Area. The project will not result in a safety hazard for people residing or working in the project area. There will be no impact from the project.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

25. Hazardous Fire Area

- | | | | | |
|--|--------------------------|--------------------------|-------------------------------------|--------------------------|
| a) Expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
|--|--------------------------|--------------------------|-------------------------------------|--------------------------|

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

Findings of Fact:

- a) The project site is not located in a High Fire Area or in an area susceptible to wildfires. Any building constructed within this project shall comply with the special construction provisions contained in Riverside County Ordinance 787, CFC, and CBC. This is a standard condition of approval and is not considered mitigation under CEQA. The project will not significantly 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. This impact is considered less than significant.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
HYDROLOGY AND WATER QUALITY Would the project				
26. Water Quality Impacts				
a) Substantially alter the existing drainage pattern of the site or area, including the alteration of the course of a stream or river, in a manner that would result in substantial erosion or siltation on- or off-site?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Violate any water quality standards or waste discharge requirements?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Create or contribute runoff water that would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Place housing within a 100-year flood hazard area, as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f) Place within a 100-year flood hazard area structures which would impede or redirect flood flows?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
g) Otherwise substantially degrade water quality?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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, Figure 8 "Flood Hazards," Project Drainage Report, Project Specific Water Quality Management Plan

Findings of Fact:

a) There are no streams or rivers within the project site. The project is not anticipated to substantially alter the existing drainage pattern of the site or area, including the alteration of the course of a stream or river, in a manner that would result in substantial erosion or siltation on- or off-site. This impact is considered less than significant.

b) The project will not violate any water quality standards or waste discharge requirements, and has been conditioned to comply with standard water quality conditions of approval. This impact is considered less than significant.

c) The project will not substantially deplete groundwater supplies or interfere substantially with groundwater recharge. This impact is considered less than significant.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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d) The project will not create or contribute runoff water that would exceed the capacity of existing or planned storm water drainage systems or provide substantial additional sources of polluted runoff. This impact is considered less than significant.

e-f) The project site is within a 100-year flood area as shown on the Elsinore Area Plan Flood Hazards Map. No housing is proposed as the proposed project is a retail store and no structures will be located within the 100-year flood area. Therefore, the project shall not place housing or structures 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 or impede or redirect flood flows. The project has been conditioned to comply with standard flood control conditions of approval. Any impact would be less than significant.

g-h) The project will not substantially degrade water quality, but will include new or retrofitted stormwater Treatment Control Best Management Practices (BMPs). One (1) bio-retention/infiltration basin will be installed for the project with water treated on site either by absorption into the ground or drained to the street (Grand Avenue). The operation of this BMP will not result in significant environmental effects (e.g. increased vectors and odors). Any impact would be less than significant.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

27. Floodplains

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

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

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

Findings of Fact:

a) The proposed 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

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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rate or amount of surface runoff in a manner that would result in flooding on- or off-site. Therefore, the project will have a less than significant impact.

b) The project will not substantially change absorption rates or the rate and amount of surface runoff. Therefore, the project will have less than a significant impact.

c) The project is located in a Dam inundation area. However, the project (a retail store) will not expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam. Therefore, the project will have less than a significant impact.

d) The project will not cause changes in the amount of surface water in any water body. There will be no impact from the project.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

LAND USE/PLANNING Would the project

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

Source: Riverside County General Plan, RCLIS, Project Application Materials

Findings of Fact:

a) The proposed project site is currently zoned both C-1/C-P and W-1 with land use designations of MDR and OS-C. The applicant is concurrently processing a General Plan Amendment (GPA) and Change of Zone (CZ). The GPA is requesting a change from Medium Density Residential (MDR) to Commercial Retail (CR), but maintain the OS-C designation on the northwest corner of the property to match the MSHCP Cell Criteria area. In addition, the CZ is requesting to move the W-1 zoning to the northwest corner of the site to match the MSHCP Cell Criteria area and make the rest of the property C-1/C-P. Neither of these requests have a significant impact on the density of the location and adhere to the present or planned land use of an area. Therefore, the project will have a less than significant impact.

b) The project site is within the Sphere of Influence for the City of Lake Elsinore and is adjacent to the City of Lake Elsinore boundary due to their extended line for sewer. The project will not adjust or affect city or county boundaries. Therefore, the project will have a less than significant impact.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

29. Planning	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Be consistent with the site's existing or proposed zoning?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
b) Be compatible with existing surrounding zoning?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Be compatible with existing and planned surrounding land uses?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Be consistent with the land use designations and policies of the Comprehensive General Plan (including those of any applicable Specific Plan)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Disrupt or divide the physical arrangement of an established community (including a low-income or minority community)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: Riverside County General Plan Land Use Element, Staff Review, RCLIS

Findings of Fact:

a) With the approval of the associated Change of Zone application (CZ7945), the proposed project will be consistent with the site's proposed zoning of General Commercial (C-1/C-P), which most of the site currently is. A general retail store is allowed in the General Commercial zone. Impacts will be less than significant.

b) The surrounding zoning is General Commercial (C-1/C-P) to the northwest and northeast of the project site. Manufacturing-Service Commercial (M-SC) to the southwest, Regulated Development (R-D) to the southeast beyond the small sliver of the City of Lake Elsinore, and Watercourse, Watershed, and Conservation Area (W-1) to the northeast. Based on these designations, the proposed C-1/C-P zone on the majority of the site is compatible with surrounding zoning and shows no conflicts along the street. Impact will be less than significant.

c) With the approval of the associated General Plan Amendment (GPA1223), the project site is proposed to become Community Development: Commercial Retail (CD: CR), while surrounding properties are designated Open Space-Conservation to the northwest, Medium Density Residential to the northwest, Light Industrial to the southwest, City of Lake Elsinore immediately to the southeast with Medium High Density Residential beyond that. Based on these surrounding designations, the proposed CR designation on the site is compatible with surrounding land uses. Impact will be less than significant.

d) With the approval of the associated GPA application, the proposed project will be consistent with current land use designations and the policies of the Riverside County General Plan. Currently the Lakeland Village Community Plan has taken into account this parcel of property becoming Commercial Retail. As the applicant didn't want to wait for the Lakeland Village Community Plan to be adopted, they submitted their own GPA (GPA1223) so as to develop the project quickly. Impact will be less than significant.

e) The proposed project will not disrupt or divide the physical arrangement of an established community (including a low-income or minority community). There will be no impact from the project.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
MINERAL RESOURCES Would the project				
30. Mineral Resources				
a) Result in the loss of availability of a known mineral resource that would be of value to the region or the residents of the State?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Result in the loss of availability of a locally-important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Be an incompatible land use located adjacent to a State classified or designated area or existing surface mine?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Expose people or property to hazards from proposed, existing or abandoned quarries or mines?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: Riverside County General Plan Figure OS-6 "Mineral Resources Area"

Findings of Fact:

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

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

b) The project will not result in the loss of availability of a known mineral resource in an area classified or designated by the State that would be of value to the region or the residents of the State. The project will not result in the loss of availability of a locally important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan. There will be no impact from the project.

c) The proposed project will not be an incompatible land use located adjacent to a State classified or designated area or existing surface mine. There will be no impact from the project.

d) The proposed project will not expose people or property to hazards from proposed, existing or known abandoned quarries or mines. There will be no impact from the project.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

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

31. 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 project site is not located within an airport land use plan or within two miles of a public airport or public use airport that would expose people residing on the project site to excessive noise levels. No impact from the project.

b) The project site is located 1.72 miles from the Skylark Airport, and is not within the Skylark Airport Influence Area. Skylark Airstrip is a small privately owned airstrip located in the southeastern portion of the City of Lake Elsinore. The project will not expose people residing or working in the project area to excessive noise levels. No impact from the project.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

32. Railroad Noise

NA A B C D

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

Findings of Fact:

The project site is not located adjacent to or near an active railroad line. No impacts will occur as a result of the proposed project

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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33. 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"/>

Source: On-site Inspection, Project Application Materials

Findings of Fact:

The project site is located approximately 2.81 miles south of Inter-State Highway 15. It is also located approximately 2.18 miles east of State Highway 74. Therefore, the impact from highway noise is considered less than significant.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

34. 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"/>

Source: Project Application Materials, RCLIS

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. There will be no impact from the project.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

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

Source: Project Application Materials

Findings of Fact:

a) Deliveries will be made by semi-truck once a week and by smaller independent suppliers once or twice a week. The mechanical equipment located on the roof will be screened as required in the

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Riverside County Zoning Code and recommended in the project's Noise Study. Therefore, the project will not cause a substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project. Impact will be less than significant.

b) All noise generated during project construction and the operation of the site must comply with the County's noise standards, which restricts construction (short-term) and operational (long-term) noise levels. These may include but are not limited to hours of construction, hours of operation, hours of delivery, use of noise reducing equipment (e.g.: mufflers and engine shrouds), setbacks, and berms. The operation of the retail building will occur within the retail building, with limited noise (truck engine noise) beyond that of a few weekly deliveries of goods. Therefore, the project will have a less than significant impact.

c-d) The project would not expose 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 or expose persons to or generation of excessive ground-borne vibration or ground-borne noise levels. There will be no impact from the project.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

POPULATION AND HOUSING Would the project

36. Housing

a) Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Create a demand for additional housing, particularly housing affordable to households earning 80% or less of the County's median income?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Affect a County Redevelopment Project Area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Cumulatively exceed official regional or local population projections?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Induce substantial population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

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

Findings of Fact:

a) The project is not displacing any housing and will not necessitate the construction or replacement of housing elsewhere. There will be no impact from the project.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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b) The proposed project will not create a demand for additional housing, particularly housing affordable to households earning 80% or less of the County's median income. It is anticipated that employees would already have housing in the area. There will be no impact from the project.

c) The project is not demolishing any housing and, therefore, will not displace substantial numbers of people, necessitating the construction of replacement housing elsewhere. There will be no impact from the project.

d) The project site is located within the Lakeland Village/Wildomar County Redevelopment Area. The project was transmitted to the redevelopment agency for their review. No response was received. There will be no impact from the project.

e) Due to the small size of the store and operation, the project will not cumulatively exceed official regional or local population projections. There will be no impact from the project.

f) Development of the project site will have a less than significant impact on inducing substantial population growth in an area either directly (e.g., by proposing new homes and businesses) or indirectly (e.g., through extension of roads or other infrastructure). Therefore, a less than significant impact from the project.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

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

37. Fire Services

Source: Riverside County General Plan Safety Element

Findings of Fact:

The Riverside County Fire Department provides fire protection services to the Project area. The proposed Project is closest to the Lakeland Village Fire Station No. 11 located approximately 0.93 miles northwest of the Project site at 33020 Maiden Ln. Thus, the Project site is adequately served by fire protection services under existing conditions. The implementation of the proposed Project would not result in the need for new or physically altered fire protection facilities, and would not exceed applicable service ratios or response times for fire protection services. Therefore, there would be a less than significant impact.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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38. 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 provides community policing to the Project area via the Riverside County Sheriff's Department – Lake Elsinore Station, located approximately 2.35 miles northeast of the Project site at 333 W Limited St. Thus, the Project site is adequately served by sheriff protection services under existing conditions. The implementation of the proposed Project would not result in the need for new or physically altered sheriff station facilities, and would not exceed applicable service ratios or response times for sheriff protection services. Therefore, there would be a less than significant impact.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

39. Schools

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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Source: Map My County

Findings of Fact:

The proposed project is located within the Lake Elsinore Unified School District. The closest school is the Lakeland Village Middle School located at 18730 Grand Avenue Lake Elsinore, CA 92530 at approximately .60 miles south of the Project site. No new housing, which could potentially increase the demand for school services, is being proposed. Therefore, there would be no impact.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

40. Libraries

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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Source: Map My County

Findings of Fact:

The closest library to the proposed project is the Lake Elsinore Public Library located at 600 W Graham, approximately 2.45 miles away. No housing, which could potentially increase the demand for library services, is being proposed. Therefore, there would be no impact.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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41. 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 closest health services facility to the proposed project is the Lake Elsinore Urgent Care approximately 2.59 miles away. No housing, which could increase the demand for health services, is being proposed. There would be no impact.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

RECREATION

42. Parks and Recreation

a) Would the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Would the project include the use of existing neighborhood or regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Is the project located within a Community Service Area (CSA) or recreation and park district with a Community Parks and Recreation Plan (Quimby fees)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: RCLIS, 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 project does not include recreational facilities or require the construction or expansion of recreational facilities, and does not include the use of existing neighborhood or regional parks or other recreational facilities. This project has been reviewed by the Riverside County Parks Department and has not been conditioned for recreational facilities. There will be no impact from the project.

c) The project site is not located within a C.S.A. or recreation and park district with a Community Parks and Recreation Plan (Quimby fees) and commercial projects are not required to pay Quimby fees. There will be no impact from the project.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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43. Recreational Trails

Source: Open Space and Conservation Map for Western County trail alignments

Findings of Fact:

As required by the Riverside County Transportation Department, sufficient land has been dedicated to provide for a future bicycle trail along Grand Avenue. With the dedication of this right-of-way, no significant impact will be made by this project on recreational trails.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

TRANSPORTATION/TRAFFIC Would the project

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

Source: Riverside County General Plan, Project Application Materials

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

- a) The proposed project will not conflict with any policy, ordinance, plan that establishes any effectiveness measures. The project will also not impact any mass transit means. The site will have a less than significant impact on an increase in traffic which is substantial in relation to the existing traffic load and capacity of the street system. The project site would not result in a substantial increase in either the number of vehicle trips, the volume to capacity ratio on roads or congestion at intersections. Any impact would be less than significant.
- b) The project will have a less than significant impact on the level of service standard established by the county congestion management agency for designated road or highways.
- c) The project will have a less than significant impact on circulation that would result in a change in traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks.
- d) The proposed project will not result in alteration of waterborne, rail or air traffic. No impact.
- e) The proposed project is not anticipated to have any impact on circulation substantially increasing hazards to a design feature or incompatible uses. Any impact would be less than significant.
- f) The proposed project will have less than significant impact on circulation causing an effect upon, or need for new or altered maintenance of roads.
- g) The proposed project will have less than significant impact on traffic circulation during construction. Any needed lane closures will be approved by the Riverside County Transportation Department in advance to ensure as little impact as possible. Any impact would be less than significant.
- h) The proposed project will have no impact on circulation resulting in inadequate emergency access or access to nearby uses. The project is designed to allow access to the properties to the northeast of the site by keeping the existing access road.
- i) The proposed project site would have no impact on circulation conflicting with adopted policies supporting alternative transportation.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

45. 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 Elsinore Area Plan identifies a Class 1 Bike Path / Regional Trail along Grand Avenue, which has been provided as part of the right-of-way dedication. The Riverside County Parks and Recreation Department has reviewed and approved the project with no further conditions of approval. No impacts will occur as a result of the proposed project.

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

Monitoring: No monitoring is required.

UTILITY AND SERVICE SYSTEMS Would the project

46. Water

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

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

Source: Department of Environmental Health Review, Project Application Materials

Findings of Fact:

a) The Elsinore Valley Municipal Water District has provided a will-serve letter for water and sewer. The Riverside County Department of Environmental Health has reviewed this project. The project does not require or will not result in the construction of new water treatment facilities or expansion of existing facilities, the construction of which would cause significant environmental effects. No impacts will occur as a result of the proposed project

b) There is a sufficient water supply available to serve the project from existing entitlements and resources. This project has been conditioned to comply with the requirements of the Riverside County Department of Environmental Health. Water and sewer shall be installed in accordance with the requirements of the Riverside County Department of Environmental Health and/or the Elsinore Valley Municipal Water District. Impacts will be less than significant.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

47. Sewer

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

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

Source: Department of Environmental Health Review

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

a) The Elsinore Valley Municipal Water District has provided a will-serve letter for sewer services. The Riverside County Department of Health has reviewed this project. The project will not require or will not result in the construction of new wastewater treatment facilities, including septic systems, or expansion of existing facilities. The project will have no impact.

b) This project has been conditioned to comply with the requirements of the Riverside County Department of Environmental Health. Water and sewer shall be installed in accordance with the requirements of the Riverside County Department of Environmental Health and/or the Elsinore Valley Municipal Water District. Impacts will be less than significant.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

48. Solid Waste

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

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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b) Does the project comply with federal, state, and local statutes and regulations related to solid wastes including the CIWMP (County Integrated Waste Management Plan)?

<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:

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

b) The development will comply with federal, state, and local statutes and regulations related to solid wastes including the CIWMP (County Integrated Waste Management Plan). Impacts will be less than significant.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

49. Utilities

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

a) Electricity?

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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b) Natural gas?

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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c) Communications systems?

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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d) Storm water drainage?

<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
e) Street lighting?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f) Maintenance of public facilities, including roads?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
g) Other governmental services?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Source: Riverside County General Plan

Findings of Fact:

a-c) The project will require utility services in the form of Electricity, Natural gas, and Telecommunications. Utility service infrastructure is available to the project site and the project is not anticipated to create a need for new facilities. Impacts will be less than significant.

d) Storm water drainage will be handled on-site. Impacts will be less than significant.

e-f) Street lighting will be provided as needed for the access to the project site. Overall, the project will have an incremental impact on the maintenance of public facilities, including roads. Impacts will be less than significant.

g) The project will not require additional government services. Impacts will be less than significant.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

50. Energy Conservation

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

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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Source: Project Materials

Findings of Fact:

a) The proposed project does not conflict with any adopted energy conservation plans. No Impact.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

MANDATORY FINDINGS OF SIGNIFICANCE

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

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Source: Staff review, Project Application Materials

Findings of Fact:

Implementation of the proposed project would not substantially degrade the quality of the environment, substantially reduce the habitat of fish or wildlife species, cause a fish or wildlife populations to drop below self-sustaining levels, threaten to eliminate a plant or animal community, or reduce the number or restrict the range of a rare or endangered plant or animal, or eliminate important examples of the major periods of California history or prehistory. There will be no impact.

52. Does the project have impacts which are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, other current projects and probable future projects)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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Source: Staff review, Project Application Materials

Findings of Fact:

The project does not have impacts which are individually limited, but cumulatively considerable. The proposed project of a retail store is considerable when viewed in connection with other projects (past, current, or future) as most properties in this surrounding area along Grand Avenue are or will be commercial or industrial in nature. There will be no impact.

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

Findings of Fact:

The proposed project would not result in environmental effects which would cause substantial adverse effects on human beings, either directly or indirectly. No Impact.

VI. EARLIER ANALYSES

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

Earlier Analyses Used, if any: Riverside County General Plan 2015

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

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Location: County of Riverside Planning Department
 4080 Lemon Street, 12th Floor
 Riverside, CA 92501

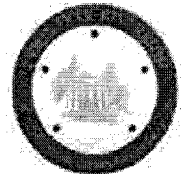
VII. AUTHORITIES CITED

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



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

*Juan C. Perez
Agency Director*



04/10/18, 3:55 pm

PP26308

ADVISORY NOTIFICATION DOCUMENT

The following notifications are included as part of the recommendation of approval for PP26308. They are intended to advise the applicant of various Federal, State and County regulations applicable to this entitlement and the subsequent development of the subject property.

Advisory Notification

Advisory Notification. 1 AND - Preamble

This Advisory Notification Document is included as part of the justification for the recommendation of approval of this Plan (PP26308) and is intended to advise the applicant of various Federal, State and County regulations applicable to this entitlement and the subsequent development of the subject property in accordance with approval of that entitlement and are in addition to the applied conditions of approval.

Advisory Notification. 2 AND - Project Description & Operational Limits

The General Plan Amendment proposes to change the Land Use Designation within the Community Development Foundation from Medium Density Residential (MDR) to Commercial Retail (CR). The Change of Zone proposes to change the zoning classification from General Commercial (C-1/C-P) and Watercourse, Watershed, and Conversation Areas (W-1) to General Commercial (C-1/C-P). The Plot Plan proposes a 9,100 square foot retail store (Dollar General) on 2 acres. No alcohol sales. The retail store will consist of 46 parking spaces (including 2 ADA), signage, and a bio-retention basin.

Advisory Notification. 3 AND - Design Guidelines

Compliance with applicable Design Guidelines:

3. County Wide Design Guidelines and Standards
4. County Design Guidelines
 - Lakeland Village & Wildomar Design Guidelines

Advisory Notification. 4 AND - Exhibits

The development of the premises shall conform substantially with that as shown on APPROVED EXHIBIT(S):

- Exhibit A (Site Plan), dated April 18, 2018.
- Exhibit B (Elevations), dated April 18, 2018.
- Exhibit C (Floor Plans), dated April 18, 2018.
- Exhibit L (Conceptual Landscaping and Irrigation Plans), dated April 18, 2018.

ADVISORY NOTIFICATION DOCUMENT

Advisory Notification

Advisory Notification. 4 AND - Exhibits (cont.)
 Exhibit M (Colors and Materials), dated April 18, 2018.
 Exhibit S (Sign Plan), dated April 18, 2018.

Advisory Notification. 5 AND - Federal, State & Local Regulation Compliance

1. Compliance with applicable Federal Regulations, including, but not limited to:
 - National Pollutant Discharge Elimination System (NPDES)
 - Clean Water Act
 - Migratory Bird Treaty Act (MBTA)

2. Compliance with applicable State Regulations, including, but not limited to:
 - The current Water Quality Management Plan (WQMP) Permit issued by the applicable Regional Water Quality Control Board (RWQCB.)
 - Government Code Section 66020 (90 Days to Protest)
 - Government Code Section 66499.37 (Hold Harmless)
 - Native American Cultural Resources, and Human Remains Pursuant to State Health & Safety Code Section 7050.5 (Inadvertent Find)
 - School District Impact Compliance
 - Civil Code Section 815.3 & Government Code Sections 65040.2 et al - SB 18 (Tribal Intergovernmental Consultation)
 - Public Resources Code Section 5097.94 & Sections 21073 et al - AB 52 (Native Americans: CEQA)
 - California Building Code

3. Compliance with applicable County Regulations, including, but not limited to:
 - Ord. No. 348 (Land Use Planning and Zoning Regulations)
 - Ord. No. 413 (Regulating Vehicle Parking)
 - Ord. No. 457 (Building Requirements)
 - Ord. No. 458 (Regulating Flood Hazard Areas & Implementing National Flood Insurance Program)
 - Ord. No. 460 (Division of Land)
 - Ord. No. 461 (Road Improvement Standards)
 - Ord. No. 655 (Regulating Light Pollution)
 - Ord. No. 671 (Consolidated Fees)
 - Ord. No. 787 (Fire Code)
 - Ord. No. 847 (Regulating Noise)
 - Ord. No. 857 (Business Licensing)
 - Ord. No. 859 (Water Efficient Landscape Requirements)
 - Ord. No. 915 (Regulating Outdoor Lighting)

4. Mitigation Fee Ordinances
 - Ord. No. 659 Development Impact Fees (DIF)
 - Ord. No. 810 Western Riverside County Multiple Species Habitat Conservation Plan (WRCMSHCP)
 - Ord. No. 824 Western Riverside County Transportation Uniform Mitigation Fee (WR TUMF)

ADVISORY NOTIFICATION DOCUMENT**BS-Grade**

BS-Grade. 1 0010-BS-Grade-USE - DUST CONTROL

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

BS-Grade. 2 0010-BS-Grade-USE - EROSION CNTRL PROTECT

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

BS-Grade. 3 0010-BS-Grade-USE - MINIMUM DRNAGE GRADE

Site drainage shall be in accordance with the current California Building Code. Swales located within 10' of the building foundation shall have 2% minimum slope.

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

E Health

E Health. 1 0010-E Health-USE - ECP COMMENTS

The Environmental Cleanup Program (ECP) has reviewed the environmental site assessment report submitted for this project. Based on the information provided in the report and with the provision that the information was accurate and representative of site conditions, the ECP concludes no further environmental assessment is required for this project.

If contamination or the presence of a naturally occurring hazardous material is discovered at the site, assessment, investigation, and/or cleanup may be required. Contact Riverside County Environmental Health - Environmental Cleanup Programs at (951) 955-8980, for further information.

E Health. 2 0010-E Health-USE - WATER AND SEWER SERVICE

PP26308 is proposing potable water service and sanitary sewer service from Elsinore Valley Water District (EVMWD). It is the responsibility of the developer to ensure that all requirements to obtain potable water service and sanitary sewer service are met with the appropriate purveyor(s) as well as all other applicable agencies.

Any existing onsite wastewater treatment system and/or onsite water well shall be properly removed or abandoned under permit with the Department of Environmental Health.

ADVISORY NOTIFICATION DOCUMENT

Fire

Fire. 1 0010-Fire-USE-#04-HIGH PILE/RACK STORAGE

A separate permit may be required for high-pile storage and/or racks. Sprinkler plans and/or sprinkler review must be submitted by a licensed sprinkler contractor with storage and/or rack plans to Riverside County Fire Department for review and approval. Complete information re: all commodities stored, rack dimensions, placement in building, sprinkler densities, etc. must be provided with suppression system for racks and/or high-pile storage review. A complete listing of commodities, classified using CFC and NFPA 13, guidelines by a licensed Fire Protection Engineer (or other consultant approved by this jurisdiction).

Fire. 2 0010-Fire-USE-#20-SUPER FIRE HYDRANT

Super fire hydrants (6"x4"x 2-2 1/2") shall be located not more than 400 feet from any portion of the building as measured along approved vehicular travel ways.

Fire. 3 0010-Fire-USE-#50-BLUE DOT REFLECTOR

Blue retroreflective pavement markers shall be mounted on private street, public streets and driveways to indicate location of fire hydrants. Prior to installation, placement of markers must be approved by the Riverside County Fire Department.

Fire. 4 0010-Fire-USE-#89-KNOX BOX

Rapid entry (KNOX) key storage box shall be installed on the outside of the building. Plans shall be submitted to the Riverside County Fire Department for approval prior to installation.

Fire. 5 0010-Fire-USE*-#23-MIN REQ FIRE FLOW

Minimum required fire flow shall be available before any combustible material is placed on the job site. Fire flow is based on type of construction per the CBC and Building(s) having a fire sprinkler system.

Flood

Flood. 1 Flood Hazard Report

Plot Plan (PP) 26308 is a proposal for a Dollar General store on a 2.0-acre site in the

ADVISORY NOTIFICATION DOCUMENT

Flood

Flood. 1 Flood Hazard Report (cont.)

Lakeland Village area. The site is located on the north side of Grand Avenue approximately 1,200 feet southeast of Wood Street. This project is being processed concurrently with Change of Zone (CZ) 7945, which is a proposal to change the current land-use zoning classification from General Commercial (C-1/C-P) and Watercourse, Watershed, and Conservation Areas (W-1) to General Commercial (C-1/C-P). The District previously reviewed Pre-Application Review (PAR) 1516 for this project.

The northwest corner of the site is clipped by the 100-year Zone AE floodplain limits while the majority of the site is within the 500-year floodplain limits (Shaded X) for Lake Elsinore as delineated on Panel No. 06065C-2039G of the Flood Insurance Rate Maps (FIRM) issued in conjunction with the National Flood Insurance Program (NFIP) administered by the Federal Emergency Management Agency (FEMA). Pursuant to County Ordinance No. 458 Section 8.a.19, all new buildings and/or substantial improvements located within the 500-year floodplain limits of Lake Elsinore shall have their lowest finished floor elevated a minimum of three (3) feet above said water body's 100-year water surface elevation, 1265.7 ft (NAVD 88). The grading plan indicates that the proposed improvements are outside of the 100-year Zone AE floodplain limits and the proposed building has a finished floor with an elevation above the minimum required elevation of 1268.7 ft (NAVD 88).

The site is subject to sheet-flow type runoff from approximately 10 acres from the south. There is lack of drainage infrastructure downstream of this site. Runoff from the site traverses private property before it reaches Lake Elsinore. Therefore, the project will have to provide mitigation for the incremental increase in stormwater runoff generated by this development. A basin is shown on the exhibit for water quality and increased runoff mitigation. Final design of the mitigation feature shall be submitted for review and approval prior to the issuance of any permits for the project.

Flood. 2 Increased Runoff Criteria

The development of this site would increase peak flow rates on downstream properties. Mitigation shall be required to offset such impacts. An increased runoff basin shall be shown on the exhibit and calculations supporting the size of the basin shall be submitted to the District for review. The entire area of proposed development will be routed through a detention facility(s) to mitigate increased runoff. All basins must have positive drainage; dead storage basins shall not be acceptable.

Storms to be studied will include the 1-hour, 3-hour, 6-hour and 24-hour duration events for the 2-year, 5-year, and 10-year return frequencies. Detention basin(s) and outlet(s) sizing will ensure that none of these storm events has a higher peak discharge in the post-development condition than in the pre-development condition.

For the 2-year and 5-year events, the loss rate will be determined using an AMC I condition. For the 10-year event, AMC II will be used. Constant loss rates shall be used for the 1-hour, 3-hour, and 6-hour events. A variable loss rate shall be used for the 24-hour event.

ADVISORY NOTIFICATION DOCUMENT

Flood

Flood. 2 Increased Runoff Criteria (cont.)

Low Loss rates will be determined using the following:

1. Undeveloped Condition --> LOW LOSS = 90%
2. Developed Condition --> LOW LOSS = .9 - (.8 X % IMPERVIOUS)
3. Basin Site --> LOW LOSS = 10%

Where possible and feasible, the on-site flows should be mitigated before combining with off-site flows to minimize the size of the detention facility required. If it is necessary to combine off-site and on-site flows into a detention facility two separate conditions should be evaluated for each duration/return period/before-after development combination studied; the first for the total tributary area (off-site plus on-site), and the second for the area to be developed alone (on-site). It must be clearly demonstrated that there is no increase in peak flow rates under either condition (total tributary area or on-site alone), for each of the return period/duration combinations required to be evaluated. A single plot showing the pre-developed, post-developed and routed hydrographs for each storm considered, shall be included with the submittal of the hydrology study.

No outlet pipe(s) shall be less than 18" in diameter. Where necessary an orifice plate may be used to restrict outflow rates. Appropriate trash racks shall be provided for all outlets less than 48" in diameter.

The basin(s) and outlet structure(s) must be capable of passing the 100-year storm without damage to the facility. Embankment shall be avoided in all cases unless site constraints or topography make embankment unavoidable in the judgment of the General Manager-Chief Engineer.

Mitigation basins should be designed for joint use and be incorporated into open space or park areas. Side slopes should be no steeper than 4:1 and depths should be minimized where public access is uncontrolled.

A viable maintenance mechanism, acceptable to both the County and the District, should be provided for detention facilities. Generally, this would mean a CSA, landscape district, parks agency or commercial property owners association. Residential homeowners associations are discouraged.

***** Preliminary sizing may be based on the difference in runoff hydrograph volume between the "developed" condition and the "pre-developed" condition for the 24-hour duration event for the 10-year return frequency. Final design of the basin, including a complete hydrology study will not be required until the improvement plan stage of this development. The project may need modifications at the plan check stage in order to comply with the increased runoff criteria.

Planning

ADVISORY NOTIFICATION DOCUMENT

Planning

- Planning. 1 0010-Planning-USE - GEO02567 ACCEPTED (cont.)
Planning. 1 0010-Planning-USE - GEO02567 ACCEPTED

County Geologic Report GEO No. 2567, submitted for the project (PP26308/APN 371-130-004), was prepared by Professional Service Industries, Inc. The report is titled; "Geotechnical Investigation, Proposed Dollar General Development, Grand Avenue near Kathryn Way, Lake Elsinore, California," dated December 1, 2016. In addition, PSI has submitted the following reports: "Fault Rupture Hazard Investigation, Proposed Dollar General Development, Grand Avenue near Kathryn Way, Lake Elsinore, California, California 92530, PSI Project No. 00661076," dated October 13, 2017. "Response to Riverside County Review Comments 7/26/17, County Geologic Report No. 2567, Geotechnical Investigation, Proposed Dollar General Development, Grand Avenue near Kathryn Way, Lake Elsinore, California, California 92530, PSI Project No. 0066915," dated September 12, 2017. These documents are herein incorporated in GEO02567.

GEO02567 concluded:

- 1.The site is not located within an Alquist-Priolo Earthquake Fault Zone.
- 2.Based on the results of an onsite fault study, site mapping, literature review, and aerial photography review, we conclude that no active faulting traverses the site.
- 3.The results of the liquefaction evaluation for the site indicates that the anticipated total settlement for the design seismic event is less than 1 inch.
- 4.Based on the laboratory testing, the site soils are not significantly susceptible to hydrocollapse.
- 5.Due to the generally flat nature of the site and surrounding properties the site is not susceptible to landsliding, debris flow, or rock fall hazards.
- 6.The potential for tsunamis, seiche or sudden dam failure to impact the site is not considered a significant threat.
- 7.The expansion potential of the existing site soils is anticipated to be very low.

GEO02567 recommended:

- 1.The site should be cleared of all surface vegetation, utilities, old foundations, seepage pits, etc. (if any).
- 2.Following site clearing and lowering of site grades where needed, we recommend that the subgrade soils within the building pad be compacted within a perimeter of at least 5 feet beyond building exterior limits.

ADVISORY NOTIFICATION DOCUMENT

Planning

Planning. 2

0010-Planning-USE - LOW PALEO (cont.)

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

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

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

8. The property owner and/or applicant on whose land the paleontological fossils are discovered shall provide appropriate funding for monitoring, reporting, delivery and curating the fossils at the institution where the fossils

ADVISORY NOTIFICATION DOCUMENT

Planning

Planning. 2 0010-Planning-USE - LOW PALEO (cont.)
will be placed, and will provide confirmation to the County that such funding has been paid to the institution.

Planning. 3 0010-Planning-USE - NO OUTDOOR ADVERTISING

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

Planning. 4 0010-Planning-USE - NO SECOND FLOOR

No tenant improvement permit, or any other building permit, shall be granted for any second story, second floor, mezzanine, or interior balcony unless a plot plan, conditional use permit, public use permit, substantial conformance or a revised permit is approved by the Planning Department pursuant to Section 18.12 of Ordinance No. 348 in order to assure adequate parking remains within the property. Only a one story building was approved as part of this permit and reviewed for parking standards.

Planning. 5 0010-Planning-USE - PDA06009 ACCEPTED

County Archaeological Report (PDA) No. 6009 submitted for this project (PP26308, GPA01223) was prepared by Andrew J. Garrison, M.A., RPA of Brian F. Smith and Associates and is entitled: "A Phase I Cultural Resources Assessment for the Lake Elsinore South Dollar General Store Project", dated November 16, 2017.

PDA06009 concludes: The cultural resources survey for the Lake Elsinore South Dollar General Store Project did not identify the presence of any cultural resources on the subject property. The EIC records search indicated that while 16 cultural resource sites have been recorded within a one-mile radius of the project, no cultural resources have ever been recorded within the APE. Further, 20 studies have been conducted within one mile of the project. Of the 20 studies, one covered the subject parcel but failed to identify any archaeological resources. Research indicated that the entire property has been disturbed in the past due to agriculture, clearing, disking, and grading activities. A trench approximately two feet deep and 14 feet wide that extends from the southwest boundary, near Grand Avenue, approximately 150 feet northeast through the center of the property was inspected during the survey. No cultural deposits were identified on the surface or within the trench during the survey.

ADVISORY NOTIFICATION DOCUMENT

Planning

Planning. 6 0010-Planning-USE - PDP01567 ACCEPTED (cont.)

PDP01567 recommended that implementation of a PRIMP and concomitant paleontological monitoring not be required for this project.

PDP01567 satisfies the requirement for a Paleontological Resource Assessment for CEQA purposes. PDP01567 is hereby accepted for PAR01516. A PRIMP and concomitant Paleontological Resources Monitoring during grading of the site shall not be required prior to issuance of any grading permit for this project.

Planning. 7 0010-Planning-USE - RECLAIMED WATER

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

Planning. 8 0010-Planning-USE - UNANTICIPATED RESOURCES

The developer/permit holder or any successor in interest shall comply with the following for the life of this permit. If during ground disturbance activities, unanticipated cultural resources* are discovered, the following procedures shall be followed:

All ground disturbance activities within 100 feet of the discovered cultural resource shall be halted and the applicant shall call the County Archaeologist immediately upon discovery of the cultural resource. A meeting shall be convened between the developer, the project archaeologist**, the Native American tribal representative (or other appropriate ethnic/cultural group representative), and the County Archaeologist to discuss the significance of the find. At the meeting with the aforementioned parties, a decision is to be made, with the concurrence of the County Archaeologist, as to the appropriate treatment (documentation, recovery, avoidance, etc) for the cultural resource. Further ground disturbance shall not resume within the area of the discovery until the appropriate treatment has been accomplished. * A cultural resource site is defined, for this condition, as being a feature and/or three or more artifacts in close association with each other, but may include fewer artifacts if the area of the find is determined to be of significance due to sacred or cultural importance.

ADVISORY NOTIFICATION DOCUMENT

Planning

Planning. 8 0010-Planning-USE - UNANTICIPATED RESOURCES
(cont.)

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

Planning. 9 0010-Planning-USE*- LIMIT ON SIGNAGE

Signage for this project shall be limited to the ground mount monument sign and wall signs on the building shown on APPROVED EXHIBIT A. Any additional signage shall be approved by the Planning Department pursuant to the requirements of Section 18.30 (Planning Department review only) of Ordinance No. 348.

Planning. 10 0010-Planning-USE*- NO RESIDENT OCCUPANCY

No permanent occupancy shall be permitted within the property approved under this Plot Plan as a principal place of residence per the APPROVED EXHIBIT A. No person, shall use the premises as a permanent mailing address nor be entitled to vote using an address within the premises as a place of residence.

Planning. 11 0020-Planning-USE - EXPIRATION DATE USE CASE

This approved permit shall be used within NINE (9) years from the approval date; otherwise, the permit shall be null and void.

The term used shall mean the beginning of construction pursuant to a validly issued building permit for the use authorized by this approval. Prior to the expiration of the 9 years, the permittee/applicant may request an extension of time to use the permit. The extension of time may be approved by the Assistant TLMA Director upon a determination that a valid reason exists for the permittee not using the permit within the required period. If an extension is approved, the total time allowed for use of the permit shall not exceed ten (10) years.

ADVISORY NOTIFICATION DOCUMENT

Planning-GEO

Planning-GEO. 1

GEO02567 ACCEPTED

County Geologic Report GEO No. 2567, submitted for the project (PP26308/APN 371-130-004), was prepared by Professional Service Industries, Inc. The report is titled; "Geotechnical Investigation, Proposed Dollar General Development, Grand Avenue near Kathryn Way, Lake Elsinore, California," dated December 1, 2016. In addition, PSI has submitted the following reports:

"Fault Rupture Hazard Investigation, Proposed Dollar General Development, Grand Avenue near Kathryn Way, Lake Elsinore, California, California 92530, PSI Project No. 00661076," dated October 13, 2017.

"Response to Riverside County Review Comments 7/26/17, County Geologic Report No. 2567, Geotechnical Investigation, Proposed Dollar General Development, Grand Avenue near Kathryn Way, Lake Elsinore, California, California 92530, PSI Project No. 0066915," dated September 12, 2017.

These documents are herein incorporated in GEO02567.

GEO02567 concluded:

1. The site is not located within an Alquist-Priolo Earthquake Fault Zone.
2. Based on the results of an onsite fault study, site mapping, literature review, and aerial photography review, we conclude that no active faulting traverses the site.
3. The results of the liquefaction evaluation for the site indicates that the anticipated total settlement for the design seismic event is less than 1 inch.
4. Based on the laboratory testing, the site soils are not significantly susceptible to hydrocollapse.
5. Due to the generally flat nature of the site and surrounding properties the site is not susceptible to landsliding, debris flow, or rock fall hazards.
6. The potential for tsunami, seiche or sudden dam failure to impact the site is not considered a significant threat.
7. The expansion potential of the existing site soils is anticipated to be very low.

GEO02567 recommended:

1. The site should be cleared of all surface vegetation, utilities, old foundations, seepage pits, etc. (if any).
2. Following site clearing and lowering of site grades where needed, we recommend that the subgrade soils within the building pad be compacted within a perimeter of at least 5 feet beyond building exterior limits.
3. PSI should observe the bottom of all excavations in order to confirm that all unsuitable materials have been removed to competent/suitable materials.
4. Subgrade soils near boring location B6 should be inspected carefully as these soils appear to be loose.
5. Soils that possess an in-situ relative compaction of at least 85% of the soil's maximum dry density, per ASTM D-1557, are considered to be competent/suitable materials.

GEO No. 2567 satisfies the requirement for a geologic/geotechnical study for Planning/CEQA purposes. GEO No. 2567 is hereby accepted for planning purposes. Engineering and other Building Code parameters were not included as a part of this review or approval. This approval is not intended and should not be misconstrued as approval for grading permit. Engineering and other building code parameters should be

ADVISORY NOTIFICATION DOCUMENT

Planning-GEO

Planning-GEO. 1 GEO02567 ACCEPTED (cont.)
 reviewed and additional comments and/or conditions may be imposed by the County Of
 Riverside upon application for grading and/or building permits.

Planning-PAL

Planning-PAL. 1 LOW PALEO

County Paleontological Report (PDP) No. 1567, submitted for this case (PAR01516/PP26308), was prepared by Brian F. Smith and Associates, Inc. and is entitled: "Paleontological Resource Assessment and Potential for a Paleontological Resource Impact Mitigation Program (PRIMP) for the Dollar General Small-Box Retail Store Project in Lakeland Village, Lake Elsinore, unincorporated Riverside County, California (APN 371-130-004; PAR No. 1516)", dated 18 April, 2017.

PDP01567 concluded that the project site is underlain by young Quaternary sediments (Holocene and late Pleistocene), which are only assigned a low paleontological sensitivity; therefore, the likelihood that any fossiliferous deposits of any sort may be present is minimal. PDP01567 recommended that implementation of a PRIMP and concomitant paleontological monitoring not be required for this project.

PDP01567 satisfies the requirement for a Paleontological Resource Assessment for CEQA purposes. PDP01567 is hereby accepted for PAR01516. A PRIMP and concomitant Paleontological Resources Monitoring during grading of the site shall not be required prior to issuance of any grading permit for this project.

Transportation

Transportation. 1 0010-Transportation-USE - LC LANDSCAPE
 REQUIREMENT

The developer/ permit holder shall:

- 1) Ensure all landscape and irrigation plans are in conformance with the APPROVED EXHIBITS;
- 2) Ensure all landscaping is provided with California Friendly landscaping and a weather based irrigation controller(s) as defined by County Ordinance No. 859;
- 3) Ensure that irrigation plans which may use reclaimed water conform with the requirements of the local water purveyor; and,
- 4) Be responsible for maintenance, viability and upkeep of all slopes, landscaped areas, and irrigation systems until the successful completion of the twelve (12) month inspection or those operations become the responsibility of the individual property owner(s), a property owner's association, or any other successor-in-interest, whichever occurs later.

ADVISORY NOTIFICATION DOCUMENT

Transportation

Transportation. 1 0010-Transportation-USE - LC LANDSCAPE REQUIREMENT (cont.)

To ensure ongoing maintenance, the developer/ permit holder or any successor in interest shall:

- 1) Connect to a reclaimed water supply for landscape irrigation purposes when reclaimed water is made available.
- 2) Ensure that landscaping, irrigation and maintenance systems comply with the Riverside County Guide to California Friendly Landscaping, and Ordinance No. 859.
- 3) Ensure that all landscaping is healthy, free of weeds, disease and pests.

Waste Resources

Waste Resources. 1 0010-Waste Resources-USE - AB 1826

AB 1826 (effective April 1, 2016) requires businesses that generate 8 cubic yards or more of organic waste per week to arrange for organic waste recycling services. The threshold amount of organic waste generated requiring compliance by businesses is reduced in subsequent years. Businesses subject to AB 1826 shall take at least one of the following actions in order to divert organic waste from disposal:

- Source separate organic material from all other recyclables and donate or self-haul to a permitted organic waste processing facility.
- Enter into a contract or work agreement with gardening or landscaping service provider or refuse hauler to ensure the waste generated from those services meet the requirements of AB 1826.

Waste Resources. 2 0010-Waste Resources-USE - AB 341

AB 341 focuses on increased commercial waste recycling as a method to reduce greenhouse gas (GHG) emissions. The regulation requires businesses and organizations that generate four or more cubic yards of waste per week and multifamily units of 5 or more, to recycle.

ADVISORY NOTIFICATION DOCUMENT

Waste Resources

Waste Resources. 2 0010-Waste Resources-USE - AB 341 (cont.)

A business shall take at least one of the following actions in order to reuse, recycle, compost, or otherwise divert commercial solid waste from disposal:

-Source separate recyclable and/or compostable material from solid waste and donate or self-haul the material to recycling facilities.

-Subscribe to a recycling service with waste hauler.

-Provide recycling service to tenants (if commercial or multi-family complex).

-Demonstrate compliance with the requirements of California Code of Regulations Title 14.

For more information, please visit:

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

Waste Resources. 3 0010-Waste Resources-USE - HAZARDOUS MATERIALS

Hazardous materials are not accepted at Riverside County landfills. In compliance with federal, state, and local regulations and ordinances, any hazardous waste generated in association with the project shall be disposed of at a permitted Hazardous Waste disposal facility. Hazardous waste materials include, but are not limited to, paint, batteries, oil, asbestos, and solvents. For further information regarding the determination, transport, and disposal of hazardous waste, please contact the Riverside County Department of Environmental Health, Environmental Protection and Oversight Division.

Waste Resources. 4 0010-Waste Resources-USE - LANDSCAPE PRACTICES

Use mulch and/or compost in the development and maintenance of landscaped areas within the project boundaries.

Reduce the amount of green waste generated in common landscaped areas through grass recycling (where lawn clippings from a mulching type mower are left on lawn), or through on-site composting of green waste, or through the separation of green waste from other waste types to send to a composting facility.

ADVISORY NOTIFICATION DOCUMENT

Waste Resources

Waste Resources. 4 0010-Waste Resources-USE - LANDSCAPE PRACTICES
(cont.)

Xeriscape and/or use drought tolerant/low maintenance
vegetation in all landscaped areas of the project.

Plan: PP26308

Parcel: 371130004

60. Prior To Grading Permit Issuance

BS-Grade

060 - BS-Grade. 1 0060-BS-Grade-USE - APPROVED WQMP Not Satisfied

Prior to the issuance of a grading permit, the owner / applicant shall submit to the Building & Safety Department Engineering Division evidence that the project - specific Water Quality Management Plan (WQMP) has been approved by the Riverside County Flood Control District or Riverside County Transportation Department and that all approved water quality treatment control BMPs have been included on the grading plan.

060 - BS-Grade. 2 0060-BS-Grade-USE - DRAINAGE DESIGN Q100 Not Satisfied

All drainage facilities shall be designed in accordance with the Riverside County Flood Control & Water District's or Coachella Valley Water District's conditions of approval regarding this application. If not specifically addressed in their conditions, drainage shall be designed to accommodate 100 year storm flows.

060 - BS-Grade. 3 0060-BS-Grade-USE - GEOTECH/SOILS RPTS Not Satisfied

Geotechnical soils reports, required in order to obtain a grading permit, shall be submitted to the Building and Safety Department for review and approval prior to issuance of a grading permit. All grading shall be in conformance with the recommendations of the geotechnical/soils reports as approved by Riverside County.* *The geotechnical/soils, compaction and inspection reports will be reviewed in accordance with the RIVERSIDE COUNTY GEOTECHNICAL GUIDELINES FOR REVIEW OF GEOTECHNICAL AND GEOLOGIC REPORTS.

060 - BS-Grade. 4 0060-BS-Grade-USE - GRADING SECURITY Not Satisfied

Grading in excess of 199 cubic yards will require a performance security to be posted with the Building and Safety Department.

060 - BS-Grade. 5 0060-BS-Grade-USE - NOTARIZED OFFSITE LTR Not Satisfied

A notarized letter of permission from the affected property owners or easement holders shall be provided in instances where off site grading is proposed as part of the grading plan.

060 - BS-Grade. 6 0060-BS-Grade-USE - NPDES/SWPPP Not Satisfied

Prior to issuance of any grading or construction permits - whichever comes first - the applicant shall provide the Building and Safety Department evidence of compliance with the following: "Effective March 10, 2003 owner operators of grading or construction projects are required to comply with the N.P.D.E.S. (National Pollutant Discharge Elimination System) requirement to obtain a construction permit from the State Water Resource Control Board (SWRCB). The permit requirement applies to grading and construction sites of "ONE" acre or larger. The owner operator can comply by submitting a "Notice of Intent" (NOI), develop and implement a STORM WATER POLLUTION PREVENTION PLAN (SWPPP) and a monitoring program and reporting plan for the construction site. For additional information and to obtain a copy of the NPDES State Construction Permit contact the SWRCB at www.swrcb.ca.gov.

Additionally, at the time the county adopts, as part of any ordinance, regulations specific to the N.P.D.E.S., this project (or subdivision) shall comply with them.

060 - BS-Grade. 7 0060-BS-Grade-USE - OFFSITE GRDG ONUS Not Satisfied

Prior to the issuance of a grading permit, it shall be the sole responsibility of the owner/applicant to obtain any and all proposed or required easements and/or permissions necessary to perform the grading herein proposed.

060 - BS-Grade. 8 0060-BS-Grade-USE - PRE-CONSTRUCTION MTG Not Satisfied

Upon receiving grading plan approval and prior to the issuance of a grading permit, the applicant is required to schedule a pre-construction meeting with the Building and Safety Department Environmental Compliance Division.

060 - BS-Grade. 9 0060-BS-Grade-USE- BMP CONST NPDES PERMIT Not Satisfied

Prior to the issuance of a grading permit, the owner / applicant shall obtain a BMP (Best Management Practices)

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60. Prior To Grading Permit Issuance

BS-Grade

060 - BS-Grade. 9 0060-BS-Grade-USE- BMP CONST NPDES PERMIT (cont.) Not Satisfied

Permit for the monitoring of the erosion and sediment control BMPs for the site. The Department of Building and Safety will conduct NPDES (National Pollutant Discharge Elimination System) inspections of the site based on Risk Level to verify compliance with the Construction General Permit, Stormwater ordinances and regulations until completion of the construction activities, permanent stabilization of the site and permit final.

Flood

060 - Flood. 1 Elevate Finished Floor Not Satisfied

Pursuant to County Ordinance No. 458 Section 8.a.19, all new buildings and/or substantial improvements located within the 500-year floodplain limits of Lake Elsinore shall have their lowest finished floor elevated a minimum of three (3) feet above said water body's 100-year water surface elevation, 1265.7 ft (NAVD88). Therefore, the finished floor of the new building structure shall be elevated to 1268.7 ft (NAVD88) or greater.

060 - Flood. 2 Submit Final WQMP Not Satisfied

A copy of the project specific WQMP shall be submitted to the District for review and approval.

060 - Flood. 3 Submit Plans Not Satisfied

A copy of the project specific WQMP, improvement plans, grading plans, BMP improvement plans and any other necessary documentation along with supporting hydrologic and hydraulic calculations shall be submitted to the District for review. The plans must receive District approval prior to the issuance of permits. All submittals shall be date stamped by the engineer and include a completed Flood Control Deposit Based Fee Worksheet and the appropriate plan check fee deposit.

Planning

060 - Planning. 1 0060-Planning-USE - SECTION 1601/1603 PERMIT Not Satisfied

Should any grading or construction be proposed within or along the banks of any natural watercourse or wetland located either on-site or on any required off-site improvement area, the permit holder shall provide written notification to the County Planning Department that the appropriate California Department of Fish and Game notification pursuant to Sections 1601/1603 of the California Fish and Game Code has taken place. Or, the permit holder shall obtain an "Agreement Regarding Proposed Stream or Lake Alteration" (Section 1601/1603 Permit). Copies of any agreement shall be submitted with the notification

060 - Planning. 2 0060-Planning-USE - SECTION 404 PERMIT Not Satisfied

Should any grading or construction be proposed within or alongside the banks of the watercourse or wetland, the permit holder shall provide written notification to the County Planning Department that the alteration of any watercourse or wetland, located either on-site or on any required off-site improvement area, complies with the U.S. Army Corps of Engineers Nationwide Permit Conditions. Or, the land divider shall obtain a permit under Section 404 or the Clean Water Act. Copies of any agreements shall be submitted along with the notification.

060 - Planning. 3 0060-Planning-USE*- FEE STATUS Not Satisfied

Prior to the issuance of grading permits for Plot Plan No. 26308, the Planning Department shall determine the status of the deposit based fees. If the fees are in a negative status, the permit holder shall pay the outstanding balance.

060 - Planning. 4 0060-Planning-USE*- REQD APPLICATIONS (1) Not Satisfied

No grading permits shall be issued until General Plan Amendment No. 1223, and Change of Zone No. 7945 have been approved and adopted by the Board of Supervisors and have been made effective. This permit shall conform with the development standards of the designation[s] and/or zone[s] ultimately applied to the property.

Planning-CUL

060 - Planning-CUL. 1 0060-Planning-USE-CRMP Required Not Satisfied

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60. Prior To Grading Permit Issuance

Planning-CUL

060 - Planning-CUL. 1 0060-Planning-USE-CRMP Required (cont.) Not Satisfied

PRIOR TO ISSUANCE OF GRADING PERMITS: The applicant/developer shall provide evidence to the County of Riverside Planning Department that a County certified professional archaeologist has been contracted to implement a Cultural Resource Monitoring Program. A Cultural Resource Monitoring Plan shall be developed that addresses the details of all activities and provides procedures that must be followed in order to reduce the impacts to cultural and historic resources to a level that is less than significant as well as address potential impacts to undiscovered buried archaeological resources associated with this project. This document shall be provided to the County Archaeologist for review and approval prior to issuance of the grading permit. These measures shall include, but shall not be limited to, the following: Archaeological Monitor An adequate number of qualified monitors shall be present to ensure that all earth moving activities are observed and shall be on-site during all grading activities for areas to be monitored including off-site improvements. Inspections will vary based on the rate of excavation, the materials excavated, and the presence and abundance of artifacts and features. The frequency and location of inspections will be determined by the Project Archaeologist. Cultural Sensitivity Training - The Project Archaeologist and if required, a representative designated by the Tribe shall attend the pre-grading meeting with the contractors to provide Cultural Sensitivity Training for all Construction Personnel. Training will include a brief review of the cultural sensitivity of the Project and the surrounding area; what resources could potentially be identified during earthmoving activities; the requirements of the monitoring program; the protocols that apply in the event unanticipated cultural resources are identified, including who to contact and appropriate avoidance measures until the find(s) can be properly evaluated; and any other appropriate protocols. This is a mandatory training and all construction personnel must attend prior to beginning work on the project site. A sign-in sheet for attendees of this training shall be included in the Phase IV Monitoring Report. Unanticipated Resources - In the event that previously unidentified potentially significant cultural resources are discovered, the Archaeological and/or Tribal Monitor(s) shall have the authority to divert or temporarily halt ground disturbance operations in the area of discovery to allow evaluation of potentially significant cultural resources. The Project Archaeologist, in consultation with the Tribal monitor shall determine the significance of the discovered resources. The County Archaeologist must concur with the evaluation before construction activities will be allowed to resume in the affected area. Before construction activities are allowed to resume in the affected area, the artifacts shall be recovered and features recorded using professional archaeological methods. The Project Archaeologist shall determine the amount of material to be recovered for an adequate artifact sample for analysis. Isolates and clearly non-significant deposits shall be minimally documented in the field and the monitored grading can proceed.

060 - Planning-CUL. 2 0060-Planning-USE-Native American Monitor Not Satisfied

Prior to the issuance of grading permits, the developer/permit applicant shall enter into an agreement with the consulting tribe(s) for a Native American Monitor. The Native American Monitor(s) shall be on-site during all initial ground disturbing activities and excavation of each portion of the project site including clearing, grubbing, tree removals, grading and trenching. In conjunction with the Archaeological Monitor(s), the Native American Monitor(s) shall have the authority to temporarily divert, redirect or halt the ground disturbance activities to allow identification, evaluation, and potential recovery of cultural resources. The developer/permit applicant shall submit a fully executed copy of the agreement to the County Archaeologist to ensure compliance with this condition of approval. Upon verification, the Archaeologist shall clear this condition. This agreement shall not modify any condition of approval or mitigation measure.

Planning-EPD

060 - Planning-EPD. 1 0060-Planning-EPD-EPD - 30 DAY BURROWING OWL SUR Not Satisfied

Pursuant to Objective 6 and Objective 7 of the Species Account for the Burrowing Owl included in the Western Riverside County Multiple Species Habitat Conservation Plan, within 30 days prior to the issuance of a grading permit, a pre-construction presence/absence survey for the burrowing owl shall be conducted by a qualified biologist and the results of this presence/absence survey shall be provided in writing to the Environmental Programs Department. If it is determined that the project site is occupied by the Burrowing Owl, take of "active" nests shall be avoided pursuant to the MSHCP and the Migratory Bird Treaty Act. However, when the Burrowing Owl is present, relocation outside of the nesting season (March 1 through August 31) by a qualified biologist shall be required. The

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60. Prior To Grading Permit Issuance

Planning-EPD

060 - Planning-EPD. 1 0060-Planning-EPD-EPD - 30 DAY BURROWING OWL SUR (cont.) Not Satisfied

County Biologist shall be consulted to determine appropriate type of relocation (active or passive) and translocation sites. Occupation of this species on the project site may result in the need to revise grading plans so that take of "active" nests is avoided or alternatively, a grading permit may be issued once the species has been actively relocated.

If the grading permit is not obtained within 30 days of the survey a new survey shall be required.

060 - Planning-EPD. 2 0060-Planning-EPD-EPD - NESTING BIRD SURVEY Not Satisfied

Birds and their nests are protected by the Migratory Bird Treaty Act (MBTA) and California Department of Fish and Wildlife (CDFW) Codes. Since the project supports suitable nesting bird habitat, removal of vegetation or any other potential nesting bird habitat disturbances shall be conducted outside of the avian nesting season (February 1st through August 31st). If habitat must be cleared during the nesting season, a preconstruction nesting bird survey shall be conducted. The preconstruction nesting bird survey must be conducted by a biologist who holds a current MOU with the County of Riverside. If nesting activity is observed, appropriate avoidance measures shall be adopted to avoid any potential impacts to nesting birds. The nesting bird survey must be completed no more than 3 days prior to any ground disturbance. If ground disturbance does not begin within 3 days of the survey date a second survey must be conducted. Prior to the issuance of a grading permit the project proponent must provide written proof to the Riverside County Planning Department, Environmental Programs Division (EPD) that a biologist who holds an MOU with the County of Riverside has been retained to carry out the required survey. Documentation submitted to prove compliance prior to grading permit issuance must at a minimum include the name and contact information for the Consulting Biologist and a signed statement from the Consulting Biologist confirming that they have been contracted by the applicant to conduct a Preconstruction Nesting Bird Survey. In some cases EPD may also require a Monitoring and Avoidance Plan prior to the issuance of a grading permit. Prior to finalization of a grading permit or prior to issuance of any building permits the projects consulting biologist shall prepare and submit a report, documenting the results of the survey, to EPD for review.

060 - Planning-EPD. 3 0060-Planning-EPD-EPD*-GRADING RESTRICTIONS Not Satisfied

No impacts including manufactured slopes are allowed with any areas required for conservation or constrained due to sensitive biological resources. The grading plans for this project shall be reviewed by EPD to ensure there are no impacts to these areas. The grading plans must clearly delineate where these areas occur and indicate that no impacts are proposed in these areas. These areas shall be physically staked off on the site and EPD shall VISIT the site to inspect these avoidance measures prior to issuance of any grading permits for this property. In addition EPD shall inspect the site to ensure proper BMPs are being incorporated to minimize impacts to these areas. Final grading plan shall be delineated and the MSHCP Area clearly labeled for avoidance, as illustrated on Figure #10-Criteria Cell Avoidance Area, found in MSHCP Consistency Analysis/Habitat Assessment Report Including Riparian Bird habitat Assessment & Focused Survey Results for Proposed Retail Store on Commercial Property, by Archon Consulting Co., October, 2017.

Survey

060 - Survey. 1 0060-Survey-USE - PRIOR TO ROAD CONSTRUCT Not Satisfied

Prior to road construction, survey monuments including centerline monuments, tie points, property corners and benchmarks shall be located and tied out and corner records filed with the County Surveyor pursuant to Section 8771 of the Business & Professions Code. Survey points destroyed during construction shall be reset, and a second corner record filed for those points prior to completion and acceptance of the improvements.

Transportation

060 - Transportation. 1 0060-Transportation-USE - FILE L&LMD APPLICATION Not Satisfied

File an application with the Transportation Department, L&LMD Section, 8th Floor, 4080 Lemon Street, Riverside, CA, for required annexation per conditions of approval titled "USE-ANNEX L&LMD/OTHER DIST" in the 80.Transportation and 90.Transportation sections.

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60. Prior To Grading Permit Issuance

Transportation

060 - Transportation. 1 0060-Transportation-USE - FILE L&LMD APPLICATION (cont.) Not Satisfied

If you have any questions or for the processing fee amount, please call the L&LMD Section at (951) 955-6748.

060 - Transportation. 2 0060-Transportation-USE - SUBMIT GRADING PLAN Not Satisfied

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

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

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

Standard plan check turnaround time is 10 working days.

70. Prior To Grading Final Inspection

Planning-CUL

070 - Planning-CUL. 1 0070-Planning-USE-Artifact Disposition Not Satisfied

Prior to Final Grading the landowner(s) shall relinquish ownership of all cultural and/or tribal cultural resources that are unearthed on the Project property during any ground-disturbing activities, including previous investigations and/or future Phase III data recovery. One of the following treatments shall be applied. a. Reburial of the resources on the Project property. The measures for reburial shall include, at least, the following: Measures to protect the reburial area from any future impacts. Reburial shall not occur until all required cataloguing, analysis and studies have been completed on the cultural resources, with an exception that sacred items, burial goods and Native American human remains are excluded. Any reburial processes shall be culturally appropriate. Listing of contents and location of the reburial shall be included in the confidential Phase IV Report. The Phase IV Report shall be filed with the County under a confidential cover and not subject to a Public Records Request. b. If reburial is not agreed upon by the Consulting Tribes then the resources shall be curated at a culturally appropriate manner at the Western Science Center, a Riverside County curation facility that meets State Resources Department Office of Historic Preservation Guidelines for the Curation of Archaeological Resources ensuring access and use pursuant to the Guidelines. The collection and associated records shall be transferred, including title, and are to be accompanied by payment of the fees necessary for permanent curation. Evidence of curation in the form of a letter from the curation facility stating that subject archaeological materials have been received and that all fees have been paid, shall be provided by the landowner to the County. There shall be no destructive or invasive testing on sacred items, burial goods and Native American human remains. Results concerning finds of any inadvertent discoveries shall be included in the Phase IV monitoring report.

070 - Planning-CUL. 2 0070-Planning-USE-Phase IV Cultural Report Not Satisfied

Upon completion of the implementation phase, a Phase IV Cultural Resources Monitoring Report shall be submitted that complies with the Riverside County Planning Department's requirements for such reports for all ground disturbing activities associated with this grading permit. The report shall follow the County of Riverside Planning Department Cultural Resources (Archaeological) Investigations Standard Scopes of Work posted on the TLMA website. The report shall include results of any feature relocation or residue analysis required as well as evidence of the required cultural sensitivity training for the construction staff held during the required pre-grade meeting.

80. Prior To Building Permit Issuance

BS-Grade

Plan: PP26308

Parcel: 371130004

80. Prior To Building Permit Issuance

BS-Grade

080 - BS-Grade. 1 0080-BS-Grade-USE - NO B/PMT W/O G/PMT Not Satisfied

Prior to the issuance of any building permit, the property owner shall obtain a grading permit and/or approval to construct from the Building and Safety Department.

080 - BS-Grade. 2 0080-BS-Grade-USE - ROUGH GRADE APPROVAL Not Satisfied

Prior to the issuance of any building permit, the applicant shall obtain rough grade approval and/or approval to construct from the Building and Safety Department. The Building and Safety Department must approve the completed grading of your project before a building permit can be issued. Rough Grade approval can be accomplished by complying with the following:

1.Submitting a "Wet Signed" copy of the Soils Compaction Report containing substantiating data from the Soils Engineer (registered geologist or certified geologist, civil engineer or geotechnical engineer as appropriate) for his/her certification of the project.

2.Submitting a "Wet Signed" copy of the Rough Grade certification from a Registered Civil Engineer certifying that the grading was completed in conformance with the approved grading plan.

3.Requesting a Rough Grade Inspection and obtaining rough grade approval from a Riverside County inspector.

4.Rough Grade Only Permits: In addition to obtaining all required inspections and approval of all final reports, all sites permitted for rough grade only shall provide 100 percent vegetative coverage to stabilize the site prior to receiving a rough grade permit final.

Prior to release for building permit, the applicant shall have met all rough grade requirements to obtain Building and Safety Department clearance.

E Health

080 - E Health. 1 Food Plans Not Satisfied

A total of three complete set of plans for each food establishment are needed including a fixture schedule, a finish schedule, and a plumbing schedule in order to ensure compliance with applicable California Health and Safety Code.

080 - E Health. 2 Water and Sewer Will Serve Not Satisfied

Provide current documentation that establishes water and sewer service to the project.

Fire

080 - Fire. 1 0080-Fire-USE-#4-WATER PLANS Not Satisfied

The applicant or developer shall separately submit two copies of the water system plans to the Fire Department for review and approval. Plans shall conform to the fire hydrant types, location and spacing, and the system shall meet the fire flow requirements. Plans shall be signed and approved by a registered civil engineer and the local water company with the following certification: "I certify that the design of the water system is in accordance with the requirements prescribed by the Riverside County Fire Department."

080 - Fire. 2 0080-Fire-USE*-#51-WATER CERTIFICATION Not Satisfied

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

Flood

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80. Prior To Building Permit Issuance

Flood

080 - Flood. 1 Elevate Finished Floor Not Satisfied

Pursuant to County Ordinance No. 458 Section 8.a.19, all new buildings and/or substantial improvements located within the 500-year floodplain limits of Lake Elsinore shall have their lowest finished floor elevated a minimum of three (3) feet above said water body's 100-year water surface elevation, 1265.7 ft (NAVD88). Therefore, the finished floor of the new building structure shall be elevated to 1268.7 ft (NAVD88) or greater.

080 - Flood. 2 Submit Final WQMP Not Satisfied

A copy of the project specific WQMP shall be submitted to the District for review and approval.

080 - Flood. 3 Submit Plans Not Satisfied

A copy of the project specific WQMP, improvement plans, grading plans, BMP improvement plans and any other necessary documentation along with supporting hydrologic and hydraulic calculations shall be submitted to the District for review. The plans must receive District approval prior to the issuance of permits. All submittals shall be date stamped by the engineer and include a completed Flood Control Deposit Based Fee Worksheet and the appropriate plan check fee deposit.

Planning

080 - Planning. 1 0080-Planning-USE*- CONFORM TO ELEVATIONS Not Satisfied

Elevations of all buildings and structures, plus Site Plans submitted for building plan check approval shall be in substantial conformance with the elevations and site plans shown on APPROVED EXHIBIT A; including Roof-shielding, bike racks, light standards, and ornamental tubular metal fencing.

080 - Planning. 2 0080-Planning-USE*- CONFORM TO FLOOR PLANS Not Satisfied

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

080 - Planning. 3 0080-Planning-USE*- FEE STATUS Not Satisfied

Prior to issuance of building permits for Plot Plan No. 26308, the Planning Department shall determine the status of the deposit based fees for project. If the case fees are in a negative state, the permit holder shall pay the outstanding balance.

080 - Planning. 4 0080-Planning-USE*- REQD APPLICATIONS (2) Not Satisfied

No building permits shall be issued until General Plan Amendment No. 1223 and Change of Zone No. 7945 have been approved and adopted by the Board of Supervisors and have been made effective. This permit shall conform with the development standards of the designation(s) and/or zone(s) ultimately applied to the property.

Transportation

080 - Transportation. 1 0080-Transportation-USE - LC LANDSCAPE PLOT PLAN Not Satisfied

Prior to issuance of building permits, the developer/permit holder shall file a Landscaping Minor Plot Plan Application to the Riverside County Transportation Department for review and approval along with the current fee. The landscaping plans shall be in conformance with the APPROVED EXHIBITS; in compliance with Ordinance No. 348, Section 18.12; Ordinance No. 859; and, be prepared consistent with the County of Riverside Guide to California Friendly Landscaping. At minimum, plans shall include the following components:

- 1) Landscape and irrigation working drawings "stamped" by a California certified landscape architect; 2) Weather based controllers and necessary components to eliminate water waste; 3) A copy of the "stamped" approved grading plans; and, 4) Emphasis on native and drought tolerant species.

When applicable, plans shall include the following components:

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80. Prior To Building Permit Issuance

Transportation

080 - Transportation. 1 0080-Transportation-USE - LC LANDSCAPE PLOT PLAN (cont.) Not Satisfied

1)Identification of all common/open space areas; 2)Natural open space areas and those regulated/conserved by the prevailing MSHCP; 3)Shading plans for projects that include parking lots/areas; 4)The use of canopy trees (24" box or greater) within the parking areas; 5)Landscaping plans for slopes exceeding 3 feet in height; 6)Landscaping and irrigation plans associated with entry monuments. All monument locations and dimensions shall be provided on the plan; and/or, 7)If this is a phased development, then a copy of the approved phasing plan shall be submitted for reference.

NOTE: 1)Landscaping plans for areas within the road right-of-way shall be submitted for review and approval by the Transportation Department only. 2)When the Landscaping Plot Plan is located within a special district such as Valley-Wide Recreation and Park District, Jurupa Community Services District, Coachella Valley Water District, a County Service Area (CSA) or other maintenance district, the developer/permit holder shall submit plans for review to the appropriate special district for simultaneous review. The permit holder shall show evidence to the Transportation Department that the subject District has approved said plans.

As part of the plan check review process and request for condition clearance, the developer/permit holder shall show proof of the approved landscaping plot plan by providing the Plot Plan number. The Transportation department shall verify the landscape route is approved and the Plot Plan is in TENTAPPR status. Upon verification of compliance with this condition and the APPROVED EXHIBITS, the Transportation Department shall clear this condition.

080 - Transportation. 2 0080-Transportation-USE - LC LANDSCAPE SECURITIES Not Satisfied

Prior to the issuance of building permits, the developer/permit holder shall submit an estimate to replace plantings, irrigation systems, ornamental landscape elements, walls and/or fences, in amounts to be approved by the Riverside County Transportation Department, Landscape Division. Once the Transportation Department has approved the estimate, the developer/permit holder shall submit the estimate to the Riverside County Department of Building and Safety who will then provide the developer/permit holder with the requisite forms. The required forms shall be completed and submitted to Building and Safety for processing and review in conjunction with County Counsel. Upon determination of compliance, the Department of Building and Safety shall clear this condition.

NOTE: A cash security shall be required when the estimated cost is \$2,500.00 or less. It is highly encouraged to allow adequate time to ensure that securities are in place. The performance security shall be released following a successful completion of the One Year Post-Establishment Inspection, and the inspection report confirms that the planting and irrigation components are thriving and in good working order consistent with the approved landscaping plans.

080 - Transportation. 3 0080-Transportation-USE - LIGHTING PLAN Not Satisfied

A separate street light plan is required for this project. Street lighting shall be designed in accordance with County Ordinance 460 and Streetlight Specification Chart found in Specification Section 22 of Ordinance 461. For projects within SCE boundaries use County of Riverside Ordinance 461, Standard No. 1000 or No. 1001.

080 - Transportation. 4 0080-Transportation-USE - R-O-W DEDICATION 1 Not Satisfied

Sufficient public street right-of-way along Grand Avenue shall be conveyed for public use to provide for a 59 foot half width right-of-way per Standard No. 93, Ordinance 461.

080 - Transportation. 5 0080-Transportation-USE-ANNEX L&LMD/OTHER DIST Not Satisfied

Prior to the issuance of a building permit, the project proponent shall comply with County requirements within public road rights-of-way, in accordance with Ordinance 461. Assurance of maintenance is required by filing an application

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80. Prior To Building Permit Issuance

Transportation

080 - Transportation. 5 0080-Transportation-USE-ANNEX L&LMD/OTHER DIST (cont.) Not Satisfied

for annexation to Landscaping and Lighting Maintenance District No. 89-1-Consolidated by contacting the Transportation Department at (951)955-6767, and/or any other maintenance district approved by the Transportation Department or by processing and filing a 'Landscape Maintenance Agreement' through the Transportation Department Plan Check Division. Said annexation should include the following:

- (1) Landscaping along Grand Avenue.
- (2) Street Light.
- (3) Street sweeping.

For street lighting, the project proponent shall contact the Transportation Department L&LMD 89-1-C Administrator and submit the following:

- (1) Completed Transportation Department application.
- (2) Appropriate fees for annexation.
- (3) (2) sets of street lighting plans approved by Transportation Department.
- (4) "Streetlight Authorization" form from SCE, or other electric provider.

080 - Transportation. 6 0080-Transportation-USE-LANDSCAPING/TRAIL COM/IND Not Satisfied

Landscaping within public road right-of-way shall comply with Transportation Department standards, Ordinance 461, Comprehensive Landscaping Guidelines & Standards, and Ordinance 859 and shall require approval by the Transportation Department.

Landscaping plans shall be designed within Grand Avenue and submitted to the Transportation Department. Landscaping plans shall be submitted on standard County plan sheet format (24" x 36"). Landscaping plans shall be submitted with the street improvement plans.

Waste Resources

080 - Waste Resources. 1 0080-Waste Resources-USE - RECYCLNG COLLECTION PLAN Not Satisfied

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

080 - Waste Resources. 2 0080-Waste Resources-USE - WASTE RECYCLE PLAN (WRP) Not Satisfied

Prior to building permit issuance, a Waste Recycling Plan (WRP) shall be submitted to the Riverside County Department of Waste Resources for approval. At a minimum, the WRP must identify the materials (i.e., concrete, asphalt, wood, etc.) that will be generated by construction and development, the projected amounts, the measures/methods that will be taken to recycle, reuse, and/or reduce the amount of materials, the facilities and/or haulers that will be utilized, and the targeted recycling or reduction rate. During project construction, the project site shall have, at a minimum, two (2) bins: one for waste disposal and the other for the recycling of Construction and Demolition (C&D) materials. Additional bins are encouraged to be used for further source separation of C&D recyclable materials. Accurate record keeping (receipts) for recycling of C&D recyclable materials and solid waste disposal must be kept. Arrangements can be made through the franchise hauler.

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80. Prior To Building Permit Issuance

Waste Resources

080 - Waste Resources. 2 0080-Waste Resources-USE - WASTE RECYCLE PLAN (WRP) Not Satisfied

90. Prior to Building Final Inspection

BS-Grade

090 - BS-Grade. 1 0090-BS-Grade-USE - BMP GPS COORDINATES Not Satisfied

Prior to final building inspection, the applicant/owner shall provide the Department of Building Safety with GPS coordinates for the location of the project - specific WQMP treatment control BMPs.

090 - BS-Grade. 2 0090-BS-Grade-USE - BMP REGISTRATION Not Satisfied

Prior to final building inspection, the applicant/owner shall register the project - specific WQMP treatment control BMPs with the Department of Building Safety Business Registration Division. Any person or entity that owns or operates a commercial and/or industrial facility shall register such facility for annual inspections.

090 - BS-Grade. 3 0090-BS-Grade-USE - PRECISE GRDG APPROVAL Not Satisfied

Prior to final building inspection, the applicant shall obtain precise grade approval and/or clearance from the Building and Safety Department. The Building and Safety Department must approve the precise grading of your project before a building final can be obtained. Precise Grade approval can be accomplished by complying with the following:

1. Requesting and obtaining approval of all required grading inspections.
2. Submitting a "Wet Signed" copy of the Soils Compaction Report from the Soils Engineer (registered geologist or certified geologist, civil engineer or geotechnical engineer as appropriate) for the sub-grade and base of all paved areas.
3. Submitting a "Wet Signed" copy of the Sub-grade (rough) Certification from a Registered Civil Engineer certifying that the sub-grade was completed in conformance with the approved grading plan.
4. Submitting a "Wet Signed" copy of the Precise (Final) Grade Certification for the entire site from a Registered Civil Engineer certifying that the precise grading was completed in conformance with the approved grading plan.
5. Submitting a "Wet Signed" copy of the Certification certifying the installation of any onsite storm drain systems not inspected by Riverside County Flood Control District or the Riverside County Transportation Department.
6. Submitting a "Wet Signed" copy of the Water Quality Management Plan (WQMP) Certification from a Registered Civil Engineer certifying that the Water Quality Management Plan treatment control BMPs have been installed in accordance with the approved WQMP.

090 - BS-Grade. 4 0090-BS-Grade-USE - WQMP ANNUAL INSP FEE Not Satisfied

Prior to release for building final, the applicant shall have met all precise grade requirements to obtain Building and Safety Department clearance.

Prior to final building inspection, the applicant shall make payment to the Building and Safety Department for the Water Quality Management Plan (WQMP) Annual Inspection.

090 - BS-Grade. 5 0090-BS-Grade-USE - WQMP BMP CERT REQ'D Not Satisfied

Prior to final building inspection, the applicant/owner shall submit a "Wet Signed" copy of the Water Quality Management Plan (WQMP) Certification from a Registered Civil Engineer certifying that the project - specific WQMP treatment control BMPs have been installed in accordance with the approved WQMP.

090 - BS-Grade. 6 0090-BS-Grade-USE - WQMP BMP INSPECTION Not Satisfied

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90. Prior to Building Final Inspection

BS-Grade

090 - BS-Grade. 6 0090-BS-Grade-USE - WQMP BMP INSPECTION (cont.) Not Satisfied

Prior to final building inspection, the applicant shall obtain inspection of all treatment control BMPs and/or clearance from the Building and Safety Department. All structural BMPs described in the project - specific WQMP and indicated on the approved grading plan shall be constructed and installed in conformance with the approved plans and specifications. The Building and Safety Department must inspect and approve the completed WQMP treatment control BMPs for your project before a building final can be obtained.

E Health

090 - E Health. 1 Hazmat Contact/Review Not Satisfied

If further review of the site indicates additional environmental health issues, the Hazardous Materials Management Division reserves the right to regulate the business in accordance with applicable County Ordinances. Please contact (951)358-5055 for additional details.

Fire

090 - Fire. 1 0090-Fire-USE-#12A-SPRINKLER SYSTEM Not Satisfied

Install a complete fire sprinkler system per NFPA 13 in all buildings 3600 sq. ft. or greater. All fire sprinkler risers shall be protected from any physical damage. The post indicator valve and fire department connection shall be located to the front, within 200 feet of a hydrant, and a minimum of 40 feet from the building(s). A statement that the building(s) will be automatically fire sprinkled must be included on the title page of the building plans.

Applicant or developer shall be responsible to install a U.L. Central Station Monitored Fire Alarm System. Monitoring system shall monitor the fire sprinkler system(s) water flow, P.I.V.'s and all control valves.

Plans must be submitted to the Fire Department for approval prior to installation. Contact fire department

090 - Fire. 2 0090-Fire-USE-#27-EXTINGUISHERS Not Satisfied

Install portable fire extinguishers with a minimum rating of 2A-10BC and signage. Fire Extinguishers located in public areas shall be in recessed cabinets mounted 48" (inches) to center above floor level with maximum 4" projection from the wall. Contact Fire Department for proper placement of equipment prior to installation.

090 - Fire. 3 0090-Fire-USE-#45-FIRE LANES Not Satisfied

The applicant shall prepare and submit to the Fire Department for approval, a site plan designating required fire lanes with appropriate lane painting and/or signs.

Flood

090 - Flood. 1 BMP - Education Not Satisfied

The developer shall distribute environmental awareness education materials on general good housekeeping practices that contribute to protection of stormwater quality to all initial users. The developer may obtain NPDES Public Educational Program materials from the District's NPDES Section by either the District's website www.floodcontrol.co.riverside.ca.us, e-mail fcnnpdes@co.riverside.ca.us, or the toll free number 1-800-506-2555. Please provide Project number, number of units and location of development. Note that there is a five-day minimum processing period requested for all orders. The developer must provide to the District's PLAN CHECK Department a notarized affidavit stating that the distribution of educational materials to the tenants is assured prior to the issuance of occupancy permits. If conditioned for a Water Quality Management Report (WQMP), a copy of the notarized affidavit must be placed in the report. The District MUST also receive the original notarized affidavit with the plan check submittal, by mail or in person in order to clear the appropriate condition. Placing a copy of the affidavit in the WQMP without submitting the original will not guarantee clearance of the condition.

090 - Flood. 2 BMP Maintenance & Inspection Not Satisfied

The BMP maintenance plan shall contain provisions for all treatment controlled BMPs to be inspected, and if required, cleaned no later than October 15 each year. Required documentation shall identify the entity that will

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90. Prior to Building Final Inspection

Flood

090 - Flood. 2 BMP Maintenance & Inspection (cont.) Not Satisfied

inspect and maintain all structural BMPs within the project boundaries. A copy of all necessary documentation shall be submitted to the District for review and approval prior to the issuance of occupancy permits.

090 - Flood. 3 Implement WQMP - Use Not Satisfied

All structural BMPs described in the project-specific WQMP shall be constructed and installed in conformance with approved plans and specifications. It shall be demonstrated that the applicant is prepared to implement all non-structural BMPs described in the approved project specific WQMP and that copies of the approved project-specific WQMP are available for the future owners/occupants. The District will not release occupancy permits for any portion of the project exceeding 80% of the project area prior to the completion of these tasks.

Planning

090 - Planning. 1 0090-Planning-USE - CURBS ALONG PLANTERS Not Satisfied

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

090 - Planning. 2 0090-Planning-USE - ROOF EQUIPMENT SHIELDING Not Satisfied

Roof-mounted equipment shall be shielded from ground view. Screening material shall be subject to Planning Department approval, as shown on the Approved Exhibit A.

090 - Planning. 3 0090-Planning-USE* - ORD NO. 659 (DIF) Not Satisfied

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

The amount of the fee for commercial or industrial development shall be calculated on the basis of the "Project Area," as defined in the Ordinance, which shall mean the net area, measured in acres, from the adjacent road right-of-way to the limits of the project development. The Project Area for Plot Plan No. 26308 has been calculated to be 2.00 net acres.

In the event Riverside County Ordinance No. 659 is rescinded, this condition will no longer be applicable. However, should Riverside County Ordinance No. 659 be rescinded and superseded by a subsequent mitigation fee ordinance, payment of the appropriate fee set forth in that ordinance shall be required.

090 - Planning. 4 0090-Planning-USE* - ACCESSIBLE PARKING Not Satisfied

A minimum of two (2) accessible parking space[s] for persons with disabilities shall be provided as shown on APPROVED EXHIBIT A. Each parking space reserved for persons with disabilities shall be identified by a permanently affixed reflectorized sign constructed of porcelain on steel, beaded text or equal, displaying the International Symbol of Accessibility. The sign shall not be smaller than 70 square inches in area and shall be centered at the interior end of the parking space at a minimum height of 80 inches from the bottom of the sign to the parking space finished grade, or centered at a minimum height of 36 inches from the parking space finished grade, ground, or sidewalk. A sign shall also be posted in a conspicuous place, at each entrance to the off-street parking facility, not less than 17 inches by 22 inches, clearly and conspicuously stating the following:

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