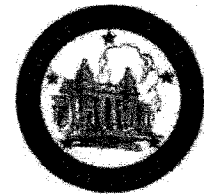


**SUBMITTAL TO THE BOARD OF SUPERVISORS
COUNTY OF RIVERSIDE, STATE OF CALIFORNIA**



ITEM
1.3
(ID # 7992)

MEETING DATE:

Tuesday, September 25, 2018

FROM : TLMA-PLANNING:

SUBJECT: TRANSPORTATION & LAND MANAGEMENT AGENCY/PLANNING: RECEIVE AND FILE THE PLANNING COMMISSION'S APPROVAL OF CONDITIONAL USE PERMIT NO. 3761 AND ADOPTION OF A NEGATIVE DECLARATION - Applicant: Saib Alrabadi - Engineer/Representative: CJC Design Inc. - Owner: Abou Bakr Almed - Second Supervisorial District - University Zoning District - Highgrove Area Plan: Community Development: Commercial Retail (CD: CR) (0.20-0.35 FAR) - Location: Northerly of Center Street, southerly of West Church Street, easterly of Iowa Avenue, and westerly of Pacific Avenue - .28 Gross Acres - Zoning: Scenic Highway Commercial (C-P-S) - REQUEST: Receive and file the Planning Commission's approval of Conditional Use Permit No. 3761, which consists of the construction of a 76 Gas Station and a 1,975 square foot convenience store with the sale of beer and wine (Alcoholic Beverage Control [ABC] License Type 20) for off-premises consumption ("project"). The project also includes the construction of two (2) new underground fuel storage tanks, eight (8) pumps, a 1,632 square foot canopy, three (3) standard parking spaces and one (1) accessible parking space. The project site consists of a closed prior auto repair facility, which will need to be partially demolished and refurbished for the gas station and convenience store. - APNs: 246-042-017 and 246-042-022. [Applicant fees 100%.] (1.8 of 09/18/2018)

RECOMMENDED MOTION: That the Board of Supervisors:

1. **RECEIVE AND FILE** the Notice of Decision for the above referenced case acted on by the Planning Commission on August 15, 2018.


ACTION: Consent


Charissa Leach, Assistant TLMA Director 9/11/2018

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 of approval is received and filed as recommended.

Ayes: Jeffries, Tavaglione, Washington, Perez and Ashley
Nays: None
Absent: None
Date: September 25, 2018
xc: Planning, Applicant

Kecia Harper-Ihem
Clerk of the Board
By: 
Deputy

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

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

The previous entitlement, Plot Plan No. 24412 approved on August 5, 2010, permitted a joint smog test station and auto repair facility. The project consisted of an existing 2,000 square foot shop building and car lift area. In 2010 the subject property was a recipient of funds from the Redevelopment Facade Improvement Program. In addition to the façade improvements, this approved project brought improvements to the lot, including minor landscaping and striping of the parking area. This business has since gone out of business, and the site has become an attractive nuisance drawing vandalism and graffiti to the area. The proposed project will replace the shuttered business and rejuvenate this prominent corner.

The Conditional Use Permit proposes the construction of a 76 Gas Station and a 1,975 square foot convenience store with the sale of beer and wine (Alcoholic Beverage Control [ABC] License Type 20) for off-premises consumption ("project"). The project also includes the construction of two (2) new underground fuel storage tanks, eight (8) pumps, a 1,632 square foot canopy, three (3) standard parking spaces and one (1) accessible parking space. The project is located within the Highgrove Area Plan, more specifically this project is located north of Center Street, south of West Church Street, east of Iowa Avenue, and west of Pacific Avenue.

The Planning Commission considered the project during a regularly scheduled public hearing on August 15, 2018.

During the public hearing, David Saunders from the Law Offices of Clayson, Bainer, and Saunders, representing a gas station owner on the south-west corner of Center Street and Iowa Avenue, spoke in opposition to the project. He brought up the following four concerns regarding the project:

1. The parking waiver.
2. Fuel tankers fueling and being in conflict with drivers.
3. Drive aisle size.
4. Already too many liquor licenses in the area.

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

Mr. Saunders' concerns were addressed by staff either via response letters included in the memorandum to the Planning Commission, or via responses during the public hearing. The following is a summary of staff's and the applicant's responses to Mr. Saunders' concerns:

Parking Waiver

Staff has determined that the site has a total of 12 parking spaces, the 8 parking spaces at the pumps, 3 additional standard parking spaces, and 1 additional accessible parking space. It is common at gas stations for customers to leave their car at the pump and go inside a convenience store. Therefore, the pumps can be considered as additional spaces for parking.

The applicant, following Mr. Saunders' testimony, also addressed this concern during the public hearing by agreeing to add additional staff, often 3 cashiers in the rush times, to reduce the amount of time a customer may have to wait in line in the store, and thus reducing the length of time the customer remains parked at the pump.

Fuel Tankers -- fueling and being in conflict with other drivers.

Turning templates were placed on the exhibit showing how the tankers would be able to access the site and fuel the pumps.

The applicant, following Mr. Saunders' testimony, addressed this concern by stating that he would have the fueling tankers only come at off hours, and they therefore would be much less likely to encounter other drivers.

Drive Aisle Size

The project was reviewed by both the Transportation Department and the Fire Department, and both departments found the project safe and the drive aisle adequate.

Too Many Liquor Licenses in the Area

Staff has found that a determination of public convenience and necessity is appropriate, so that customers of this business can pick up their liquor at this business instead of driving to another business in the area. This would help create a reduction in vehicle trips and reduce congestion.

After taking public testimony and closing the public hearing, the Planning Commission approved the project with a 4-0 vote (Commissioner Taylor Berger was absent).

Board Action

The Planning Commission's decision is final and no action by the Board of Supervisors is required unless the Board assumes jurisdiction by ordering the matter set for a future noticed public hearing, or the applicant or an interested person files a complete appeal application within 10 days of this notice appearing on the Board's agenda.

Impact on Residents and Businesses

**SUBMITTAL TO THE BOARD OF SUPERVISORS COUNTY OF RIVERSIDE,
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The impacts of this project have been evaluated through the environmental review and public hearing process by the Planning Department and the Planning Commission.

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 STAFF REPORT**
- C. **PLANNING COMMISSION MEMO**


Scott Bruckner 9/11/2018



**PLANNING COMMISSION
MINUTE ORDER
AUGUST 15, 2018**

I. AGENDA ITEM 1.1

SECOND EXTENSION OF TIME REQUEST for TENTATIVE TRACT MAP NO. 35477 – Applicant: G8 Development, Inc. – Third Supervisorial District – Ramona Zoning District – San Jacinto Area Plan: Community Development: Very High Density Residential (CD-VHDR) (14-20 du/ac) – Location: Northerly of Whittier Avenue, southerly of Mayberry Avenue, and westerly of Girard Street – 2.69 Acres – Zoning: General Residential (R-3) – Approved Project Description: Schedule “A” Subdivision of a 37-unit condominium complex on 2.69 gross acres. The proposal includes a 10,019 sq. ft. landscape area including two (2) playgrounds, a 2,172 sq. ft. pool area, and a 5,725 sq. ft. front yard area. Total development proposal includes 28,152 sq. ft. of building footprint area, 18,740 sq. ft. of landscaping area (including pool), and 112 parking spaces.

II. PROJECT DESCRIPTION:

Second Extension of Time Request for Tentative Tract Map No. 35477, extending the expiration date to July 16, 2021.

III. PLANNING COMMISSION ACTION:

Motion by Commissioner Hake, 2nd by Commissioner Kroencke
A vote of 4-0 (Taylor-Berger Absent)

APPROVED Second Extension of Time Request for Tentative Tract Map No. 35477, extending the expiration date to July 16, 2021.



**PLANNING COMMISSION
MINUTE ORDER
AUGUST 15, 2018**

I. AGENDA ITEM 1.2

THIRD EXTENSION OF TIME REQUEST for TENTATIVE TRACT MAP NO. 31700 – Applicant: EPC Holdings 781, LLC – Third Supervisorial District – Rancho California Zoning Area – Southwest Area Plan: Community Development: Medium Density Residential (CD-MDR) (2-5 du/ac) – Location: Southerly of Keller Road, westerly of Washington Street, and easterly of Coventry Lane – 20.7 Acres – Zoning: One Family Dwellings (R-1) – Approved Project Description: Schedule “A” - subdivision of 20.7 gross acres into 64 residential lots, with a proposed minimum lot size of 7,200 sq. ft. In addition, the project also proposes a 6,990 sq. ft. paseo and a 1-acre park.

II. PROJECT DESCRIPTION:

Third Extension of Time Request for Tentative Tract Map No. 31700, extending the expiration date to August 29, 2021.

III. PLANNING COMMISSION ACTION:

Motion by Commissioner Hake, 2nd by Commissioner Kroencke
A vote of 4-0 (Taylor-Berger Absent)

APPROVED Third Extension of Time Request for Tentative Tract Map No. 31700, extending the expiration date to August 29, 2021.



**PLANNING COMMISSION
MINUTE ORDER
AUGUST 15, 2018**

I. AGENDA ITEM 1.3

FIRST EXTENSION OF TIME REQUEST for TENTATIVE TRACT MAP NO. 36450 – Applicant: Lansing Companies – First Supervisorial District – Meadowbrook Zoning Area – Elsinore Area Plan: Rural: Rural Mountainous (R:RM) (10 acre min.) – Open Space: Recreation (OS-R) – Community Development: Medium Density Residential (CD-MDR) (2-5 du/ac) – Medium High Density Residential (CD-MHDR) (5-8 du/ac) – Very High Density Residential (CD-VHDR) (14-20 du/ac) – Community Center (CD-CC) (5-40 du/ac, 0.10-0.3 FAR) – Mixed Use Area – Location: Westerly of Highway 74 and southerly of Ethanac Road – 126.3 Acres – Zoning: Rural Residential (R-R) – Approved Project Description: Schedule “A” subdivision of 126.3 acres into 241 residential lots with an average lot size of 6,518 sq. ft.

II. PROJECT DESCRIPTION:

First Extension of Time Request for Tentative Tract Map No. 36450, extending the expiration date to August 18, 2021.

III. PLANNING COMMISSION ACTION:

Motion by Commissioner Hake, 2nd by Commissioner Kroencke
A vote of 4-0 (Taylor-Berger Absent)

APPROVED First Extension of Time Request for Tentative Tract Map No. 36450, extending the expiration date to August 18, 2021.



**PLANNING COMMISSION
MINUTE ORDER
AUGUST 15, 2018**

I. AGENDA ITEM 1.4

SECOND EXTENSION OF TIME REQUEST for TENTATIVE TRACT MAP NO. 34556 – Applicant: John Romero – Fourth Supervisorial District – Lower Coachella Valley Zoning District – Eastern Coachella Valley Area Plan: Community Development: Medium Density Residential (CD-MDR) (2-5 du/ac) – Location: Northerly of 60th Avenue, southerly of 58th Avenue, easterly of Van Buren Street, and westerly of Harrison Steet – 164 Acres – Zoning: One-Family Dwellings (R-1) – Approved Project Description: Schedule "A" subdivision of 164 acres into 301 residential lots with private streets and recreational amenities including internal and perimeter trails and approximately 62 acres of common open space.

II. PROJECT DESCRIPTION:

Second Extension of Time Request for Tentative Tract Map No. 34556, extending the expiration date to October 2, 2021.

III. PLANNING COMMISSION ACTION:

Motion by Commissioner Hake, 2nd by Commissioner Kroencke
A vote of 4-0 (Taylor-Berger Absent)

APPROVED Second Extension of Time Request for Tentative Tract Map No. 34556, extending the expiration date to October 2, 2021.



**PLANNING COMMISSION
MINUTE ORDER
AUGUST 15, 2018**

I. AGENDA ITEM 1.5

FIFTH EXTENSION OF TIME REQUEST for TENTATIVE TRACT MAP NO. 30760 – Applicant: Temescal Valley Land, LLC – First Supervisorial District – Alberhill Zoning Area – Elsinore Area Plan: Community Development: Medium Density Residential (CD-MDR) (2-5 du/ac) – Location: Northerly of Beardsley Road, southerly of De Palma Road, easterly of Glen Eden Road, and westerly of Horsethief Canyon Road – 148.3 Acres – Zoning: Planned Residential (R-4) – Open Area Combining Zone – Residential Developments (R-5) – Approved Project Description: Subdivide the 148.3-acre site into 285 single-family residential lots with a minimum lot size of 5,000 sq. ft.; three (3) MSHCP open space lots totaling 58.17 acres (Lots 287, 288, & 293); four (4) open space lots totaling 5.14 acres (Lots 286, 289, 291, & 294); a Mountain Avenue Transportation Corridor open space lot totaling 2.91 acres (Lot 295); a 5.71 acre park (Lot 292); a 0.34 acre detention basin (Lot 290); and a 10 to 14 foot wide trail.

II. PROJECT DESCRIPTION:

Fifth Extension of Time Request for Tentative Tract Map No. 30760, extending the expiration date to September 14, 2020.

III. PLANNING COMMISSION ACTION:

Motion by Commissioner Hake, 2nd by Commissioner Kroencke
A vote of 4-0 (Taylor-Berger Absent)

APPROVED Fifth Extension of Time Request for Tentative Tract Map No. 30760, extending the expiration date to September 14, 2020.



**PLANNING COMMISSION
MINUTE ORDER
AUGUST 15, 2018**

I. AGENDA ITEM 1.6

THIRD EXTENSION OF TIME REQUEST for TENTATIVE TRACT MAP NO. 32026 – Applicant: Lake Elsinore Lakeside Estates, LLC – First Supervisorial District – Southerly Elsinore Zoning Area – Elsinore Area Plan: Community Development - Medium Density Residential (CD-MDR) (2-5 du/ac) – Rural Community – Very Low Density Residential (RC-VLDR) (1 acre min) – Rural - Rural Mountainous (R-RM) (10 acre min) – Location: Southwesterly of Grand Avenue, southeasterly of Stoneman Street, and northwesterly of Borchard Road – 89.9 Acres – Zoning: One-Family Dwellings (R-1) – Approved Project Description: Schedule “A” subdivision of 89.9 gross acres into 141 lots, which includes a total of 130 single-family residential lots, a 1.74-acre Reservoir site, a 0.16-acre Water Pump Station site, a 6.02-acre Debris Basin, a 0.89-acre Water Quality Basin, and seven (7) Open Space Lots totaling 31.88 acres, of which 30.95-acres will be preserved within a conservation easement.

II. PROJECT DESCRIPTION:

Third Extension of Time Request for Tentative Tract Map No. 32026, extending the expiration date to June 23, 2021.

III. PLANNING COMMISSION ACTION:

Motion by Commissioner Hake, 2nd by Commissioner Kroencke
A vote of 4-0 (Taylor-Berger Absent)

APPROVED Third Extension of Time Request for Tentative Tract Map No. 32026, extending the expiration date to June 23, 2021.



**PLANNING COMMISSION
MINUTE ORDER
AUGUST 15, 2018**

- I. AGENDA ITEM 4.1**
CONDITIONAL USE PERMIT NO. 3761 – Intent to Adopt a Negative Declaration – EA42962 – Intent to Find a Public Convenience and Necessity – Applicant: Saib Alrabadi – Engineer/Representative: CJC Design, Inc. – Owner: Aboy Bakr Almed – Second Supervisorial District – University Zoning District – Highgrove Area Plan: Community Development: Commercial Retail (CD-CR) (0.20-0.35 FAR) – Location: Northerly of Center Street, southerly of Westerly Church Street, easterly of Iowa Avenue, and westerly of Pacific Avenue – .28 Gross Acres – Zoning: Scenic Highway Commercial (C-P-S).
- II. PROJECT DESCRIPTION:**
The Conditional Use Permit proposes the construction of a 76 Gas Station and 1,975 sq. ft. convenience store with the sale of beer and wine (Alcoholic Beverage Control License Type 20) for off-premises consumption (“project”). The project also includes the construction of two (2) new underground fuel storage tanks, eight (8) pumps, a 1,632 sq. ft. canopy, three (3) standard parking spaces, and one (1) accessible parking space. The project site consists of a closed prior auto repair facility, which will need to be partially demolished and refurbished for the gas station and convenience store.
- III. MEETING SUMMARY:**
The following staff presented the subject proposal:
Project Planner: Dionne Harris at (951) 955-6836 or email at dharris@rivco.org.
- Spoke in favor:
Saib Alrabadi, Applicant
- Spoke in opposition:
David Saunders, Interested Party, 601 S. Main Street, Corona, 92882
- No one spoke in a neutral position.
- IV. CONTROVERSIAL ISSUES:**
None.
- V. PLANNING COMMISSION ACTION:**
Public Comments: Closed
Motion by Commissioner Hake, 2nd by Commissioner Shaffer
A vote of 4-0 (Taylor-Berger Absent)
- ADOPT** a Negative Declaration to Environmental Assessment No. 42962; and
- APPROVE** THE Determination of Public Convenience and Necessity; and
- APPROVE** Conditional Use Permit No. 3761, subject to the conditions of approval.



**PLANNING COMMISSION
MINUTE ORDER
AUGUST 15, 2018**

I. AGENDA ITEM 4.2

APPEAL of the PLANNING DIRECTOR'S DECISION TO APPROVE PLOT PLAN NO. 26164 – Intent to Adopt a Negative Declaration – EA42892 – Applicant: United Pentecostal Church – Representative: Michael Napolitano – Fifth Supervisorial District – Pass and Desert District - Western Coachella Valley Area Plan – Land Use: Rural: Rural Desert (R-RD) (10 Acre Minimum) – 7.63 Gross Acres - Zoning: Controlled Development Areas (W-2) – Location: Northerly of Interstate 10, easterly of Highway 62, westerly of Worsley Road, and southerly of Dillon Road – 7.63 Gross Acres.

II. PROJECT DESCRIPTION:

A request to construct a 22,406 sq. ft. church, 32-feet high, with a 50'0" high steeple. The proposed building floor plan includes an 8,572 sq. ft. sanctuary and various office, classrooms, and multipurpose rooms. The project would provide 262 parking spaces.

III. MEETING SUMMARY:

The following staff presented the subject proposal:

Project Planner: Jason Killebrew at (951) 955-0314 or email at jkillebr@rivco.org.

Spoke in a favor:

Greg Sanders, Interested Party, 18101 Von Karman Avenue Suite 1800, Irvine, 92612

Philip Bettencourt, Neighbor, 78-365 Highway 111 No. 432, La Quinta, 92253

Spoke in opposition:

Fred Noble, Appellant, 2045 E. Tahquitz Canyon Way, Palm Spring, 92262

Scott Hildebrandt, Interested Party- did not speak

Robert Johnson, Interested Party, 18333 Lakepointe Drive, Riverside, 92503- did not speak

Cynthia Morgan, Interested Party, 2907 Shelter Island Drive, San Diego, 92106- did not speak

No one spoke a neutral position.

IV. CONTROVERSIAL ISSUES:

None.

V. PLANNING COMMISSION ACTION:

Public Comments: Open

Motion by Commissioner Kroencke, 2nd by Commissioner Shaffer

A vote of 4-0 (Taylor-Berger Absent)

CONTINUED to September 5, 2018.



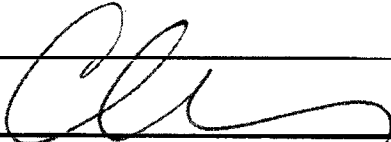
**PLANNING COMMISSION
MINUTE ORDER
AUGUST 15, 2018**

- I. AGENDA ITEM 4.3
TENTATIVE TRACT MAP NO. 36687R1 – Exempt from the California Environmental Quality Act (CEQA),** pursuant to State CEQA Guidelines Section 15182 (Residential Projects Pursuant to a Specific Plan) – Applicant: Highpointe Communities, Steve Ludwig – Engineer/Representative: Hunsaker & Associates – Third Supervisorial District – Rancho California Zoning Area – Southwest Area Plan: Community Development: Medium Density Residential (CD-MDR) (2-5 D.U./Ac.) – Open Space: Conservation (OS-C) – Location: Northerly of Safflower Street, southerly of Koon Street, easterly of Winchester Road, and westerly of Woodshire Drive – 20.3 Acres – Zoning: Specific Plan (SP#286 Winchester 1800).
- II. PROJECT DESCRIPTION:**
Tentative Tract Map No. 36887R1, a Schedule “A” subdivision proposes to revise approved Tract Map No. 36887 and subdivide 20.3 acres into 69 residential lots and 14 open space lots.
- III. MEETING SUMMARY:**
The following staff presented the subject proposal:
Project Planner: Deborah Bradford at (951) 955-6646 or email at dbradfor@rivco.org.
- Spoke in favor:
Steve Ludwig, Applicant.
- No one spoke in a neutral position or opposition.
- IV. CONTROVERSIAL ISSUES:**
None.
- V. PLANNING COMMISSION ACTION:**
Public Comments: Closed
Motion by Commissioner Sanchez, 2nd by Commissioner Hake
A vote of 4-0 (Taylor-Berger Absent)
- FOUND** the project exempt from the California Environmental Quality act (CEQA); and
- APPROVE** Tentative Tract Map No. 36687, Revision No. 1, subject to the conditions of approval.

4.1

Agenda Item No.:
Area Plan: Highgrove
Zoning District: North Riverside
Supervisory District: Second
Project Planner: Dionne Harris
Planning Commission: August 15, 2018

CONDITIONAL USE PERMIT NO. 3761
Environmental Assessment No. 42965
Applicant: Saib Alrababi
Engineer/Representative: CJC Design Inc



Charissa Leach P.E.
Assistant TLMA Director

COUNTY OF RIVERSIDE PLANNING DEPARTMENT STAFF REPORT

PROJECT DESCRIPTION:

Conditional Use Permit No. 3761 proposes the construction of a 76 Gas Station and 1,975 square foot convenience store with the sale of beer and wine (Alcoholic Beverage Control (ABC) License Type 20) for off-premises consumption ("project"). The project also includes the construction of two (2) new underground fuel storage tanks, eight (8) pumps, a 1,632 square foot canopy, three (3) standard parking spaces and one (1) accessible parking space. The project site consists of a closed prior auto repair facility, which will need to be partially demolished and refurbished for the gas station and convenience store.

PROJECT LOCATION:

The Project is located northerly of Center Street, and easterly of Iowa Avenue. The Project is within the Highgrove Area Plan.

PROJECT BACKGROUND:

The proposed project was originally scheduled for Planning Commission on April 4, 2018. The project was continued off calendar due to concerns of the public. Staff met with the concerned party on March 29, 2018, and received a letter stating the items of concern. Staff has addressed all of these concerns in the Staff Report, Initial Study and a response letter to the concerned party.

The previous entitlement, Plot Plan No. 24412, approved on August 5, 2010, permitted a joint smog service station and auto repair facility. The project consisted of an existing 2,000 square foot shop building and car lift area. This approved project brought improvements to the lot including minor landscaping and striping of the parking area. This previous project will be replaced by the new entitlement of the convenience store and gas station.

Alcohol Sales and Public Convenience and Necessity

Currently there are five (5) alcohol beverage control licenses permitted in Census Tract 423.00. Approval of this Conditional Use Permit would increase the number of existing alcohol beverage control licenses to six (6). According to the California State Department of Alcohol Beverage Control (ABC), the maximum number of licenses for this census tract is three (3). In order to exceed the number of allowed licenses for a census tract, the ABC requires acknowledgement from the local jurisdiction that the jurisdiction agrees with the increase beyond the limit. The acknowledgement is the approval of finding of "Determination of Public Convenience and Necessity" in the recommendations.

AB 52 Tribal Consultation

In accordance with AB 52, separate notices regarding the proposed Project were mailed to all requesting Tribes on November 15, 2016. Staff received notification from the Morongo Band of Mission Indians, San Manuel Band of Mission Indians and the Soboba Band of Luiseño Indians within the 30-day period, requesting to initiate consultation. Staff met with Morongo on December 20, 2016; Morongo sent conditions of approval for the project and required a cultural record search (EIC). The EIC was sent to Morongo on February 24, 2017. Morongo approved the conditions of approval and consultation was formally concluded on April 5, 2017. Staff met with Soboba February 16, 2017. Soboba approved the conditions of approval and consultation was formally concluded on February 17, 2017. The conditions of approval were sent to San Manuel on December 22, 2016 and consultation was concluded on the same day.

SUMMARY OF FINDINGS:

- | | |
|--|---|
| 1. Existing General Plan Land Use (Ex. #5): | Community Development: Commercial Retail (0.20-0.35 FAR) within the Highgrove Community Policy Area. |
| 2. Surrounding General Plan Land Use (Ex. #5): | Commercial Retail (0.20-0.35 FAR) to the north, south, east and to the west, also within the Highgrove Community Policy Area. |
| 3. Existing Zoning (Ex. #2): | Scenic Highway Commercial (C-P-S). |
| 4. Surrounding Zoning (Ex. #2): | Scenic Highway Commercial (C-P-S) to the north and west, Commercial Office to the south and east. |
| 5. Existing Land Use (Ex. #1): | Auto repair facility with smog services. |
| 6. Surrounding Land Use (Ex. #1): | Commercial uses to the north, south, west, and single family residence to the east. |
| 7. Project Data: | Total Acreage: 0.28 Gross Acres
Total lots: 2 |
| 8. Environmental Concerns: | Intent to adopt a Negative Declaration |

RECOMMENDATIONS:

ADOPT a **NEGATIVE DECLARATION** for **ENVIRONMENTAL ASSESSMENT NO. 42962**, 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,

APPROVE the **DETERMINATION OF PUBLIC CONVENIENCE AND NECESSITY**, so that a license to allow the sale of beer and wine for off-site consumption within the subject property may be issued by California Department of Alcoholic Beverages Control, based upon the findings and conclusions incorporated in the staff report; and,

APPROVE **CONDITIONAL USE PERMIT NO. 3761**, subject to the attached conditions of approval, and based upon the findings and conclusions incorporated in the staff report.

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

1. The Project site has a General Plan Land Use Designation of Community Development: Commercial Retail (0.20-0.35 FAR). The Commercial Retail land use designation, states it encourages, "Local and regional serving retail and service uses" for the development of commercial retail uses at a neighborhood, community and regional level, as well as for professional office and tourist-oriented commercial uses. The Project is consistent with the Land Use Designation because the use is a gas station with convenience store, which will provide local and regional retail and services. The Project is also located within the Highgrove Area Plan and within the Highgrove Community Policy Area.

General Plan Land Use Element, Policy HAP 1.2 (a) states, "Wherever possible, the developer shall provide onsite amenities which will provide pedestrian, equestrian or bicycling options for making local trips of up to 2 miles one-way distance." The proposed project is compatible with this policy because it provides for the opportunity of pedestrian and bicycling options with the site plan depicting the pedestrian access throughout the site. A bicycle rack is also shown on the site plan, which will provide three (3) bicycle parking spaces.

2. The Project is consistent with the Community Development: Commercial Retail (0.20-0.35 FAR) land use designation. The Project complies with all the applicable General Plan polices for commercial uses (HAP 1.2, LU 28.2), the developer has provided onsite amenities which will provide pedestrian, and bicycling options for making local trips. This project is adjacent to essential transportation corridors and connected to regional trails via Center Street. This Project will accommodate higher intensity development by being a hub for fuel and transportation, offering an employment and retail center for the community. The project has access via Iowa Avenue and Center Street served by the Western Municipal Water District.
3. The Project is surrounded by properties which have a General Plan Land Use Designation of Commercial Retail (0.20-0.35 FAR) to the north, south east and west.
4. The project site has a Zoning Classification of Scenic Highway Commercial (C-P-S).
5. The project site is surrounded by properties which have a Zoning Classification of Scenic Highway Commercial (C-P-S) to the north and west, Commercial Office to the south and east.
6. The previous use, Plot Plan No. 24412 approved on August 5, 2010, permitted a joint smog service station and auto repair facility. The project consisted of an existing 2,000 square foot shop building and car lift area. This approved project brought improvements to the lot including minor landscaping and striping of the parking area. This previous project will be replaced by the new entitlement of the convenience store and gas station.
7. The Project is permitted in the Scenic Highway Commercial (C-P-S) zoning classification, pursuant to the Ordinance No. 348, Article IXb, Section 9.50.b.(22) which provides, "Gasoline service stations, with the concurrent sale of beer and wine for off-premises consumption", subject to approval of a Conditional Use Permit.
8. The Project is consistent with the development standards set forth in the Scenic Highway Commercial (C-P-S) zone based on the following:
 - a. There is no minimum lot area requirement, unless specifically required by zone classification for a particular area. Here, no minimum lot area is specifically required by a zone classification for the area, so there is no minimum lot area requirement.

- b. There are no yard requirements for buildings which do not exceed 35 feet in height, except as required for specific plans. Here, the building is 23'-4" feet high at the highest roof pitch of the building, and the project is not in a specific plan, so no setback requirements apply.
 - c. No building or structure shall exceed fifty (50') feet in height, unless a greater height is approved pursuant to Section 18.34. of Ordinance No. 348. Because the convenience store is only 23'-4" feet high at the highest roof pitch of the building, the project complies with this requirement.
 - d. Outlined in Section 9.50.d. of Ordinance No. 348, automobile storage space shall be provided as required by Section 18.12. The parking standards for convenience stores requires one (1) parking space per every 200 square feet of the gross floor area. The convenience store is 1,975 square feet and has three (3) parking spaces and one (1) handicap parking space. Pursuant to Ordinance No. 348, Section 18.12.C(1), which states "REQUESTS FOR MODIFICATIONS FROM PARKING STANDARDS. The Planning Director may, without notice or hearing, permit modifications to the circulation and parking layout requirements where topographic or other physical conditions make it impractical to require strict compliance with these requirements." The applicant has sent a request to the Planning Director. Due to small size of the site, its single use being the gas station/convenience store and the proximity between the fueling stations and the convenience store, staff agrees with the applicant that fueling spaces should count towards the total parking requirement. Based upon this, the retail parking rate of 1 parking space per 200 square feet of retail exceeded. The convenience store is 1975 square feet which would require 10 parking spaces. However, the proposed development will have three (3) regular spaces and one (1) accessible parking space, along with eight (8) fueling spaces totaling twelve (12) parking spaces. The Project will also have a bicycle rack that provides three (3) spaces for bicycles and therefore provides the opportunity for pedestrian and bicycling options.
 - e. All roof mounted mechanical equipment shall be screened from the ground elevation view to a minimum sight distance of 1,320 feet as required by Section 9.4.e. of Ordinance No. 348. The existing building has roof edges that have been raised to cover the roof mounted equipment and this requirement is therefore met.
9. The project is located within Census Tract 423.00. The 2010 census population for Census Tract 423.00 was 1,860 persons according to the U.S. Census Bureau.
10. The maximum concentration level for General Alcohol License of beer, and wine (Type 20) is limited to four per 1,860 people by census tract (Alcoholic Beverage Control Act: California Business and Professions Code Section 238175).
11. Currently there are five (5) alcohol beverage control licenses permitted in Census Tract 423.00. Approval of this Conditional Use Permit would increase the number of existing alcohol beverage control licenses to six (6). According to the California State Department of Alcohol Beverage Control the maximum number of licenses for this census tract is three (3). The proposed project would cause the number of allowed alcohol beverage control licenses in Census Tract 423.00 to be exceeded; thus, a finding for Public Convenience and Necessity (PC&N) is required.

12. The California Alcoholic Beverage Control Board requires the local jurisdiction to make a finding of public convenience and necessity for the granting of a license when said granting would cause an over concentration of licenses within a census tract, or when an over concentration already exists.
13. According to ABC, over concentrations of existing licenses above those allocated for Census Tracts are common occurrences.
14. The proposed project does provide the public necessity and convenience for the residents of the surrounding community. The Project provides additional local retail services for the surrounding community in line with the General Plan. In addition, the Project will provide a convenience to local residents, jobs, and overall economic growth in the community. By providing fueling as well as retail options, the Project will reduce the number of vehicle trips in the area, and the residents would gain the resulting cumulative benefits of those reduced vehicle trips such as less traffic congestion and lower total emissions.
15. The project site is consistent with the objectives and development standards of Section of No.18.48 (Alcoholic Beverage Sales) of Ordinance No. 348 based on the following:
 - a. A conditional use permit is being processed for the concurrent sale of motor vehicle fuels and beer and wine for off-premises consumption.
 - b. A radius map buffering 2,400 feet from the subject site was prepared by Riverside County Geographic Information Systems (GIS) and concluded that no public elementary school or secondary school district is within 1,000 feet of the site.
 - c. A radius map buffering 1000 feet from the subject site was prepared by Riverside County Geographic Information Systems and has not identified any playgrounds, parks, schools or nonprofit youth facilities within 600 feet the project site.
 - d. There are no schools, public parks, nonprofit youth facilities, or playgrounds located with 600 feet of the site. Therefore, vehicle traffic from the facility will not be a potential hazard to a school, public park, nonprofit youth facilities or playground.
 - e. Condition of Approval (Advisory Notification Document Planning.4) has been added to ensure the project meets the development standards per Section 18.48.c.5. of Ordinance No. 348 for the concurrent sale of motor vehicle fuels and beer and wine for off-premises consumption.
16. The project site is located within the City of Riverside sphere of influence area and was submitted on November 1, 2016, to the City for their review. The County received no comments regarding this proposed Conditional use Permit.
17. This Conditional Use Permit not is located within a CAL FIRE state responsibility area or a very high fire hazard severity zone
18. This project is not located within a Criteria Cell of the Western Riverside County Multiple Species Habitat Conservation Plan (WRCMSHCP). This project is also not located within a Criteria Area of the WRCMSHCP.

19. In accordance with AB 52, separate notices regarding the proposed project were mailed to all requesting Tribes on November 15, 2016. AB 52 provides for a 30-day period in which all Tribes that have been notified of the project may request to consult on the project. Staff received notification from Morongo Band of Mission Indians, the San Manuel Band of Mission Indians, and Soboba Band of Luiseno Indians within the 30-day period, requesting to initiate consultation. Staff met with Morongo on December 20, 2016; Morongo sent conditions of approval for the project and required a cultural record search. The cultural record search or (EIC) was sent to Morongo on February 24, 2017. Morongo approved the conditions of approval and consultation was formally concluded on April 5, 2017. Staff met with Soboba February 16, 2017. Soboba approved the conditions of approval and consultation was formally concluded on February 17, 2017. The conditions of approval were sent to San Manuel on December 22, 2016 and consultation was concluded on the same day.
20. Environmental Assessment No. 42962 did not identify any potential significant impacts and no mitigation measures are necessary.
21. The project site is located within the Fee Assessment Area for the Stephen's Kangaroo Rat Habitat Conservation Plan (SKRHCP). Per County Ordinance No. 663 and the SKRHCP, all applicants for development permits within the boundaries of the Fee Assessment Area who cannot satisfy mitigation requirements through on-site mitigation, as determined through the environmental review process, shall pay a Mitigation Fee of \$500.00 per gross acre of the parcels proposed for development. Payment of the SKRHCP Mitigation Fee for this Project, instead of on-site mitigation, will not jeopardize the implementation of the SKRHCP as all core reserves required for permanent Stephen's Kangaroo Rat habitat have been acquired and no new land or habitat is required to be conserved under the SKRHCP.

CONCLUSIONS

1. The proposed project is in conformance with the Community Development: Commercial Retail (CD: CR) Land Use Designation and with all other elements of the Riverside County General Plan. The project is within the Highgrove Community Policy Area.
2. The proposed project is consistent with the proposed zoning of Scenic Highway Commercial (C-P-S) classification of Ordinance No. 348, and with all other applicable provisions of Ordinance No. 348.
3. The public's health, safety, and general welfare are protected through project design.
4. The proposed project is clearly compatible with the present and future logical development of the area.
5. The proposed project will not have a significant effect on the environment.
6. The proposed project will not preclude reserve design for the WRCMSHCP.

INFORMATIONAL ITEMS:

1. As of this writing, no letters, in support or opposition have been received.
2. The project site **is not** located within:

CONDITIONAL USE PERMIT NO. 3761
Planning Commission Staff Report August 15, 2018
Page 7 of 7

- a. A 100-year flood plain, an area drainage plan, or dam inundation area;
 - b. The Core Reserve Area;
 - c. California Gnatcatcher, Quino Checkerspot Butterfly habitat.
 - d. An Alquist-Priolo earthquake fault hazard study zone;
 - e. An area subject to high liquefaction; or
 - f. A hazardous fire area.
-
1. The project site is located within:
 - a. The boundaries of the Riverside Unified School District; and
 - b. City of Riverside Sphere of Influence; and
 - c. County Service Area No. 126 and 156 ; and
 - d. Stephens Kangaroo Rat Fee Area; and
 - e. An area subject low liquefaction

 2. The subject site is currently designated as Assessor's Parcel Number 247-042-017 and 247-042-022.

Y:\Planning Master Forms\Staff Report.doc
Date Prepared: 01/01/01
Date Revised: 07/10/18

**RIVERSIDE COUNTY PLANNING DEPARTMENT
CUP03761
VICINITY/POLICY AREAS**

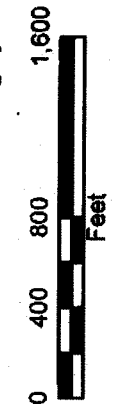
Supervisor: Tavaglione
District 2

Date Drawn: 11/29/2017
Vicinity Map



Zoning Dist: University

Author: Vinnie Nguyen



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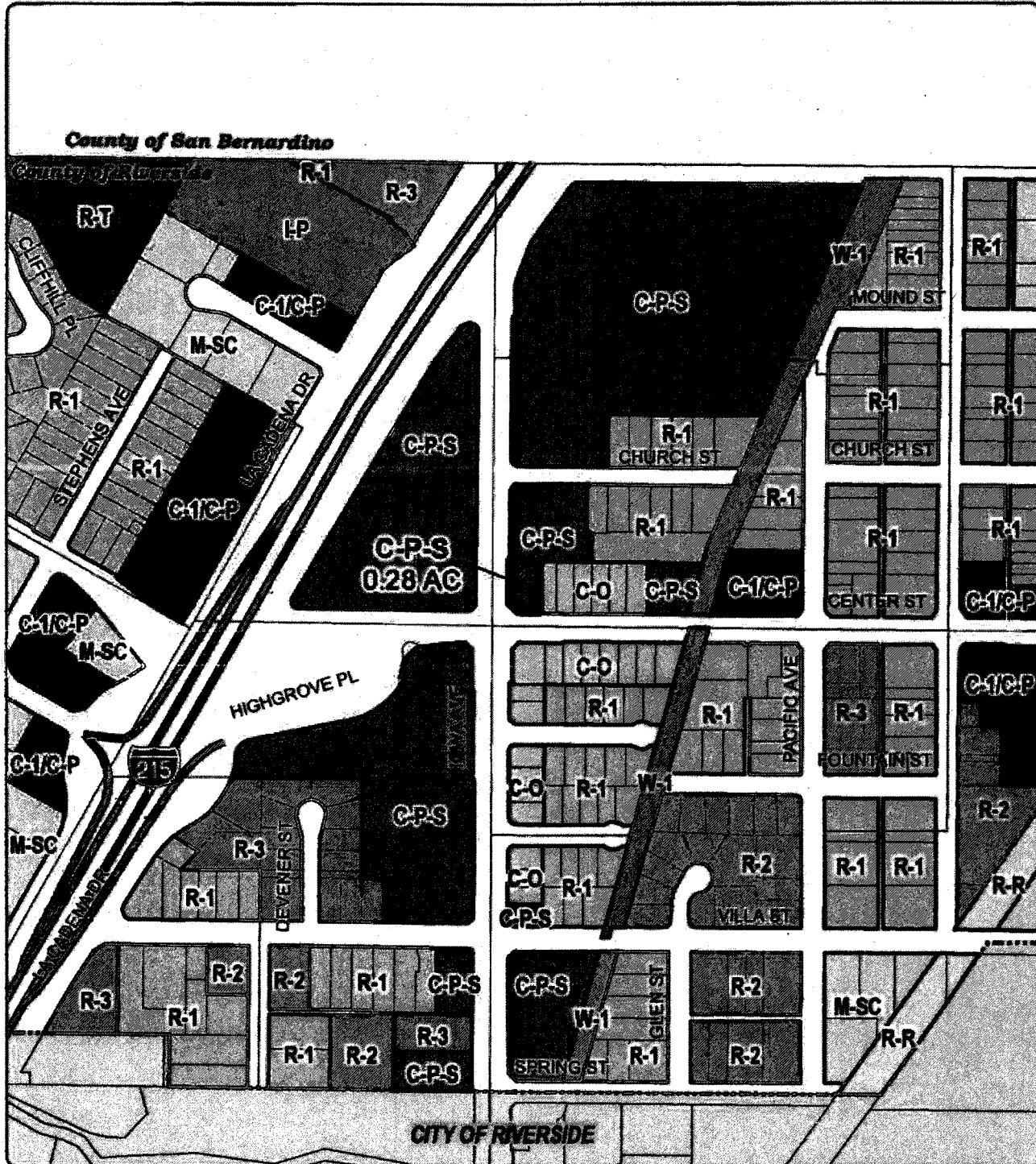
RIVERSIDE COUNTY PLANNING DEPARTMENT

CUP03761

EXISTING ZONING

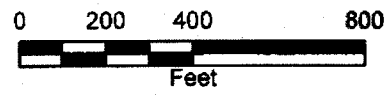
Supervisor: Tavaglione
District 2

Date Drawn: 11/29/2017
Exhibit 2



Zoning Dist: University

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.cofbas.ca.gov>

RIVERSIDE COUNTY PLANNING DEPARTMENT

CUP03761

LAND USE

Supervisor: Tavaglione
District 2

Date Drawn: 11/29/2017
Exhibit 1



Zoning Dist: University

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)963-3277 (Eastern County) or Web site <http://planning.colibris.org>

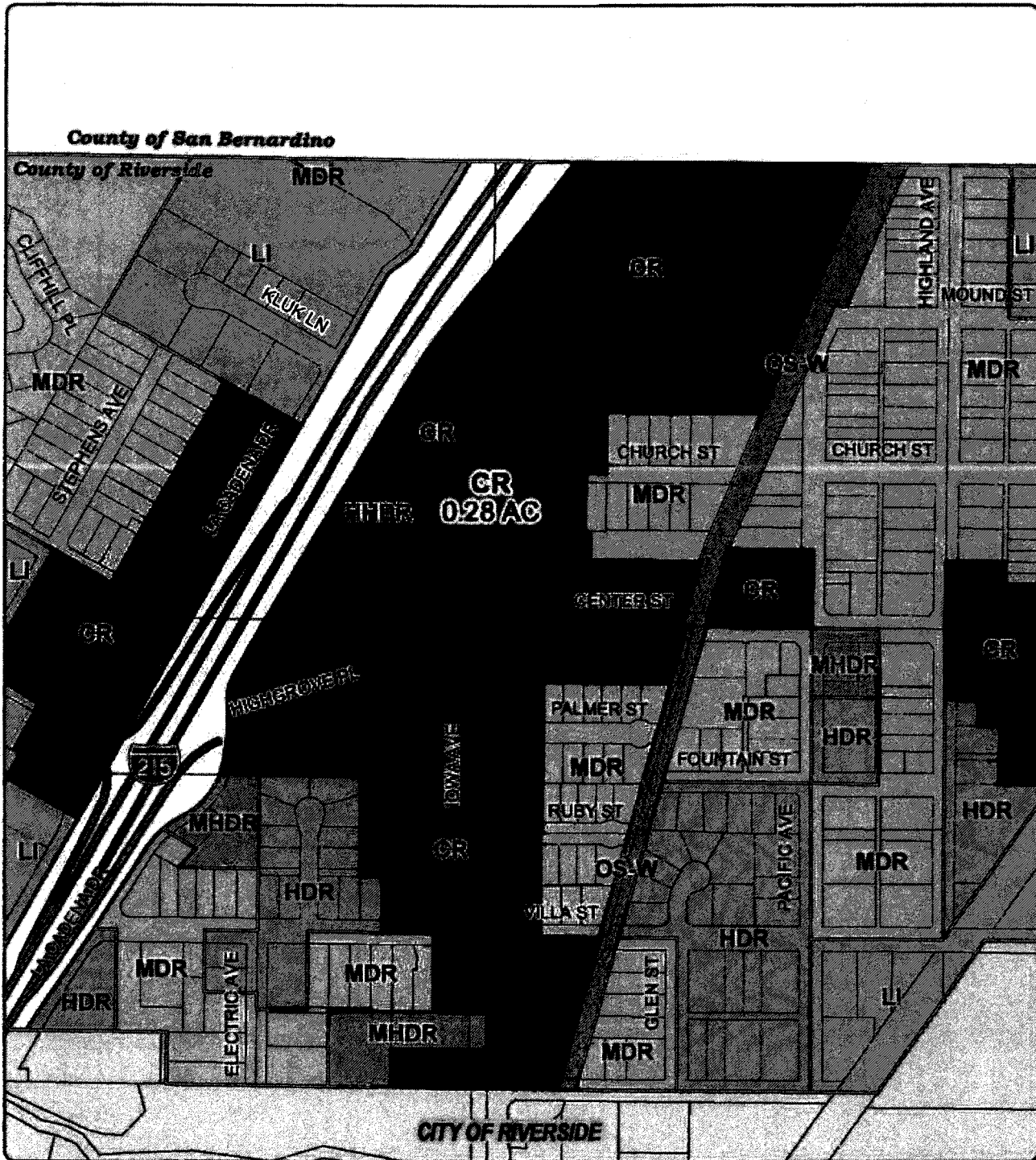
RIVERSIDE COUNTY PLANNING DEPARTMENT

CUP03761

EXISTING GENERAL PLAN

Supervisor: Tavaglione
District 2

Date Drawn: 11/29/2017
Exhibit 5



Zoning Dist: University

Author: Vinnie Nguyen

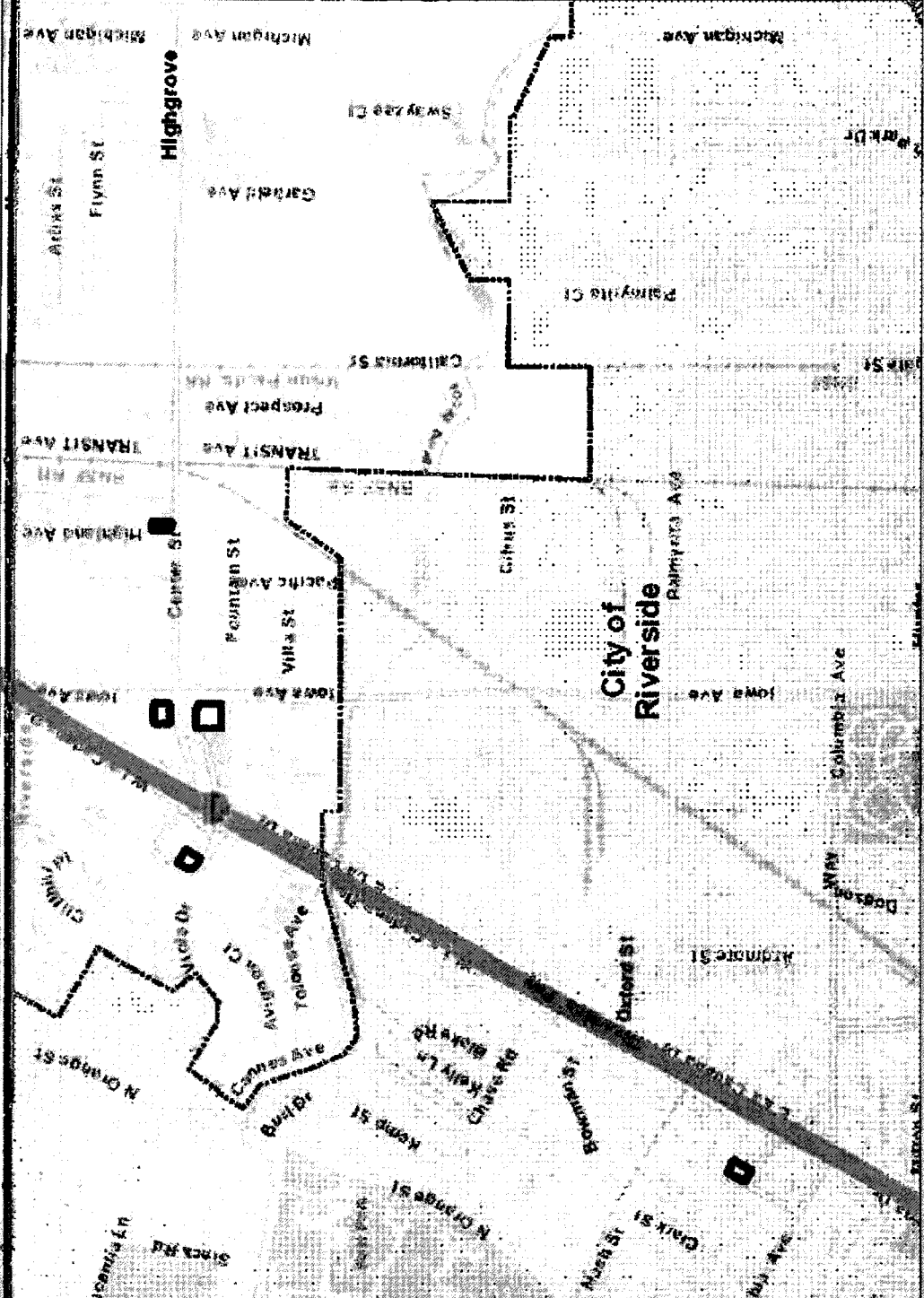


DISCLAIMER: On October 7, 2008, the County of Riverside adopted a new General Plan providing new land use designations for unincorporated Riverside County parcels. The new General Plan may contain different type of land use than is provided for under existing zoning. For further information, please contact the Riverside County Planning Department offices in Riverside at (951)955-3200 (Western County) or in Palm Desert at (760)863-9277 (Eastern County) or Website <http://planning.rcti.ca.gov>

Existing licenses in Census Tract No. 423



- Legend**
- Blue Line Streams
 - City Areas
 - World Street Map



Notes

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



REPORT PRINTED ON... 3/1/2018 11:10:52 AM

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DEPARTMENT OF ALCOHOLIC BEVERAGE CONTROL
NUMBER OF LICENSES AUTHORIZED
BY CENSUS TRACT

County Name	County Population	County Ratio On Sale	County Ratio Off Sale	Census Tract #	Census Tract Population	On Sale	Off Sale
RIVERSIDE	2,384,783	1063	1,741	422.06	5,620	5	3
RIVERSIDE	2,384,783	1063	1,741	422.07	3,017	2	1
RIVERSIDE	2,384,783	1063	1,741	422.08	2,378	2	1
RIVERSIDE	2,384,783	1063	1,741	422.09	4,579	4	2
RIVERSIDE	2,384,783	1063	1,741	422.1	4,761	4	2
RIVERSIDE	2,384,783	1063	1,741	422.12	6,727	6	3
RIVERSIDE	2,384,783	1063	1,741	422.13	4,194	3	2
RIVERSIDE	2,384,783	1063	1,741	422.14	6,316	5	3
RIVERSIDE	2,384,783	1063	1,741	422.17	5,461	5	3
RIVERSIDE	2,384,783	1063	1,741	423	6,782	6	3
RIVERSIDE	2,384,783	1063	1,741	424.01	2,082	1	1
RIVERSIDE	2,384,783	1063	1,741	424.02	4,780	4	2
RIVERSIDE	2,384,783	1063	1,741	424.03	4,071	3	2
RIVERSIDE	2,384,783	1063	1,741	424.04	2,038	1	1
RIVERSIDE	2,384,783	1063	1,741	424.05	4,997	4	2
RIVERSIDE	2,384,783	1063	1,741	424.06	4,150	3	2
RIVERSIDE	2,384,783	1063	1,741	424.07	3,262	3	1
RIVERSIDE	2,384,783	1063	1,741	424.08	3,152	2	1
RIVERSIDE	2,384,783	1063	1,741	424.09	3,299	3	1
RIVERSIDE	2,384,783	1063	1,741	424.1	4,882	4	2
RIVERSIDE	2,384,783	1063	1,741	424.11	2,540	2	1
RIVERSIDE	2,384,783	1063	1,741	424.12	5,129	4	2
RIVERSIDE	2,384,783	1063	1,741	425.05	3,639	3	2
RIVERSIDE	2,384,783	1063	1,741	425.06	9,483	8	5
RIVERSIDE	2,384,783	1063	1,741	425.07	5,011	4	2
RIVERSIDE	2,384,783	1063	1,741	425.08	4,888	4	2
RIVERSIDE	2,384,783	1063	1,741	425.09	3,193	3	1
RIVERSIDE	2,384,783	1063	1,741	425.1	5,048	4	2
RIVERSIDE	2,384,783	1063	1,741	425.11	3,308	3	1
RIVERSIDE	2,384,783	1063	1,741	425.12	3,200	3	1
RIVERSIDE	2,384,783	1063	1,741	425.13	3,379	3	1
RIVERSIDE	2,384,783	1063	1,741	425.14	3,165	2	1
RIVERSIDE	2,384,783	1063	1,741	425.15	3,803	3	2
RIVERSIDE	2,384,783	1063	1,741	425.16	4,177	3	2
RIVERSIDE	2,384,783	1063	1,741	425.17	3,278	3	1
RIVERSIDE	2,384,783	1063	1,741	425.18	3,670	3	2
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RIVERSIDE	2,384,783	1063	1,741	425.2	4,669	4	2
RIVERSIDE	2,384,783	1063	1,741	425.21	4,922	4	2
RIVERSIDE	2,384,783	1063	1,741	426.17	11,436	10	6
RIVERSIDE	2,384,783	1063	1,741	426.18	8,283	7	4
RIVERSIDE	2,384,783	1063	1,741	426.19	11,267	10	6
RIVERSIDE	2,384,783	1063	1,741	426.2	10,463	9	6
RIVERSIDE	2,384,783	1063	1,741	426.21	6,556	6	3
RIVERSIDE	2,384,783	1063	1,741	426.22	4,107	3	2



California Department of Alcoholic Beverage Control

[Save As CSV](#)

Active Off-Sale Retail Licenses

For the County of RIVERSIDE and the Census Tract of 423.00

Report as of: 02/27/2018

Rows Per Page: 25 [Reload](#)

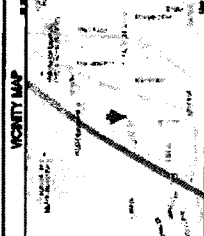
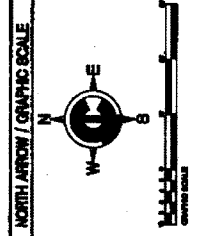
Total Licenses: 5
Page 1 of 1

Click on column header to sort

	License Number	Status	License Type	Orig. Iss. Date	Expir. Date	Primary Owner	Business Name	Premises Addr.	Mailing Address	Geo Code
1	23746	ACTIVE	20	11/01/1971	06/30/2018	CIRCLE K STORES INC	CIRCLE K 633	3223 INTERCHANGE ST RIVERSIDE, CA 92501 Census Tract: 0423.00	255 E RINCON ST, STE 100 CORONA, CA 92679-1368	3312
2	399697	ACTIVE	21	05/27/2003	04/30/2018	JAKES LIQUOR INC	JAKES LIQUOR	330 STEPHENS AVE RIVERSIDE, CA 92501 Census Tract: 0423.00		3300
3	448342	ACTIVE	21	01/12/2007	12/31/2018	HALAWI, GHATAS GERGES	GARDEN GROVE LIQUOR	365 IOWA AVE, STE A RIVERSIDE, CA 92507-1013 Census Tract: 0423.00		3312
4	474119	ACTIVE	21	02/11/2009	01/31/2019	HOMS FOOD STORE INC	HIGHGROVE VILLAGE MEAT MARKET	1091 CENTER ST RIVERSIDE, CA 92507 Census Tract: 0423.00		3300
5	580286	ACTIVE	21	05/17/2017	04/30/2018	SALEEM, AQSA	CENTER LIQUOR MARKET	285 IOWA AVE RIVERSIDE, CA 92507 Census Tract: 0423.00		3312

280 IOWA AVE. CONDITIONAL USE PERMIT (CUPO3076)

- ADDITIONAL LAND USE MATRIX NOTES:
 2. ASSESSOR PARCEL NUMBER: APR 20-046-007
 7. PROJECT WILL CONSIST OF CONSTRUCTING A GAS STATION WITH A CONVENIENCE STORE
 8. LEGAL DESCRIPTION: C-T-S LAND USE: CI
 17. PROJECT DOES NOT HAVE A SPECIFIC PLAN
 18. WATER- RIVERIDE PUBLIC UTILITIES
 ELECTRIC- SOUTHERN EDISON
 SEWER- RIVERIDE PUBLIC UTILITIES
 SCHOOL DISTRICT- RIVERIDE UNIFIED
 23. COUNTY SERVICE AREA - HICKORYONE
 30. CONNECTED TO SEWER
 31. LAND NOT SUBJECT TO LIEN/FACILITY
 32. LAND IS NOT IN A FLOODPLAIN PER FLOOD CONTROL



- CONSTRUCTION NOTES:
- 1.19 VERIFY ALL EXISTING UTILITIES.
 - 1.20 VERIFY ALL EXISTING UTILITIES.
 - 1.21 VERIFY ALL EXISTING UTILITIES.
 - 1.22 VERIFY ALL EXISTING UTILITIES.
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 - 1.58 VERIFY ALL EXISTING UTILITIES.
 - 1.59 VERIFY ALL EXISTING UTILITIES.
 - 1.60 VERIFY ALL EXISTING UTILITIES.

PROJECT
 290 IOWA AVENUE
 RIVERIDE, CA 92507
 PROPOSED PLOT PLAN

DATE: 10/29/18

BY: [Signature]

FOR: [Signature]

SCALE: AS SHOWN

REVISIONS

NO.	DATE	DESCRIPTION
1	10/29/18	ISSUED FOR PERMIT

SITE DATA INFORMATION:

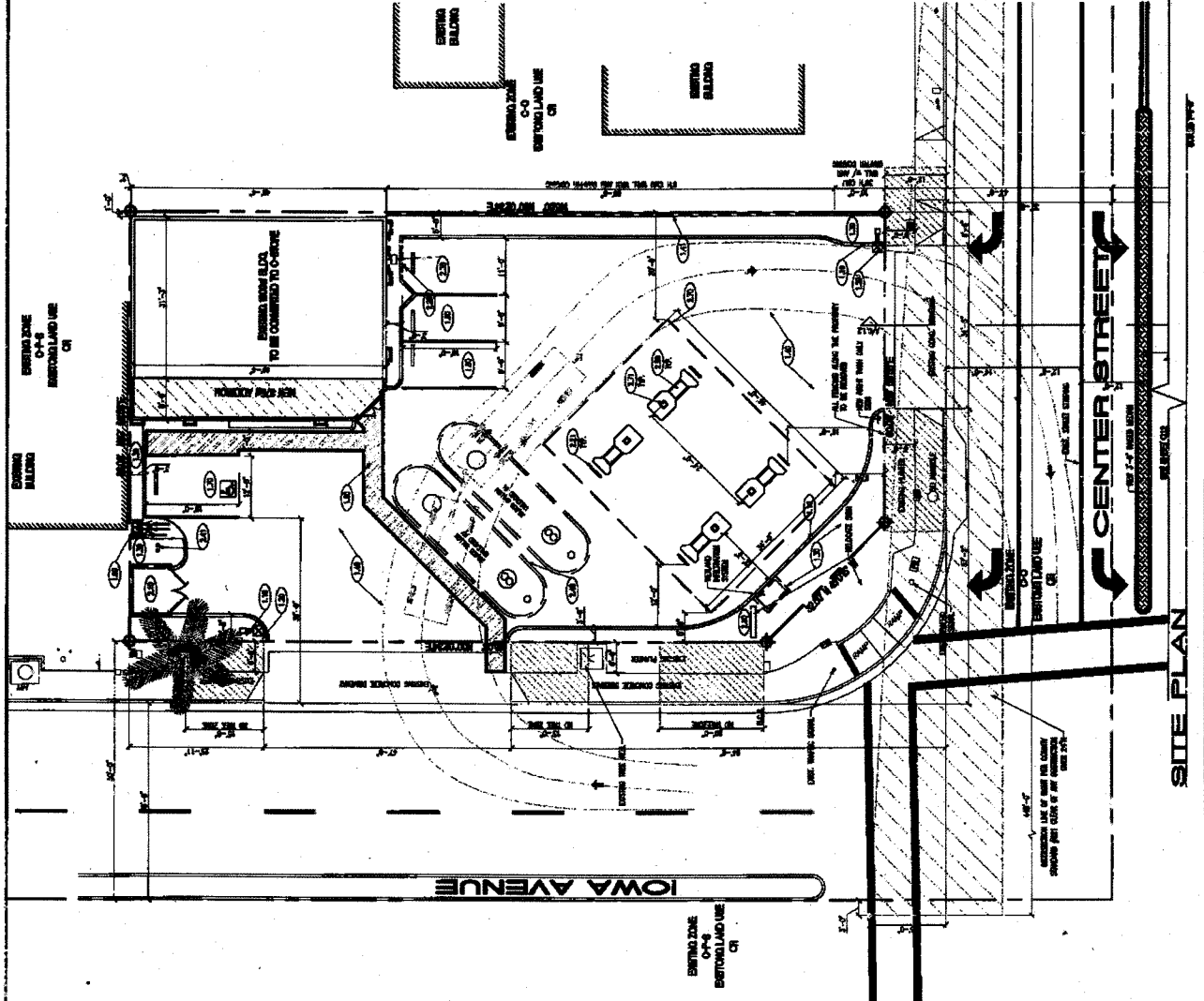
PROPERTY OWNER:	290 IOWA AVENUE
OWNER ADDRESS:	290 IOWA AVENUE
CITY:	RIVERIDE, CA
COUNTY:	SAN BERNARDINO
ZONING:	CU
APPLICANT NAME:	[Name]
DATE OF SUBMITTAL:	10/29/18

UNDERGROUND UTILITIES:

UTIL. TYPE	DEPTH	LOCATION
WATER	1.00'	1.00'
SEWER	1.00'	1.00'
ELECTRIC	1.00'	1.00'
TELEPHONE	1.00'	1.00'

Underground Service Alert
 Call TOLL FREE
 1-800-
 227-2600

NO WORKING DAYS BEFORE YOU DIG



COMMENT LEGEND:

SYMBOL	DESCRIPTION
[Symbol]	EXISTING UTILITIES
[Symbol]	PROPOSED UTILITIES
[Symbol]	EXISTING FOUNDATION
[Symbol]	PROPOSED FOUNDATION
[Symbol]	EXISTING DRIVEWAY
[Symbol]	PROPOSED DRIVEWAY
[Symbol]	EXISTING SIDEWALK
[Symbol]	PROPOSED SIDEWALK
[Symbol]	EXISTING LANDSCAPE
[Symbol]	PROPOSED LANDSCAPE

ENTIRE ZONE
 C-T-S
 EXISTING LAND USE
 CI

CENTER STREET

SITE PLAN



NO.	REVISIONS	DATE

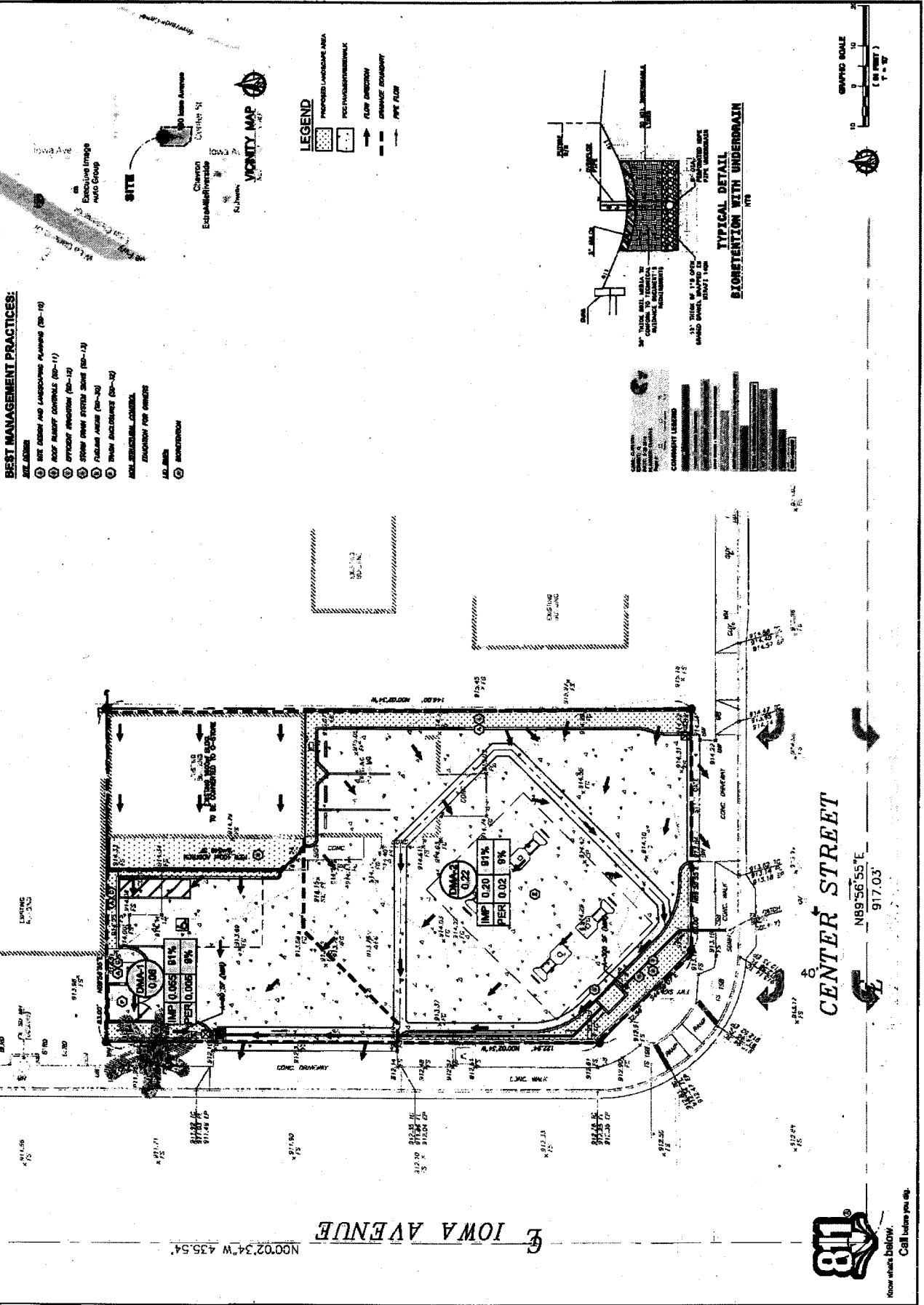
CJC Design, Inc.
 290 Iowa Avenue, Suite 200
 Riverside, CA 92507
 Phone: (951) 514-1111
 Fax: (951) 514-1112
 Email: info@cjc.com



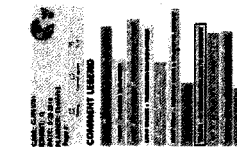
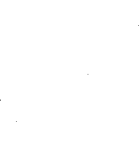
PROJECT: 290 IOWA AVENUE
 RIVERSIDE, CA 92507
 PRELIMINARY WMP SITE PLAN

DATE: 07/27/11
DRAWN BY: J. L. ...
CHECKED BY: ...
SCALE: AS SHOWN

C2
 OF 2 SHEET



- BEST MANAGEMENT PRACTICES:**
- 1. SEE PLAN
 - 2. SEE DESIGN AND LANDSCAPE PLANING (DP-10)
 - 3. SEE ROOF RAINFALL CONTROL (RR-11)
 - 4. STORMWATER DETENTION (SD-12)
 - 5. STORM WATER SYSTEM SHOW (SW-13)
 - 6. FLOODING AREA (FA-14)
 - 7. TRASH ENCLOSURES (TE-15)
 - 8. AIR RESOURCES CAMERA
 - 9. SECURITY FOR OWNERS
 - 10. SIGNAGE
 - 11. MONITORING



IOWA AVENUE
 N00°02'34"W 435.54'

CENTER STREET
 N89°56'55"E 917.03'



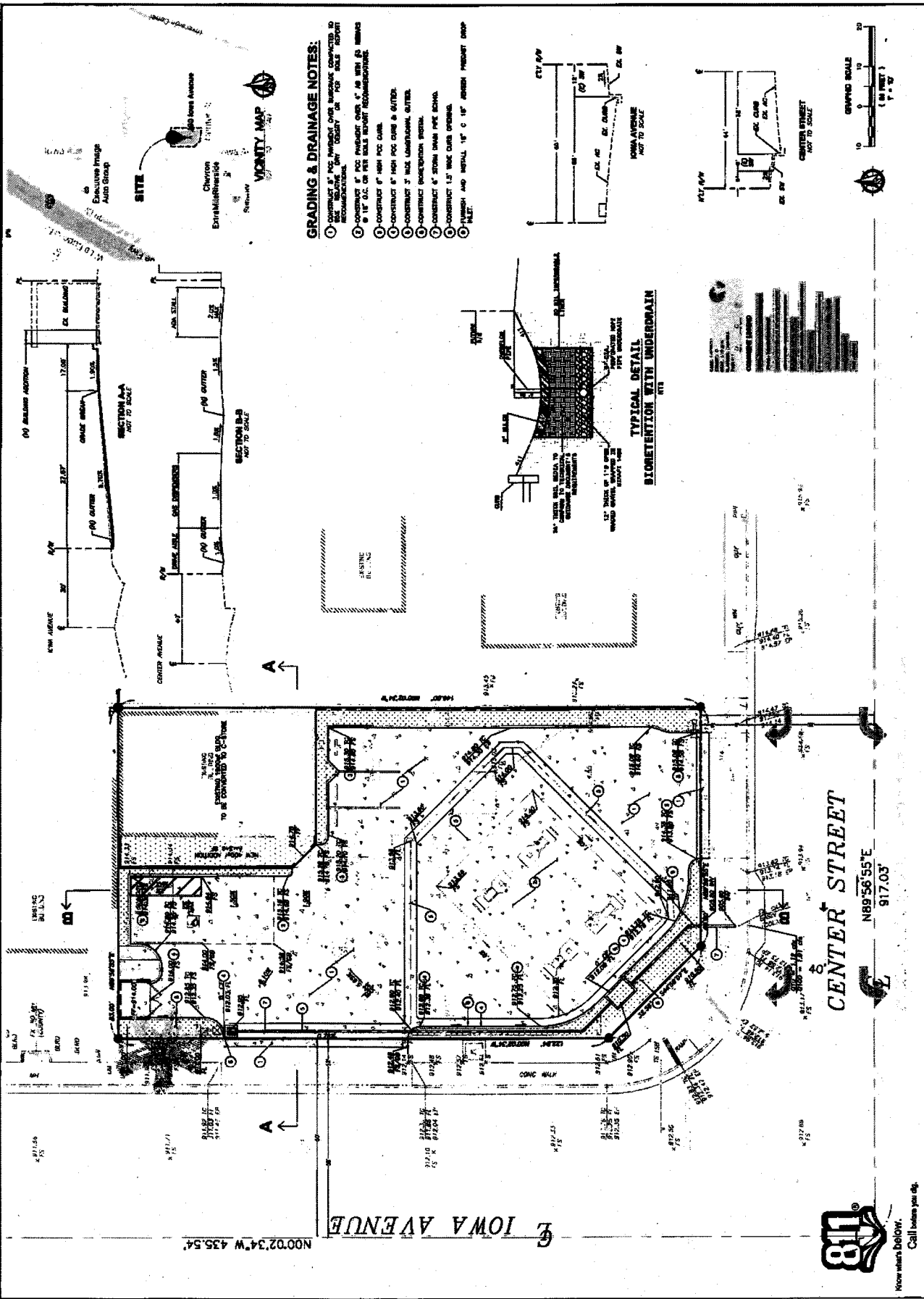
NO.	DATE	REVISIONS

CAC Design, Inc.
 2200 S. River Street, Suite 202, Fresno, CA 93725
 (559) 435-5554
 www.cacdesign.com



PROJECT: PRELIMINARY GRADING & DRAINAGE PLAN
 290 IOWA AVENUE
 RIVERSIDE, CA 92507

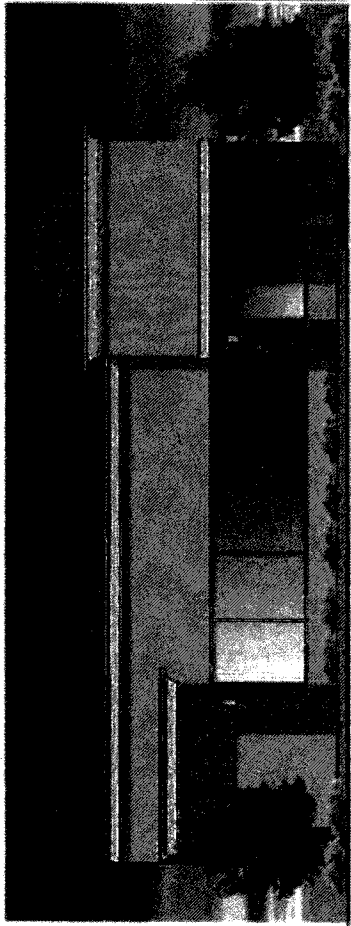
DATE: 02/26/2019
 DRAWN BY: [Name]
 CHECKED BY: [Name]
 PROJECT NUMBER: 74
1 OF 2 SHEETS



Now when you dig,
 Call before you dig.

CENTER STREET
 N89°56'55"E
 917.03'

IOWA AVENUE
 N00°02'34"W 435.54'



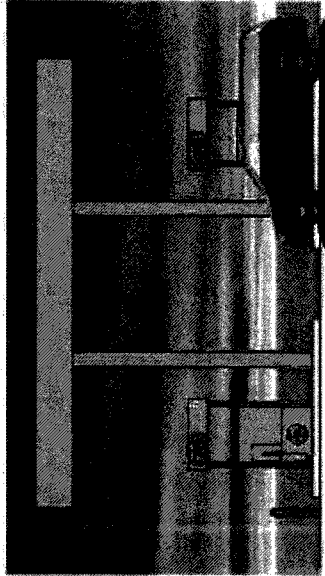
WEST ELEVATION



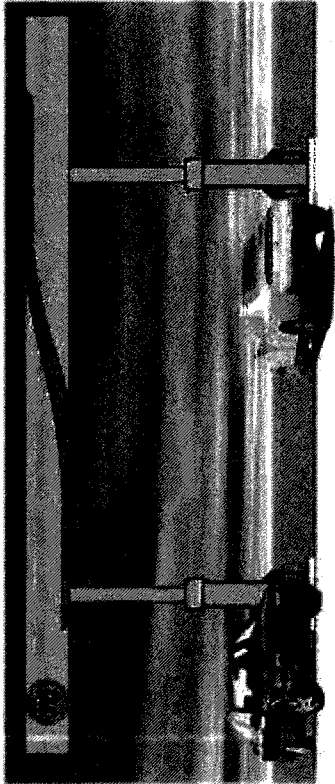
SOUTH ELEVATION



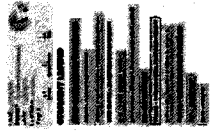
EAST ELEVATION



SANSBY WEST ELEVATION



SANSBY SOUTH ELEVATION

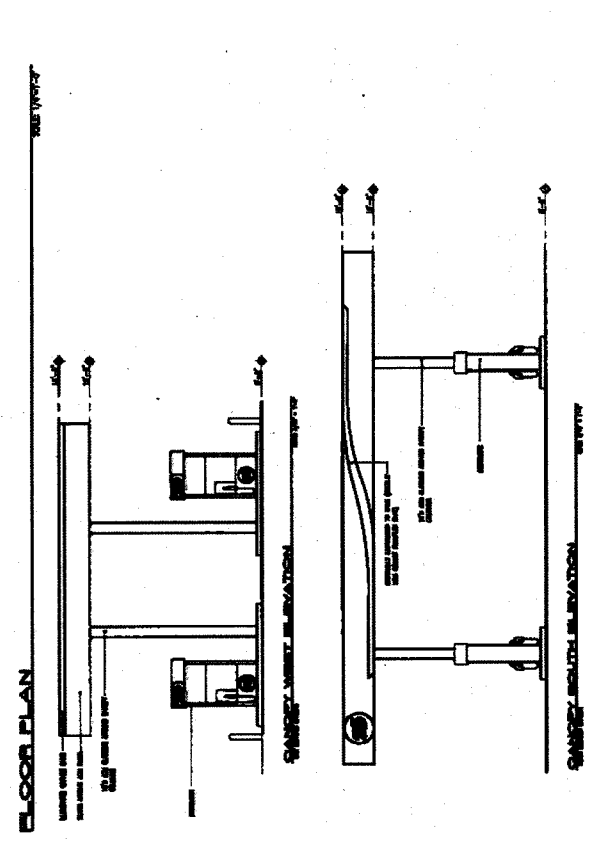
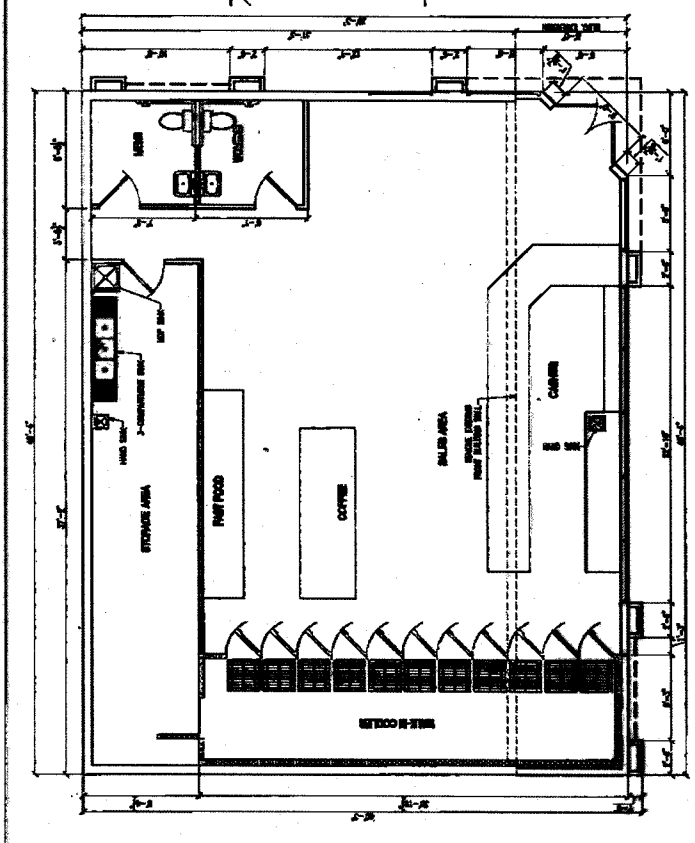
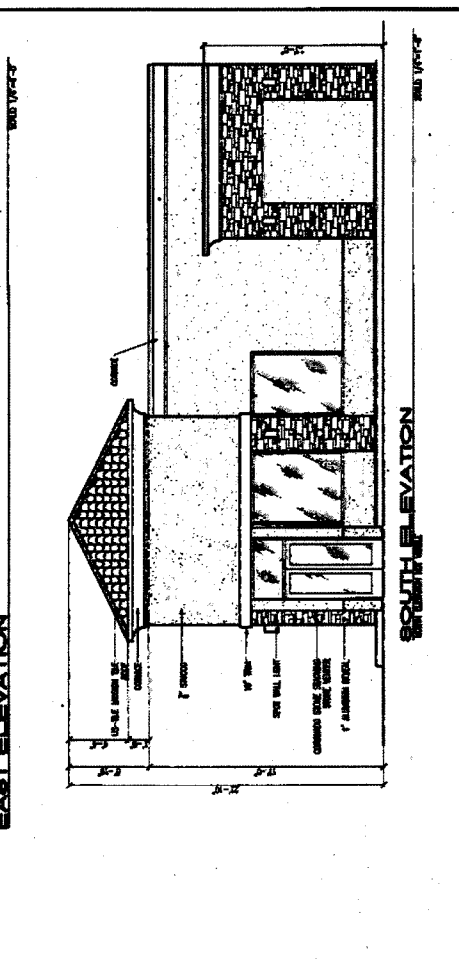
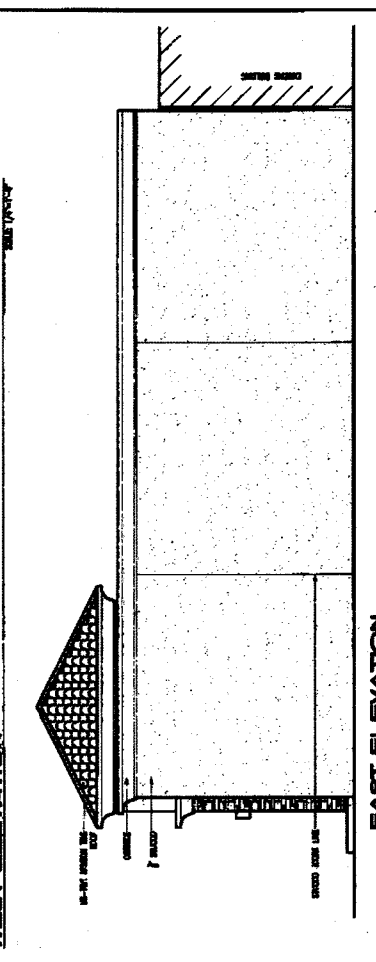
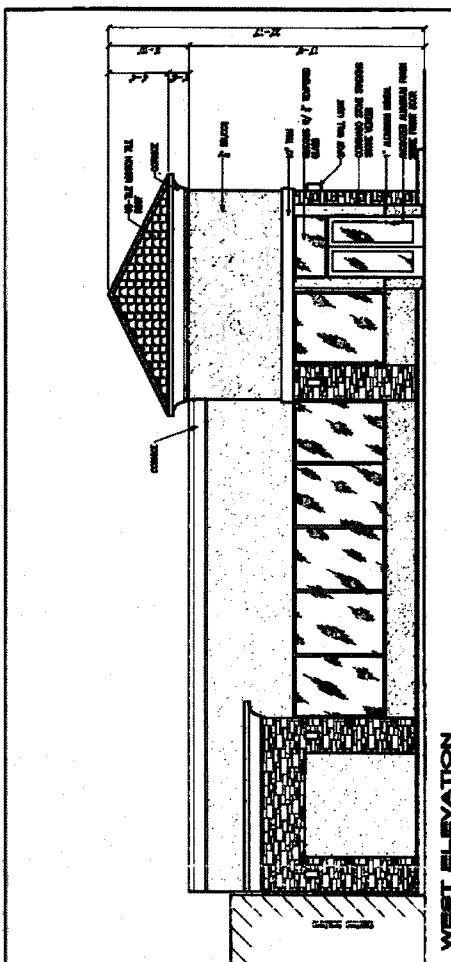


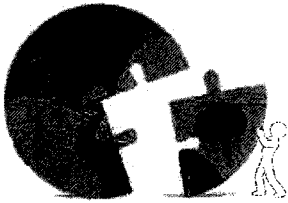
76 - 290 Iowa Avenue, Riverside, CA

PROJECT NO.	01/20/10
DATE	01/20/10
DESIGNED BY	G. L. WEAVER, P.E.
CHECKED BY	G. L. WEAVER, P.E.
SCALE	AS SHOWN
PROJECT	290 IOWA AVENUE RIVERSIDE, CA 92507
OWNER	76
ARCHITECT	76
ENGINEER	76
REVISIONS	



76
 290 IOWA AVENUE
 RIVERSIDE, CA 92507
 PROJECT NO. 01/20/10
 DATE 01/20/10
 DESIGNED BY G. L. WEAVER, P.E.
 CHECKED BY G. L. WEAVER, P.E.
 SCALE AS SHOWN
 PROJECT 290 IOWA AVENUE
 OWNER 76
 ARCHITECT 76
 ENGINEER 76





RIVERSIDE COUNTY PLANNING DEPARTMENT

*Charissa Leach P.E.
Assistant TLMA Director*

NEGATIVE DECLARATION

Project/Case Number: Conditional Use Permit No. 3761

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

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

COMPLETED/REVIEWED BY:

By: Dionne Harris Title: Project Planner Date: July 12, 2018

Applicant/Project Sponsor: Saib Alrababi Date Submitted: July 12, 2018

ADOPTED BY: Planning Commission

Person Verifying Adoption: Dionne Harris Date: August 15, 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 Dionne Harris at (951)955-6836.

Revised: 02/07/18

Y:\Planning Master Forms\Templates\CEQA Forms\Mitigated Negative Declaration.docx

Please charge deposit fee case#: ZEA42962 ZCFG06333

FOR COUNTY CLERK'S USE ONLY

**COUNTY OF RIVERSIDE
ENVIRONMENTAL ASSESSMENT FOR INITIAL STUDY**

Environmental Assessment (E.A.) Number: 42965
Project Case Type (s) and Number(s): CUP03761
Lead Agency Name: Riverside County Planning Department
Address: P.O. Box 1409, Riverside, CA 92502-1409
Contact Person: Dionne Harris
Telephone Number: 951-955-6836
Applicant's Name: Saib Alrababi
Applicant's Address: 24020 New Hall Ave, Newhall CA 91321

I. PROJECT INFORMATION

Project Description: Conditional Use Permit No. 3761 proposes the construction of a 76 Gas Station and 1,975 square foot convenience store with the sale of beer and wine (Alcoholic Beverage Control (ABC) License Type 20) for off-premises consumption ("project"). The project also includes the construction of two (2) new underground fuel storage tanks, eight (8) pumps, a 1,632 square foot canopy, three (3) standard parking spaces and one (1) accessible parking space. The project site consists of a closed prior auto repair facility, which will need to be partially demolished and refurbished for the gas station and convenience store.

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

B. Total Project Area: 0.28

Residential Acres:	Lots:	Units:	Projected No. of Residents:
Commercial Acres: .28	Lots: 1	Sq. Ft. of Bldg. Area: 1,975	Est. No. of Employees: 5
Industrial Acres:	Lots:	Sq. Ft. of Bldg. Area:	Est. No. of Employees:
Other:			

C. Assessor's Parcel No(s): 247-042-017 and 247-042-022

Street References: The Project is located northerly of Center Street, and easterly of Iowa Avenue. The Project is within the Highgrove Area Plan.

D. Section, Township & Range Description or reference/attach a Legal Description:
Township: 2 South Range: 4 West Section: 7

E. Brief description of the existing environmental setting of the project site and its surroundings:
The project site lies in a relatively flat portion of the Highgrove area near the City of Riverside with an elevation of 916. There are commercial uses to the north, south, west, and single family residence to the east.

II. APPLICABLE GENERAL PLAN AND ZONING REGULATIONS

A. General Plan Elements/Policies:

- 1. Land Use:** Community Development: Commercial Retail (0.20-0.35 FAR)
- 2. Circulation:** The project has adequate circulation to the site and is therefore consistent with the Circulation of the General Plan. The proposed project meets all other applicable circulation policies of the General Plan.

3. **Multipurpose Open Space:** This project is a commercial project and does not require open space elements. 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 not located within any special hazard zone (including fault zone, high liquefaction, dam inundation zone, high fire hazard area, etc.). The proposed project has allowed for sufficient provision of emergency response services to the future users of this project through the project design and payment of development impact fees. The proposed project meets with all other applicable Safety Element policies.
5. **Noise:** Sufficient analysis against any foreseeable noise sources in the area have been provided for in the design of the project. The project will not generate noise levels in excess of standards established in the General Plan or noise ordinance. The project meets all other applicable Noise Element policies.
6. **Housing:** The project proposes a new construction of a 76 Gas Station and 1,975 square foot convenience store with the sale of beer and wine (Alcoholic Beverage Control (ABC) License Type 20) for off-premise consumption. The project also proposes the construction of the service gas station with two (2) new underground fuel storage tanks, eight (8) pumps, and a 1,632 square foot canopy. There are no impacts to housing as a direct result of this project.
7. **Air Quality:** The proposed project has been conditioned to control any fugitive dust during grading and construction activities. The proposed project meets all other applicable Air Quality element policies.

B. General Plan Area Plan(s): Highgrove Area Plan

C. Foundation Component(s): Community Development

D. Land Use Designation(s): The project site has a land use designation of Community Development: Commercial Retail (0.20-0.35 FAR)

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

F. Policy Area(s), if any: Highgrove Community Policy Area

G. Adjacent and Surrounding:

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

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

3. **Land Use Designation(s):** Commercial Retail (0.20-0.35 FAR) to the north, south, east and west.

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

5. **Policy Area(s), if any:** Highgrove Community Policy Area

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: Scenic Highway Commercial (C-P-S)

J. Proposed Zoning, if any: N/A

K. Adjacent and Surrounding Zoning: Scenic Highway Commercial (C-P-S) to the north and west, Commercial Office to the south and east

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

IV. DETERMINATION

On the basis of this initial evaluation:

A PREVIOUS ENVIRONMENTAL IMPACT REPORT/NEGATIVE DECLARATION WAS NOT PREPARED

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

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

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

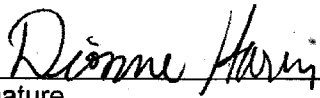
A PREVIOUS ENVIRONMENTAL IMPACT REPORT/NEGATIVE DECLARATION WAS PREPARED

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

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

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

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



Signature

6/30/2018

Date

Dionne Harris, Project Planner

Printed Name

For: Charissa Leach, P.E.

Assistant 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-6 "Scenic Highways"

Findings of Fact:

a). As indicated by Figure 6 "Scenic Highways" of the Highgrove Area Plan, the proposed project is not located within close vicinity of a designated scenic highway. As a result, the project will not have a substantial effect upon a scenic highway corridor. The project will have no impact.

b). The project site is located in an unincorporated area of Riverside County. The current site has been developed and consists of an auto repair facility that has been graded and asphalted. The proposed gas station and convenience store facility will not have. The existing character of the project site is mainly commercial and the topography is relatively flat with elevations of the site range is approximately at 916 feet. Overall, the project site is not located within close vicinity to any scenic resources and as a result, the project will not substantially damage scenic resources, including, but not limited to, trees, rock outcroppings and unique or landmark features; obstruct any prominent scenic vista or view open to the public; or result in the creation of an aesthetically offensive site open to public view. The majority of the surrounding area is already developed with similar commercial uses, and the project is located in close proximity to Interstate 215. The height of the structure will be less than 23 feet and would not create a significant blockage of any views to the surrounding area. The project will have a less than significant impact.

Mitigation: No mitigation measures will be required.

Monitoring: No monitoring measures will be required.

2. Mt. Palomar Observatory

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

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

Findings of Fact:

The proposed project is located 77.5 miles from the Mt. Palomar Observatory and located within Zone B of the Special Lighting Area. Ordinance No. 655 requires methods of installation, definition, requirements for lamp source and shielding, prohibition, and exceptions to reduce light pollution in the area. The project will be designed to incorporate lighting requirements of Riverside County Ordinance No. 655. With incorporation Ordinance No. 655 lighting requirements into the proposed project, impacts will be less than significant.

Mitigation: No mitigation measures will be required.

Monitoring: No monitoring measures will be required.

3. Other Lighting Issues

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

b) Expose residential property to unacceptable light levels?

Source: On-site Inspection, Project Application Description

Findings of Fact:

a-b) The proposed project will result in a new source of light and glare from the addition of security lighting, street lights, as well as vehicular lighting from cars traveling on adjacent roadways. In order to avoid potential impacts related to new sources of light, the project has been conditioned to hood and direct any new sources of light away from neighboring properties so as not to shine directly from adjoining properties or public right-of-ways. The closest sensitive receptor is within 50 feet of the project. This is a standard Condition of Approval and is not considered mitigation pursuant to CEQA, as any project would be required to do the same. The project would not result in any substantial sources of lighting or glare that would impact the surrounding residences. Therefore, the impact is considered less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

AGRICULTURE & FOREST RESOURCES Would the project

4. Agriculture

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

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?				
b) Conflict with existing agricultural zoning, agricultural use or with land subject to a Williamson Act contract or land within a Riverside County Agricultural Preserve?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Cause development of non-agricultural uses within 300 feet of agriculturally zoned property (Ordinance No. 625 "Right-to-Farm")?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

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

Findings of Fact:

- a) The project is located on land designated as "Urban-Built up Land" under the Farmlands layer of the County GIS database. Therefore, the proposed project will not convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance to non-agricultural use. The project will have no impact.
- b) According to GIS database, the project is not located within an Agricultural Preserve or under a Williamson Act contract; therefore, no impact will occur as a result of the proposed project.
- c) Parcels to the north and south are for the purpose of commercial development. Therefore, the proposed project is not anticipated to impact agricultural uses within the vicinity.
- d) The project will not involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use. The majority of the surrounding area has already been developed for similar uses. The project will have no impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

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

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Source: Riverside County General Plan Figure OS-3a "Forestry Resources Western Riverside County Parks, Forests, and Recreation Areas," Figure OS-3b "Forestry Resources Eastern Riverside County Parks, Forests, and Recreation Areas," and Project Application Materials.

Findings of Fact:

a) The project is not located within the boundaries of a forest land (as defined in Public Resources Code section 12220(g)), timberland (as defined by Public Resources Code section 4526), or timberland zoned Timberland Production (as defined by Govt. Code section 51104(g)). Therefore, the proposed project will not impact land designated as forest land, timberland, or timberland zoned Timberland Production.

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

c) The project will not involve other changes in the existing environment which, due to their location or nature, could result in conversion of forest land to non-forest use. Therefore, no impact will occur as a result of the proposed project.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

AIR QUALITY Would the project

6. Air Quality Impacts

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

Source: SCAQMD CEQA Air Quality Handbook. SCAQMD CEQA Air Quality Handbook. SCAQMD Rule 403, Fugitive Dust. Based on CalEEmod, Version 2016.3.1. Air Quality Report, by LSA, April 18, 2018.

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

The South Coast Air Quality Management District (SCAQMD) is responsible for developing a regional air quality management plan to ensure compliance with state and federal air quality standards. The SCAQMD has adopted the 2012 Air Quality Management Plan (AQMP).

a) The 2012 AQMP is based on socioeconomic forecasts (including population estimates) provided by the Southern California Association of Governments (SCAG). The County General Plan is consistent with SCAG's Regional Growth Management Plan and SCAQMD's Air Quality Management Plan. This project is consistent with the General Plan land use designation. Conformance with the AQMP for development projects is determined by demonstrating compliance with local land use plans, population projections, and SCAQMD regulations. SCAQMD has established standards for air quality constituents generated by construction and operational activities for such pollutants as ozone, carbon monoxide, nitrogen oxides, sulfur dioxide, and particulate matter (PM). SCAQMD maintains an extensive air quality monitoring network to measure criteria pollutant concentrations throughout the Basin. The Basin where the proposed Project is located has been designated nonattainment status for the federal and state standards for ozone and PM_{2.5}, as well as the state standard for PM₁₀ and lead (California Air Resources Board, Area Designations Maps/State and National, June 2013).

The proposed Project does not conflict with or obstruct implementation of the applicable air quality plan as the project implementation will follow guidance and guidelines consistent with the applicable plans. As illustrated in the attached Air Quality report and the analysis provided below, the project will not result in any regional air quality impacts during either construction or operations, nor will it result in any localized air quality impacts to surrounding sensitive receptors. The project site is currently zoned for such a use, and was actually utilized as an auto repair facility in the past. Therefore, the project will not conflict with or obstruct the implementation of any applicable air quality plans and any impacts are considered less than significant.

Table 1: Short-Term Construction Emissions

Source	Pollutant Emissions (lbs/day)					
	VOCs	NO _x	CO	SO _x	PM ₁₀	PM _{2.5}
Construction Activities	2.39	20.98	16.82	0.03	1.79	1.33
SCAQMD Thresholds	.75	100	550	150	150	55
Significant?	No	No	No	No	No	No

Source: Compiled by LSA Associates, Inc. (June 2017).

b-c) Air quality impacts may occur during site preparation and construction activities required to implement the proposed land uses. Major sources of emissions during construction include exhaust emissions, fugitive dust generated as a result of soil and material disturbance during demolition, site preparation and grading activities, and VOC (ROG) emission during any painting of structures. In order to reduce these short-term construction related impacts, the project is required to comply with the SCAQMD's Rule 403 that governs fugitive dust emissions from construction projects. This rule sets forth a list of control measures that must be undertaken for all construction projects to ensure that no dust emissions from the project are visible beyond the property boundaries. Adherence to Rule 403 is mandatory and as such does not denote mitigation under CEQA. With the incorporation of the state's recommended measures for construction paint emissions, criteria pollutants are all within the recommended SCAQMD regional threshold levels and, from a regional air quality perspective, the project will have a less than significant impact.

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

The emissions anticipated to be generated during construction were modeled based on anticipated construction phasing and the results were found to be below SCAQMD thresholds, thereby not having a significant impact as shown in Table 1 above. Regardless, the project construction will follow SCAQMD regulations including application of water during grading and a 15-miles per hour (mph) speed limit on unpaved surfaces, and watering a minimum of twice daily during construction operations. With regards to stationary source emissions, in addition to vehicle trips, the occupants would produce emissions from on-site sources, including the combustion of natural gas for space and water heating. Additionally, the structures would be maintained and this requires repainting over time, thus resulting in the release of additional VOC emissions. The use of consumer aerosol products (e.g. cleaners) are also associated with the proposed project. The mechanized equipment associated with landscape maintenance also produces emissions. The air quality report concluded that all emissions are within their respective criteria and the impact is less than significant, as illustrated under Table 2 below.

Table 2: Long-Term Operational Emissions

Source	Pollutant Emissions (lbs/day)					
	VOCs	NO _x	CO	SO _x	PM ₁₀	PM _{2.5}
Area Sources	0.08	<0.01	0.31	<0.01	<0.01	<0.01
Energy Sources	<0.01	<0.01	<0.01	<0.01	<0.01	<0.01
Mobile Sources	1.75	6.59	11.78	0.29	1.88	0.53
Total Emissions	1.78	6.60	11.79	0.29	1.88	0.53
SCAQMD Thresholds	55	55	550	150	150	55
Significant?	No	No	No	No	No	No

Source: Compiled by ISA Associates, Inc. (June 2017)

d-e) 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. Other major sources of particular emissions that may be harmful to sensitive receptors include consumer gas stations, such as the proposed project, due to the exposure of sensitive receptors to benzene. Land uses considered to be sensitive receptors include, but are not limited to, long-term health care facilities, rehabilitation centers, convalescent centers, retirement homes, residences, schools, playgrounds, child care centers, and athletic facilities. The project proposes the new construction of a 76 Gas Station and 1,975 square foot convenience store with the sale of beer and wine (Alcoholic Beverage Control (ABC) License Type 20) for off-premise consumption. Single-family residential uses are located to the east of the project site. Pursuant to the SCAQMD screening tables related to risks due to gasoline dispensing stations, estimated cancer risks for sensitive receptors located within 25 meters of a fueling station, have a theoretical cancer rate of 4.13 in one million, which is well below the impact threshold of 10 in one million. The air quality report determined that the project is not anticipated to generate significant odors or substantial point source emissions and impacts to sensitive receptors will be less than significant. Therefore, this impact is considered less than significant.

f) Project construction would involve the use of heavy equipment creating exhaust pollutants from on-site earth movement and from equipment bringing concrete and other building materials to the site. An occasional "whiff" of diesel exhaust from passing equipment and trucks accessing the site from public

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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roadways may result. Such brief exhaust odors are an adverse, but less than significant air quality impact. Additionally, some odor would be produced from the application of asphalt, paints, and coatings. Any exposure to these common odors would be short-term duration and, while potentially adverse, are less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

BIOLOGICAL RESOURCES Would the project

7. Wildlife & Vegetation

a) Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Conservation Community Plan, or other approved local, regional, or state conservation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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 Wildlife or U. S. Wildlife Service?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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: Western Riverside County Multiple Species Habitat Conservation Plan (Adopted June 2003)

Findings of Fact:

a-g) The proposed project is located within the Western Riverside County Multiple Species Habitat Conservation Plan and the Highgrove Area Plan. The project site is not located within a Criteria Cell.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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The entire project site has already been developed for prior auto repair facilities. The entire site has been asphalted. There are no open space areas in the surrounding project area and no chance for the proposed project to degrade any biological resources or open space areas. There is no vegetation or landscaping on site, so no potential for nesting species could occur. The project site does not conflict with the provisions of an adopted Habitat Conservation Plan, Natural Conservation Community Plan, or other approved local, regional, or state conservation plan. The project will not have a substantial adverse effect, either directly or through habitat modification, on any endangered, or threatened species, as listed in Title 14 of the California Code of Regulations. The project will not have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by California Department of Fish and Game or U.S. Wildlife Service.

The project will not interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident migratory wildlife corridor, or impede the use of native wildlife nursery sites. The project will not have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service. The project site will not have a substantial adverse effect on federally protected wetlands as defined by Section 404 of Clean Water Act. The proposed project will not conflict with any local policies or ordinances protection biological resources, such as a tree preservation policy or ordinance. Therefore, no impact will occur as a result of the proposed project.

6.1.2 Protection of Species Associated with Riparian/Riverine Areas and Vernal Pools

The project site does not contain MSHCP Riparian/Riverine/Vernal Pool habitat or species associated with these habitats. No additional surveys are required. The project is consistent with Section 6.1.2 of the MSHCP.

6.1.3 Protection of Narrow Endemic Plant Species

The project site is not located within a Narrow Endemic Plant Species Survey Area. Therefore, no surveys were required. The project is consistent with Section 6.1.3 of the MSHCP.

6.1.4 Guidelines Pertaining to the Urban/Wildlands Interface

The project site is not located adjacent to an MSHCP Conservation Area. Therefore, the project is not subject to the MSHCP Urban/Wildland Interface Guidelines. The project is consistent with Section 6.1.4 of the MSHCP.

6.3.2 Additional Survey Needs and Procedures

The project site does have additional survey requirements for amphibians, mammals, or criteria area species.

The proposed project will not conflict with the provisions of an adopted Habitat Conservation Plan, Natural Conservation Community Plan, or other approved local, regional, or state conservation plan. Impacts will be less than significant with adherence to Riverside County Conditions of Approval.

Mitigation: No mitigation measures are required

Monitoring: No mitigation measures are required.

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

8. Historic Resources

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

Source: On-site Inspection, Project Application Materials.

Findings of Fact:

a-b) Based on an analysis of Riverside County archaeology resource files, archaeological records, maps, and aerial photographs by Riverside County staff archaeologist, it has been determined that the project site does not contain any historical resources. The structure that exists onsite possess no unique architectural qualities or historic significance. Therefore, the project would not alter or destroy or cause a substantial adverse change to the significance of a historical site because there are none present. Therefore, there will be no impacts.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

9. Archaeological Resources

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

Source: Project Application Materials; EIC-RIV-ST-4002 Cultural Resource Records Search for CUP03761.

Findings of Fact:

a) Based on an analysis of Riverside County archaeology resource files, archaeological records, maps, and aerial photographs by Riverside County staff archaeologist, it has been determined that the project site does not contain any archaeological resources. Further, the project will not impact archaeological resources since prior grading and asphaltting of the project site has eliminated any potential for impacts to buried archaeological resources. The project will not impact an archaeological site because there are no archaeological sites present. Therefore, there will be n impacts in this regard.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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b) There will be no substantial adverse change in the significance of an archaeological resource because there are no archaeological resources present. Therefore, there will be no impacts in this regard.

c) Based on an analysis of records 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 measures are required.

Monitoring: No monitoring measures are required.

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: Tribal Consultation

Findings of Fact:

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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a-b) In compliance with Assembly Bill 52 (AB52), on November 15, 2016 notices regarding this project were mailed to all Native American groups who had requested to be noticed pursuant to AB 52. A letter requesting consultation was received from the Soboba Band of Luiseno Indians dated December 14, 2016. A face-to-face consultation was held with Soboba on February 16, 2017. Soboba requested that conditions of approval for human remains and unanticipated resources be attached to the project. AB52 consultation was concluded the same day.

A request to consult was received from the Morongo Band of Mission Indians dated November 15, 2016. The response also had a request that the Tribe be provided the record search results. Consultation was initiated on December 20, 2016. Morongo was provided with the record search results on February 24, 2017. A follow-up email was sent to the Tribe on April 5, 2017. A response was received the next day requesting that Morongo be named in the unanticipated resources condition and contacted in the event anything is discovered during grading activities. Planning agreed to this and sent Morongo the conditions of approval the same day. Consultation was also concluded on April 6, 2017.

A response was received from the San Manuel Band of Mission Indians dated December 22, 2016 requesting that conditions of approval be imposed on the project dictating procedures to be taken in the event that unanticipated resources or human remains are discovered during grading. Planning told San Manuel that every project has these conditions of approval applied. The conditions of approval were sent to San Manuel on December 22, 2016 and consultation was concluded on the same day. No tribal cultural resources were identified by any of the Tribes.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

PALEONTOLOGICAL RESOURCES

11. 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"

Findings of Fact:

a) The site is mapped in the County's General Plan as having a high potential for paleontological resources (fossils). The project site has already been graded and the entire site asphalted as part of the prior onsite use. The proposed project site/earthmoving activities will have a less than significant impact on this resource. The developer/applicant will be required to retain a qualified paleontologist for consultation during all ground-disturbing activities. The impact to undiscovered paleontological resources will be less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

GEOLOGY AND SOILS Would the project

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

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

Findings of Fact:

a-b) The proposed project is not located within proximity to an Alquist-Priolo Earthquake Fault Zone. Overall, the project will not expose people or structures to potentially substantial adverse effects, including the risk of loss, injury, or death. California Building Code (CBC) requirements pertaining to commercial development will minimize the potential for structural failure or loss of life during earthquakes by ensuring that structures are constructed pursuant to applicable seismic design criteria for the region. The potential impact will be less than significant. As CBC requirements are applicable to all commercial developments, coupled with the fact that no significant environmental impacts related to geologic risks are anticipated, the requirements are not considered unique mitigation for CEQA implementation purposes. Therefore, the impact is considered less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

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

Source: Riverside County General Plan Figure S-3 "Generalized Liquefaction", Geologist's Comments

Findings of Fact: a) According to the consulting geologist for the project, and based on the dense nature of earth materials underlying the site and an estimated groundwater depth of 111 feet, the potential for liquefaction at the site is considered low. According to RCLIS (GIS database), the site is mapped within an area with low potential for seismically induced liquefaction. Less than significant impacts are anticipated.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

14. Ground-shaking Zone	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
a) Be subject to strong seismic ground shaking?	<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: Riverside County General Plan Figure S-4 "Earthquake-Induced Slope Instability Map," and Figures S-13 through S-21 (showing General Ground Shaking Risk), Geologist's Comments

Findings of Fact: The proposed project site is located in seismically active Southern California. With the incorporation of CBC requirements pertaining to new development the potential for structural failure or loss of life due to strong seismic ground shaking will be minimized by ensuring that structures are constructed pursuant to applicable seismic design criteria for the region. As CBC requirements are applicable to all development, they are not considered mitigation for CEQA implementation purposes. Therefore, the impact is considered less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

15. 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", Geologist's Comments

Findings of Fact:

a) According to the General Plan and the project consulting geologist, the project site will have low potential for risk of landslides. Potential for lateral spreading, collapse, and rockfall hazards are also low. Therefore, impacts will be less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

16. Ground Subsidence

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

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

Findings of Fact: The effects of areal subsidence generally occur at the transition of boundaries between low-lying areas and adjacent hillside terrain, where materials of substantially different engineering properties (i.e. alluvium vs. bedrock) are present. This condition does not occur on the project site. However, according to "Map My County," the project site is mapped as susceptible to subsidence. California Building Code (CBC) requirements pertaining to development will mitigate the potential impact to less than significant. Through the CBC, the State provides a minimum standard for

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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building design and construction. The CBC contains specific requirements for seismic safety, excavation, foundations, retaining walls, and site demolition. It also regulates grading activities, including drainage and erosion control. As CBC requirements are applicable to all development, coupled with the lack of potential physical environmental impacts due to geologic hazards, they are not considered mitigation for CEQA implementation purposes. In addition, the project geologist concluded that unfavorable ground subsidence is not anticipated. Therefore, impacts will be less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

17. Other Geologic Hazards

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

Findings of Fact: The Project site is more than 25 miles from the Pacific Ocean at an elevation of approximately 913 feet (msl) and is not located in close proximity to any enclosed bodies of water. Additionally, there are no volcanoes in the project vicinity. As such, the project site would not be subject to inundation by tsunamis or seiches, and would not be affected by volcanoes. The project site is not located within a Dam Inundation Zone, nor is it located within FEMA Flood Zone or a 100-Year Flood Zone. Due to the relatively flat topography of the project site and surrounding areas, there is no potential for the project site to be impacted by mudflow hazards. The project site would not be affected by any other geologic hazards beyond what is discussed herein under the appropriate topic heading. Accordingly, there will be impacts.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

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

Source: Riv. Co. 800-Scale Slope Maps, Project Application Materials, Geologist's Comments

Findings of Fact: According to the Project Geologist, there are no natural slopes on or near the site that could impact the proposed development, and no significant slopes are proposed. Furthermore, proposed grading will not create cut or fill slopes, nor will it affect or negate subsurface sewage disposal systems. Therefore, impacts will be less than significant.

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

Monitoring: No monitoring measures are required.

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

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

Findings of Fact:

a) Proposed grading activities associated with the project would temporarily expose underlying soils to water and air, which would increase erosion susceptibility while the soils are exposed. Exposed soils would be subject to erosion during rainfall events or high winds due to the exposure of these erodible materials to wind and water. Erosion by water would be greatest during the first rainy season after grading and before the project's structure foundations are established and paving and landscaping occur. Erosion by wind would be highest during periods of high wind speeds when soils are exposed.

Pursuant to requirements of the State Water Resources Control Board, the project applicant is required to obtain a National Pollutant Discharge Elimination System (NPDES) permit for construction activities. The NPDES permit is required for all projects that include construction activities, such as clearing, grading, and/or excavation that disturb at least one acre of total land area. Additionally, during grading and other construction activities involving soil exposure or the transport of earth materials, Chapter 15.12 (Uniform Building Code) of the Riverside County Municipal Code, which establishes, in part, requirements for the control of dust and erosion during construction, would apply to the project. As part of the requirements of Chapter 15.12, the project applicant would be required to prepare an erosion control plan that would address construction fencing, sand bags, and other erosion-control features that would be implemented during the construction phase to reduce the site's potential for soil erosion or the loss of topsoil.

Following construction, wind and water erosion on the project site would be minimized, as the areas disturbed during construction would be landscaped or covered with impervious surfaces. Only nominal areas of exposed soil, if any, would occur in the site's landscaped areas. The only potential for erosion effects to occur during project operation would be indirect effects from storm water discharged from the property. Because the project's drainage would be fully controlled via the proposed on-site drainage facilities, and because the peak velocity of storm flows under the proposed project conditions would decrease, impacts due to water erosion would be less than significant under long-term conditions.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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b) According to the project geologist, laboratory tests of on-site soil samples indicate the expansion potential of surface soils across the site is generally very low, with an expansion index value of 20 or less, and a plasticity index of less than 15. In addition, foundations and slabs should be designed in accordance with structural considerations and applicable CBC guidelines for commercial construction. Therefore, there would be no impact.

c) No septic tanks or alternative waste water disposal systems are proposed to be constructed or expanded as part of the project. Accordingly, no impact would occur.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

20. 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"/>

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

Findings of Fact:

a) Implementation of the proposed project will involve grading and various construction activities. Standard construction procedures, and federal, state and local regulations implemented in conjunction with the site's storm water pollution prevention plan (SWPPP) and its Best Management Practices (BMPs) required under the National Pollution Discharge System (NPDES) general construction permit, will minimize potential for erosion during construction. These practices will keep substantial amounts of soil material from eroding from the project site and prevent deposition within receiving waters located downstream. Therefore, there will be a less than significant impact.

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

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

21. Wind Erosion and Blowsand from project either on or off site.	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Be impacted by or result in an increase in wind erosion and blowsand, either on or off site?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

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

Findings of Fact:

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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a) The site is located in an area of Moderate Wind Erodibility rating. The General Plan, Safety Element Policy for Wind Erosion requires buildings and structures to be designed to resist wind loads which are covered by the California Building Code (CBC). With such compliance, the project will not result in an increase in wind erosion and blowsand, either on or off site. The project will have less than significant impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

GREENHOUSE GAS EMISSIONS Would the project

22. Greenhouse Gas Emissions

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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: Riverside County Climate Action Plan

Findings of Fact:

This section analyzes the project's contribution to global climate change impacts by evaluating the Project's contribution of greenhouse gas (GHG) emissions. The primary GHG of concern is carbon dioxide (CO₂), which represents the majority (greater than 99 percent) of proposed project-related emissions.

To address the State's requirement to reduce GHG emissions, the County prepared the 2015 Climate Action Plan (CAP) with the target of reducing GHG emissions within the unincorporated County by 15 percent below 2008 levels by the year 2020, which is the identified reduction required for new developments. The County's target is consistent with the AB 32 target and ensures that the County is providing GHG reductions locally that will complement the State and international efforts of stabilizing climate change.

The County determined the size of development that is too small to be able to provide the level of GHG emission reductions expected from the Screening Tables or alternate emission analysis method. To do this the County determined the GHG emission amount allowed by a project such that 90 percent of the emissions on average from all projects would exceed that level and be "captured" by the Screening Table or alternate emission analysis method. The 3,000 MT CO₂e per year value is the low end value within that range rounded to the nearest hundred tons of emissions and is used in defining small projects that are considered less than significant and do not need to use the Screening Tables or alternative GHG mitigation analysis used in the County CAP.

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

a-b) A variety of emissions were evaluated for analyzing generation of greenhouse gas (GHG) emissions from the proposed project during construction and operation. Operational emissions were further evaluated to include areas source, energy, vehicular (mobile), off-road, stationary, solid waste, water, and other emission sources of GHG emissions. The total emission from all the above sources result in an annual GHG emissions of 473.31 MT CO₂e, which is less than the County CAP's 3,000 MT CO₂e per year screening threshold shown in Table 3. Therefore, the increase in GHG emissions would not be cumulatively considerable, and the impact would be less than significant. No mitigation measures would be required.

Table 3: Greenhouse Gas Emissions

Source	Pollutant Emissions (MT/yr)					
	Bio-CO ₂	NBio-CO ₂	Total CO ₂	CH ₄	N ₂ O	CO ₂ e
Gasoline Service Station with eight pumping positions						
Area Sources	<0.01	<0.01	<0.01	0.00	0.00	<0.01
Energy Sources	0.00	5.68	5.68	<0.01	<0.01	5.71
Mobile Sources	0.00	463.77	463.77	0.03	0.00	464.62
Waste Sources	0.87	0.00	0.87	0.05	0.00	2.17
Water Usage	0.03	0.67	0.71	<0.01	<0.01	0.82
Total Emissions						473.31
CAP Screening Thresholds						3,000
Significant?						No

Source: Compiled by LSA (June 2017).

There are numerous State plans, policies and regulations adopted for the purpose of reducing GHG emissions. The principal overall State plan and policy is AB 32, the California Global Warming Solutions Act of 2006. The quantitative goal of AB 32 is to reduce GHG emissions to 1990 levels by 2020. SB 32 would require further reductions of 40 percent below 1990 levels by 2030. Because the project's operational year in 2018, the project aims to reach the quantitative goals set by AB 32. Statewide plans and regulations such as GHG emissions standards for vehicles (AB 1493), the LCFS, and regulations requiring an increasing fraction of electricity to be generated from renewable sources are being implemented at the statewide level; as such, compliance at the project level is not addressed. Therefore, the proposed Project does not conflict with those plans and regulations.

The County of Riverside has adopted policies and programs in its General Plan to promote the use of clean and renewable energy sources, facilitate alternative modes of transportation, and for the sustainable use of energy. The County CAP, described above, was adopted by the Board on December 8, 2015. In particular, the CAP elaborates on the County General Plan goals and policies relative to GHG emissions and provides a specific implementation tool to guide future decisions of the County. The 2015 CAP is used as the baseline for the evaluation of consistency with applicable GHG plans, policies, or regulations. The project will not conflict with an applicable plan, policy, or regulation adopted for the purpose of reducing the emissions of greenhouse gases. The County CAP identifies three main goals which are to: provide a list of specific actions that will reduce GHG emissions, giving the highest priority to actions that provide the greatest reduction in GHG emissions and benefits to the community at the least cost; reduce emissions attributable to the County to levels consistent with the target reductions of AB 32; and establish a qualified reduction plan for which future development within the County can tier and thereby streamline the environmental analysis necessary under CEQA. Because GHG emissions are only important in the context of cumulative emissions, the focus of the analysis is on answering the question of whether incremental contributions of GHGs are a cumulatively considerable contribution to climate change impacts.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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The County CAP has incorporated the measures identified in the CARB Scoping Plan as a means for reducing GHG emissions. The project is consistent with the CARB Scoping Plan Policies and County CAP. Therefore, a less-than-significant impact related to consistency with plans, policies, or regulations for reducing GHG emissions will occur.

As previously discussed, the County CAP applies a screening threshold of 3,000 MT CO2e per year to comply with the reduction goals of AB 32. The proposed project's increase in GHG emissions would be less than County's screening threshold. Therefore, the project would be consistent with the County CAP. Implementation of the proposed project would not conflict with an applicable plan, policy, or regulation adopted for the purpose of reducing GHG emissions. This would represent a less than significant impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are 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?

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

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

d) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?

e) Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?

Source: Project Application Materials

Findings of Fact:

a-b) The project proposes a convenience market and gas station. The project has been reviewed by the Department of Environmental Health and is not anticipated to create a significant hazard to the public or the environment due to the 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 Environmental Health Department has required report that soil sampling and analysis prior to grading of the site. A work plan shall be submitted to Riverside County Environmental Health Department for review and approval prior

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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to conducting the Phase II Environmental Assessment. (COA. 60. E HEALTH) The Department of Environmental Health has required a business emergency plan for the storage of hazardous materials greater than 55 gallons, 200 cubic feet or 500 pounds, or any acutely hazardous materials or extremely hazardous materials to be provided. (COA 90.E HEALTH) This is a standard condition for any similar project and is not considered mitigation for CEQA purposes. Therefore, the impact is considered less than significant.

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

d) The project site is not located within one-quarter mile of an existing or proposed school. Therefore, there is no impact.

e) The project is not located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and would not create a significant hazard to the public or the environment. The project site is not identified as a potential cleanup site on the EnviroStor website (<https://www.envirostor.dtsc.ca.gov/public/>), nor is it located in close proximity to any such site. Therefore, there is no impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are 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"/>
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-20 "Airport Locations," GIS database

Findings of Fact:

a) The project site is not located within the vicinity of any public or private airport; therefore, the project will not result in an inconsistency with an Airport Master Plan. Therefore, there is no impact.

b) The project site is not located within the vicinity of any public or private airport; therefore, the project will not require review by the Airport Land Use Commission. The closest airport is a small public-use airport (Flabob Airport), located approximately 4 miles southwest of the site. Therefore, there is no impact.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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c) The project is not located within an airport land use plan and would not result in a safety hazard for people residing or working in the project area. Therefore, there is no impact.

d) The project is not within the vicinity of a private airstrip, or heliport and would not result in a safety hazard for people residing or working in the project area. Therefore, there is no impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are 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?

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

Findings of Fact:

a) According to the General Plan, the proposed project site is not located within a hazardous fire area. The proposed project will not expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands. The project shall adhere to all Fire Department requirements and all buildings constructed on this property must comply with the all construction provisions contained in Riverside County Ordinance No. 787. These are standard conditions of approval and are not considered mitigation under CEQA. Therefore, the impact is considered less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

HYDROLOGY AND WATER QUALITY Would the project

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?

b) Violate any water quality standards or waste discharge requirements?

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)?

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
d) Create or contribute runoff water that would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Place housing within a 100-year flood hazard area, as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Place within a 100-year flood hazard area structures which would impede or redirect flood flows?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
g) Otherwise substantially degrade water quality?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
h) Include new or retrofitted stormwater Treatment Control Best Management Practices (BMPs) (e.g. water quality treatment basins, constructed treatment wetlands), the operation of which could result in significant environmental effects (e.g. increased vectors or odors)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Source: Riverside County Flood Control District Flood Hazard Report/Condition.

Findings of Fact:

a) The project site is .28 gross acre site with the construction of a 76 Gas Station and 1,975 square foot convenience store with the sale of beer and wine (Alcoholic Beverage Control (ABC) License Type 20) for off-premises consumption. The proposed project presently drains in a sheet flow manner in an east to southwest direction. Iowa Avenue is fully improved with curb, gutters and catch basins for a storm drain maintained by the Transportation Department. Except for nuisance nature local runoff that may traverse portions of the property, the project is considered free from any ordinary storm flood hazards. (COA. 60. TRANS) Therefore, the project shall not substantially alter the existing drainage pattern of the site or area, including the alteration of the course of a stream or river, in a manner that would result in substantial erosion or siltation on- or off-site. The impact is considered less than significant.

b) Due to the small size and limited development of the project site, the project is not anticipated to violate any water quality standards or waste discharge requirements. The propose project has two water quality bioretention basins. The bioretention basins with an underdrain are utilized for areas with low permeability native soils or steep slopes where the underdrain system that routes the treated runoff to the storm drain system rather than depending entirely on infiltration. The standard conditions of approval will ensure that any water quality standards or waste discharge requirements are not violated by requiring the land divider to provide adequate drainage facilities and disposing of any off-site drainage flows. The impact is considered less than significant.

c) The project will not substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted). Therefore, the impact is considered less than significant.

d) The project site presently drains in a sheet flow manner in an east to southwest direction. Iowa Avenue is fully improved with curb, gutters and catch basins for a storm drain maintained by the Transportation Department. Except for nuisance nature local runoff that may traverse portions of the property, the project is considered free from ordinary storm flood hazard. (COA. 60. TRANS).

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

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

g-h) The project site is .28 gross acre site with the construction of a 76 Gas Station and 1,975 square foot convenience store with the sale of beer and wine (Alcoholic Beverage Control (ABC) License Type 20) for off-premises consumption. The project will not substantially degrade water quality. The project will include two new or retrofitted stormwater Treatment Control Best Management Practices (BMPs) (e.g. water quality treatment basins, constructed treatment wetlands), the operation of which could result in significant environmental effects (e.g. increased vectors and odors). The impact is considered less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are 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 checked="" type="checkbox"/>
b) Changes in absorption rates or the rate and amount of surface runoff?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam (Dam Inundation Area)?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Changes in the amount of surface water in any water body?	<input type="checkbox"/>	<input checked="" type="checkbox"/>

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

Findings of Fact:

a) The project site presently drains in a sheet flow manner in an east to southwest direction. No watercourses are directly affected by the site. The proposed drainage system associated with the grading plan is consistent with the natural drainage pattern of the site. During the construction and grading phase of development, the project has the potential to contribute to additional polluted runoff water. The Project Specific Water Quality Management Plan created for the gas station and convenience store will require two bioretention drainage facilities. The proposed building pad locations

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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are located near a 100-year flood plain. Conditions of approval and compliance with the CBC will ensure that impacts related to this issue area will be less than significant.

b) The project proposes minimal amount of impervious surfaces in the form of driveways and structures. The existing absorption rates and the amount of runoff not would be affected. The site is currently entirely asphalted. Therefore, the impacts would be minimal based on the lot having an existing building and covered with impervious surfaces. Therefore, impacts are less than significant.

c) The project shows the drainage patterns will perpetuated the natural flow of the area. The project site is not located in an area susceptible to the impacts of the failure of a levee or a dam. Therefore, impacts are less than significant.

e) The proposed project is not expected to change the amount of surface water in any body of water. No buildings or obstructions will be allowed to block, concentrate or divert drainage flows as stated in Finding of Fact 24a. Existing storm drain infrastructure already exists in the area and the proposed project will not contribute any greater amount of stormwater than already occurs under the existing conditions. Therefore, impacts are less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

LAND USE/PLANNING Would the project

28. Land Use

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

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

Findings of Fact:

a) The project proposes a convenience market with a gas station. The project site is currently designated Community Development: Commercial Retail (CD: CR) (0.20-0.35 Floor Area Ratio) on the Highgrove Area Plan. Commercial retail uses at a neighborhood, community and regional level, and tourist-oriented commercial uses are allowed within the Community Development: Commercial Retail (CD: CR) (0.20-0.35 Floor Area Ratio) Land Use designation. The proposed project is in conformance with the land use designation; therefore shall not result in the substantial alteration of the present or planned land use of an area. Further, the prior use at the site was an auto repair facility. Therefore, impacts are less than significant.

b) The project is located within the City of Riverside sphere of influence. The project was sent to the City of Riverside for comments on November 1, 2016, however there have not been comments received as of the writing of this report. Therefore, it will not affect land use within a city sphere of influence and/or within adjacent city or county boundaries, due this project being infill development. Therefore, impacts are 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.

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

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

Findings of Fact:

a) The proposed project is consistent with the site's existing zoning of Scenic Highway Commercial (C-P-S). The proposed project meets the development standards of the (C-P-S) zoning classification. The proposed uses, convenience store, including the sale of motor vehicle fuel with sale of beer and wine for off-site premises consumption, is subject to approval of a conditional use permit in the C-P-S zone. Therefore, impacts are less than significant.

b) The surrounding zoning is Scenic Highway Commercial (C-P-S) to the north and west, Commercial Office to the south and east. The gas station with convenience store project within this commercial zone is compatible with the surrounding zoning commercial classifications. Therefore, impacts are less than significant.

c) The project site is designated Community Development: Commercial Retail (CD: CR) (0.20-0.35 Floor Area Ratio) and surrounding properties are designated Community Development: Commercial Retail (CD: CR) (0.20-0.35 Floor Area Ratio) to the north, east, west, and south. There are existing commercial uses surrounding the project site. Further, the existing site was previously utilized as an auto repair facility. The project is compatible with existing and planned surrounding land uses. Therefore, impacts are less than significant.

d-e) The project is consistent with the Commercial Retail (CR) land use designation, the goal is "local and regional serving retail and services uses", the proposed project is a retail use. The project is consistent with the Highgrove Community Policy Area of the General Plan by the implementation of the bicycle racks and pedestrian access from the sidewalks to the convenience store. In addition, the project will not disrupt or divide the physical arrangement of an established community. Therefore, impacts are less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

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

b) Result in the loss of availability of a locally-important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan?

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

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

Source: Riverside County General Plan Figure OS-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 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. Therefore, there is no impact.

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. Therefore, there is no impact.

c) The proposed project is not adjacent to a State classified or designated area or existing surface mine resource. Therefore, there is no impact.

d) The project will not expose people or property to hazards from proposed, existing or abandoned quarries or mines. Therefore, there is no impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

NOISE Would the project result in

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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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-20 "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. The closest airport is Flabob Airport located approximately 4 miles from the project site. Therefore, there is no impact.

b) The project is not located within the vicinity of a private airstrip that would expose people residing on the project site to excessive noise levels. Therefore, there is no impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required

32. Railroad Noise

NA A B C D

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

Findings of Fact:

The project site is not located adjacent to a railroad line.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

33. Highway Noise

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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NA A B C D

Source: On-site Inspection, Project Application Materials

Findings of Fact:

Findings of Fact: The project site is located adjacent to I-215. However, the project is for a convenience market with a gas station that does not create a noise sensitive use. The existing highway noise will have no impact on the project.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

34. Other Noise

NA A B C D

Source: Project Application Materials, GIS database

Findings of Fact:

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

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are 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?

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

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

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

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

Findings of Fact:

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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a) The County of Riverside Noise Element and Ordinance contain land use compatibility guidelines for community noise. The project is within 0.25 mile of the existing Interstate 215 and directly adjacent to Iowa Avenue, which is a 'Major Highway'. Given the number of existing service stations in the area, the project will serve already existing traffic from Iowa Avenue, Center Street, and Interstate 215 and will not significantly draw in new traffic sources that would contribute to ambient noise. Generally along a 'Major Highway' the acceptable dBA is between 65 and 75 dBA CNEL. Vehicle noise can potentially affect the project site, as well as land uses located along nearby roadways. Because of the location and size of the project, the project will not create a substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project. Impacts will be less than significant.

b) The project might create a substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project during construction. The project will follow the County of Riverside's policies of the Noise Element for hours of operation to prevent excessive noise impacts. Noise generated by construction equipment can reach high levels; however Chapter 9.5.020 of the County's Municipal Code restricts construction activity between the hours of 6:00 PM and 6:00 AM during the months of June through September and between the hours of 6:00 PM and 7:00 AM during the months of October through May. However, all noise generated during project construction and the operation of the site must comply with the County's noise standards, which restricts construction (short-term) and operational (long-term) noise levels. Adherence of Chapter 9.5.020 and General Plan Noise Element policies, construction-related noise levels will not exceed standards and will be less than significant.

b) The proposed project is the construction of a 76 Gas Station and 1,975 square foot convenience store. While the use may generate noise due to vehicular traffic the anticipated noise level will not be in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies. The Project is located in a mostly developed in a commercial and medium density residential are. The project is also in close proximity of the Interstate 215 of the County with many sources of exterior noise. Residential land uses are adjacent to the project site to the east, commercial uses to the north, west and south of the Project site. The Project site is located at the intersection of a Major and Secondary Highway. The impact will be less than significant.

d). The proposed project may create excessive ground-borne vibration or noise above existing levels during construction. As mentioned in 34.b above, Chapter 9.5.020 of the County's Municipal Code restricts construction activity between the hours of 6:00 PM and 6:00 AM during the months of June through September and between the hours of 6:00 PM and 7:00 AM during the months of October through May. Adherence of Chapter 9.5.020 and General Plan Noise Element policies, construction-related noise levels will not exceed standards and will be less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

POPULATION AND HOUSING Would the project

36. Housing

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

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

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

Findings of Fact:

a) The proposed project site is currently vacant; thus, the proposed project will not displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere. Therefore, there is no impact.

b) The proposed project will not create a demand for additional housing. The project will serve existing residences in the area, as well as pass-by traffic along Interstate 215. Therefore, there is no impact.

c) The proposed project site is currently vacant; therefore, it will not displace substantial numbers of people, necessitating the construction of replacement housing elsewhere. Therefore, there is no impact.

d) The project is not located within or near a County Redevelopment Project Area. Therefore, there is no impact.

e-f) The project proposes a convenience market and gas station and will not increase the population of the area beyond that which was already accounted for when the property was subdivided. Therefore, there is no impact.

The project will not induce substantial population growth in an area.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

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

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

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

The proposed project will have a less than significant impact on the demand for Fire services. Prior to the issuance of a certificate of occupancy, the Applicant shall comply with the provisions of the Ordinance No. 659 which requires payment of the appropriate fees related to the funding and construction of facilities necessary to address the direct cumulative environmental effect generated by new development projects.

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

Mitigation: No Mitigation measures are required.

Monitoring: No monitoring measures are required.

38. Sheriff Services

Source: Riverside County General Plan

Findings of Fact:

The Riverside County Sheriff's Department (RCSD) provides law enforcement and crime prevention services to the project site. Similar to fire protection services, the proposed project will incrementally increase the demand for Sheriff Services in the project area; however, due to its limited size and the type of services provided, the proposed project will not create a significant impact on sheriff services. Riverside County's development impact fee Ordinance No. 659 also collects fees for sheriff services, which is intended to offset any incremental increases in need for sheriff services. The proposed project is required to pay these development impact fees prior to the issuance of building permits. This is a standard condition of approval and is not considered mitigation under CEQA. Therefore, with payment of the development impact fees pursuant to Ordinance No. 659, the proposed project will have a less than significant impact on sheriff services and no mitigation measures are required.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

39. Schools

Source: Riverside Unified School District correspondence, GIS database

Findings of Fact:

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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The Riverside Unified School District provides public education services for the project area. The applicant of this project is conditioned to pay the school impact fees for commercial uses as set by State Law. Fees are required to be paid prior issuance of building permits. This is a standard condition of approval and is not considered unique mitigation pursuant to CEQA. Therefore, impacts are less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

40. Libraries

Source: Riverside County General Plan

Findings of Fact:

The proposed development will have no impacts on library resources because it will not generate traffic for this particular use. However, Riverside County's development impact fee Ordinance No. 659 also collects fees for library services, which is intended to offset any incremental increases in need for libraries. The proposed project is required to pay these development impact fees prior to issuance of building permits. This is a standard condition of approval and is not considered unique mitigation pursuant to CEQA. Therefore, the impact is less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

41. Health Services

Source: Riverside County General Plan

Findings of Fact:

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

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

RECREATION

42. Parks and Recreation

a) Would the project include recreational facilities or require the construction or expansion of recreational facilities

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

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

Findings of Fact:

a-c) The project will not have recreational facilities or require the construction or expansion of recreational facilities, which might have an adverse physical effect on the environment. The project will not increase greater numbers of residences or cause other potential impacts to any recreational areas. The project site is not located within County Service Area. The project will have no impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

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

Findings of Fact:

The proposed project has not incorporated any trails into its design; therefore, the project will have no impacts to recreational trails. Therefore, the impact is considered less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No mitigation measures are required.

TRANSPORTATION/TRAFFIC Would the project

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				

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
and freeways, pedestrian and bicycle paths, and mass transit?				
b) Conflict with an applicable congestion management program, including, but not limited to level of service standards and travel demand measures, or other standards established by the county congestion management agency for designated roads or highways?	<input type="checkbox"/>	<input type="checkbox"/>	<input 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 type="checkbox"/>	<input checked="" type="checkbox"/>
d) Alter waterborne, rail or air traffic?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g. farm equipment)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Cause an effect upon, or a need for new or altered maintenance of roads?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
g) Cause an effect upon circulation during the project's construction?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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 checked="" type="checkbox"/>	<input type="checkbox"/>

Source: Riverside County General Plan

Findings of Fact:

a) The Transportation Department's Traffic Impact Analysis Preparation Guidelines allows use cases of one acre or less to be exempt from preparing a traffic study. Since this project is less than 1-acre in development size, as well as likely contributing less than 100 traffic trips during the peak hours, the project was exempt from the traffic impact analysis requirements pursuant to Exhibit A of the Riverside County Transportation Department Traffic Impact Analysis Preparation Guide. Additionally the existing roadways in the area are improved with full-width AC pavement, curb, gutter, and sidewalk. The adjacent intersection is also controlled with a traffic signal. The project is located on the corner of Center Street and Iowa Avenue. As discussed within the Highgrove Area Plan, improvements to this intersection which were associated with the widening of Interstate 215, were recently completed. This project will not have a significant impact in causing an increase in traffic which is substantial in relation to the existing traffic load and capacity of the street system (i.e., result in a substantial increase in either the number of vehicle trips, the volume to capacity ratio on roads, or congestion at intersections. Therefore, the impact is considered less than significant.

b) This existing project is primarily built-out and will not exceed, either individually or cumulatively, a level of service standard established by the county congestion management agency for designated road or highways. The project does not exceed the parking standards based on the provision of spaces that are required per the County's parking requirements. The project will have no impact.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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- c) This project will not 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. The project will have no impact.
- d) This project will not alter waterborne, rail or air traffic. The project will have no impact.
- e) This project will not increase hazards due to a design feature (e.g. sharp curves or dangerous intersections) or incompatible uses (e.g. farm equipment). The project will have no impact.
- f) No additional road improvements will be required at this time along Center Street and Iowa Avenue due to existing improvements. Therefore, this project will not result in any new or altered maintenance of roads. The project will have no impact.
- g) As existing improvements are in place on Center Street and Iowa Avenue, this project is not anticipated to cause an effect upon circulation during the project's construction. The project will have no impact.
- h) Review from the Riverside County Fire Department has ensured that this project will not result in inadequate emergency access or access to nearby uses. The project will have no impact.
- i) This project will not cause conflict with adopted policies supporting alternative transportation (e.g. bus turnouts, bicycle racks). The Policy HAP 4.4 .a. states, A Class II facility on Center Street, from Iowa Avenue to Michigan Avenue and d. A Class II facility on Iowa Avenue, from Main Street to the City of Riverside's incorporate limits. The curb, gutter, and sidewalk have already been constructed and the applicant would not be required to provide a Class II Bike Facility. There will be less than significant impacts.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

45. Bike Trails

Source: Riverside County General Plan

Findings of Fact:

The project is not located adjacent to or nearby any designated bike trails. The curb, gutter, and sidewalk have already been constructed and the applicant would not be required to provide a Class II Bike Facility. Therefore, the impacts will be less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

UTILITY AND SERVICE SYSTEMS Would the project

46. Water

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

Source: Department of Environmental Health Review

Findings of Fact:

a) The project will not require in the construction of new water treatment facilities. The project will require the expansion of existing facilities to connect to the City of Riverside's water and sewer. The applicant provided a water will-serve letter to the Environmental Health Department. The impacts will be less than significant.

b) City of Riverside requires the project to connect to the water and sewer service. The City of Riverside has water sewer along Center Street. The Riverside Public Utilities Department is prepared to offer water service to the above referenced property upon completion of financial arrangements and compliance with the Department's Rules and Regulations for the installation of water facilities. The impacts will be less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Result in a determination by the wastewater treatment provider that serves or may service the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Source: Department of Environmental Health Review

Findings of Fact:

a) According to the City of Riverside's Will Serve letter dated September, 18 2017 the project will be required to be on sewer. This existing project is primarily infill and does not require construction of new wastewater treatment facilities and not 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. The impacts are considered less than significant.

b) The City of Riverside Environmental Services has agreed in writing to furnish domestic water to the proposed development. The source of domestic water will be provided from an existing water line

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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located within an adjacent street. No expanded entitlements will be required. This existing project is primarily developed and will have no impact on 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. The impacts are considered less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are 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?

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

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

Findings of Fact:

a-b). The Project will be served by Riverside County Waste Management. Adequate capacity exists at all three landfills located in Riverside County. The development will comply with federal, state, and local statutes and regulations related to solid wastes. Condition of approval 80. WASTE 1, requires that the applicant prepare a Waste Recycling Plan (WRP) identifying materials that will be generated during construction and methods and measures taken to recycle, reuse, or reduce the amount of materials generated. Condition of approval 90. WASTE 1, requires the developer to provide evidence showing that the Project is in compliance with the approved WRP. The proposed Project will not require nor result in the construction of new landfill facilities, including the expansion of existing facilities. The impact is considered less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No mitigation measures are 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?

b) Natural gas?

c) Communications systems?

d) Storm water drainage?

e) Street lighting?

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

Findings of Fact:

a-g) The project will not require or result in the construction of new community utility or the expansion of existing community utility facilities. The applicant or applicant-in-successor shall make arrangements with each utility provider to ensure each lot is connected to the appropriate utilities. The project is not anticipated to be in conflict nor create any impacts associated with the adopted energy conservation plans.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are 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"/>

Source:

Findings of Fact:

The proposed project would meet all requirements of Title 24 and any additional provisional requirements in order to assure that operation of the project would not conflict with adopted energy conservation plans. The project would be required to maintain consistency with all Riverside County policies related to energy conservation including Policy H-4, Conservation of Energy and Policy H-29, Sustainable Building Policy. Therefore, no significant impact related to energy conservation will occur. No other issues have been identified during the review of this project and the preparation of this environmental assessment.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

OTHER				
51. Other:	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: Staff review

Findings of Fact:

No other issues have been identified during the review of this project and the preparation of this environmental assessment.

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

Monitoring: No monitoring measures are required.

MANDATORY FINDINGS OF SIGNIFICANCE

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

53. 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: As demonstrated in Sections 1 - 50 of this Environmental Assessment, the proposed Project does not have environmental effects that will cause substantial adverse effects on human beings, either directly or indirectly. With the incorporation of mitigation measures and standard conditions of approval applied to the proposed Project, will ensure all impacts are less than significant.

54. 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 checked="" type="checkbox"/>	<input type="checkbox"/>
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Source: Staff review, project application

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

VI. EARLIER ANALYSES

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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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: N/A

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

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

VII. AUTHORITIES CITED

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

Revised: 7/11/2018 8:04 AM
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**COUNTY OF RIVERSIDE
TRANSPORTATION AND LAND MANAGEMENT AGENCY**



*Juan C. Perez
Agency Director*

03/20/18, 4:23 pm

CUP03761

ADVISORY NOTIFICATION DOCUMENT

The following notifications are included as part of the recommendation of approval for CUP03761. 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

The following requirements are included as part of the approval for Conditional use Permit No. 3761 and are in addition to the conditions of approval. These include some of the Federal, State and County requirements applicable to this entitlement and subsequent development of the subject property."

Advisory Notification. 2 AND - Design Guidelines

Compliance with applicable Design Guidelines: 1. 2nd District Design Guidelines 2. County Wide Design Guidelines and Standards

Advisory Notification. 3 AND - Exhibits

The development of the premises shall conform substantially with that as shown on APPROVED EXHIBIT(S) EXHIBIT A (Site plan), Exhibit A, Amended No.3, dated November 1, 2017. EXHIBIT B(Elevations) , Exhibit B, Amended No.1, dated November 1, 2017. EXHIBIT C (Floor Plans), Exhibit C, Amended No.1, dated November 1, 2017.

Advisory Notification. 4 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 (Inadvertent Find) • School District Impact Compliance • Civil Code Section 815.3 & Government Code Sections 65040.2 et al - SB 18

ADVISORY NOTIFICATION DOCUMENT

Advisory Notification

Advisory Notification. 4 AND - Federal, State & Local Regulation Compliance (cont.)

(Tribal Intergovernmental Consultation) {for GPAs, SPs, & SPAs • Public Resources Code Section 5097.94 & Sections 21073 et al - AB 52 (Native Americans: CEQA)}{for all projects with EIR, ND or MND determinations}

3. Compliance with applicable County Regulations, including, but not limited to: • Ord. No. 348 (Land Use Planning and Zoning Regulations) {Land Use Entitlements} • Ord. No. 413 (Regulating Vehicle Parking) {Land Use Entitlements} • Ord. No. 421 (Excavation Covering & Swimming Pool Safety) {Land Use Entitlements} • Ord. No. 457 (Building Requirements) {Land Use Entitlements} • Ord. No. 458 (Regulating Flood Hazard Areas & Implementing National Flood Insurance Program) {Geographically based} • Ord. No. 655 (Regulating Light Pollution) {Geographically based} • Ord. No. 671 (Consolidated Fees) {All case types} • Ord. No. 787 (Fire Code) • Ord. No. 847 (Regulating Noise) {Land Use Entitlements} • Ord. No. 857 (Business Licensing) {Land Use Entitlements} • Ord. No. 859 (Water Efficient Landscape Requirements) {Land Use Entitlements, • Ord. No. 915 (Regulating Outdoor Lighting) {Geographically based} • Ord. No. 659 Development Impact Fees (DIF) • Ord. No. 663 Stephens Kangaroo Rat Habitat Conservation Plan (SKR) • 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. 5 AND - Project Description & Operational Limits

The use hereby permitted is for the construction of a 76 Gas Station and 1,975 square foot convenience store with the sale of beer and wine (Alcoholic Beverage Control (ABC) License Type 20) for off-premises consumption ("Project"). The Project also includes the construction of two (2) new underground fuel storage tanks, eight (8) pumps, a 1,632 square foot canopy, three (3) standard parking spaces and one (1) accessible parking space.

BS-Grade

BS-Grade. 1 0010-BS-Grade-USE - DISTURBS NEED G/PMT

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

BS-Grade. 2 0010-BS-Grade-USE - DUST CONTROL

ADVISORY NOTIFICATION DOCUMENT**BS-Grade**

BS-Grade. 2 **0010-BS-Grade-USE - DUST CONTROL (cont.)**

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. 3 **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. 4 **0010-BS-Grade-USE - FINISH GRADE**

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

BS-Grade. 5 **0010-BS-Grade-USE - GENERAL INTRODUCTION**

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

BS-Grade. 6 **0010-BS-Grade-USE - MINIMUM DRNAGE GRADE**

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

BS-Grade. 7 **0010-BS-Grade-USE - NPDES INSPECTIONS**

Construction activities including clearing, stockpiling, grading or excavation of land which disturbs less than 1 acre and requires a grading permit or construction Building permit shall provide for effective control of erosion, sediment and all other pollutants year-round. The permit holder shall be responsible for the installation and monitoring of effective erosion and sediment controls. Such controls will be evaluated by the Department of Building and Safety periodically and prior to permit Final to verify compliance with industry recognized erosion control measures. Construction activities including but not limited to clearing, stockpiling, grading or excavation of land, which disturbs 1 acre or more or on-sites which are part of a larger common plan of development which disturbs less than 1 acre are required to obtain coverage under the construction general permit with the State Water Resources Control Board. You are required to provide proof of WDID# and keep a current copy of the storm water pollution prevention plan (SWPPP) on the construction site and shall be made available to the Department of Building and Safety upon request. Year-round, Best Management Practices (BMP's) shall be maintained and be in place for all areas that have been graded or disturbed and for all material, equipment and/or operations that need protection. Stabilized Construction Entrances and project perimeter linear barriers are required year round. Removal BMP's (those BMP's which must be temporarily removed during construction activities) shall be in place at the end of each working day.

ADVISORY NOTIFICATION DOCUMENT**BS-Grade****BS-Grade. 7 0010-BS-Grade-USE - NPDES INSPECTIONS (cont.)**

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

BS-Grade. 8 0010-BS-Grade-USE - OBEY ALL GDG REGS

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

BS-Grade. 9 0010-BS-Grade-USE - OFFST. PAVED PKG

All offstreet parking areas which are conditioned to be paved shall conform to Ordinance 457 base and paving design and inspection requirements.

E Health**E Health. 1 0010-E Health-USE - NOISE STUDY**

Noise Consultant: Gangyi Zhou, PhD, PE GMEP Engineers 26439 Rancho Parkway S, Suite 120 Noise Study: CJC Design Inc 140 N. Maple Street, suite 101 Corona CA 92880 Based on the County of Riverside, Industrial Hygiene Program's review of the aforementioned Noise Study, CUP03761 shall comply with the recommendations set forth under the Industrial Hygiene Program's response letter dated May 17, 2017 c/o Steven Uhlman. For further information, please contact the Industrial Hygiene Program at (951) 955-8980.

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

CUP03761 is proposing potable water and sanitary sewer service from City of Riverside Public Utilities. 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.

ADVISORY NOTIFICATION DOCUMENT

E Health

E Health. 2 0010-E Health-USE - WATER AND SEWER SERVICE (cont.)

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.

Fire

Fire. 1 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. 2 0010-Fire-USE-#23-MIN REQ FIRE FLOW

Minimum required fire flow shall be 1500 GPM for a 2 hour duration at 20 PSI residual operating pressure, which must be available before any combustible material is placed on the job site. Fire flow is based on type V-B construction per the 2013 CFC.

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-#84-TANK PERMITS

Applicant or Developer shall be responsible for obtaining underground fuel liquid storage tank permits from the Riverside County Fire and Environmental Health Departments. Plans must be submitted for approval prior to installation.

Fire. 5 0010-Fire-USE-#89-RAPID HAZMAT BOX

Rapid entry key storage(KNOX)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.

Flood

Flood. 1 0010-Flood-USE FLOOD HAZARD REPORT

Conditional Use Permit (CUP) 03761 is a proposal to permit the new construction of a 76 Gas Station and adding 1600 sq. ft. to an existing building for a convenience store to sell beer and wine in the Highgrove area. The 0.28-acre site is located on the northeast corner of Center Street and Iowa Avenue. The area presently drains in a sheet flow manner in an east to southwest direction. Iowa Avenue is fully improved with curb, gutters and catch basins for a storm drain maintained by the Transportation Department. Except for nuisance nature local runoff that may traverse portions of the property, the project is considered free from ordinary

ADVISORY NOTIFICATION DOCUMENT

Flood

Flood. 1 0010-Flood-USE FLOOD HAZARD REPORT (cont.)
storm flood hazard. However, a storm of unusual magnitude could cause some damage. New construction should comply with all applicable ordinances. This development will have an impact on water quality therefore a preliminary Water Quality Management Plan (WQMP) will be required. It should be noted that the WQMP will be reviewed and approved by Transportation Department.

Planning

Planning. 1 0010-Planning-USE - CAUSES FOR REVOCATION

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

Planning. 2 0010-Planning-USE - CEASED OPERATIONS

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

Planning. 3 0010-Planning-USE - GEO02572 ACCEPTED

County Geologic Report GEO No. 2572, submitted for the project (CUP03761/APN 247-042-022), was prepared by Soil Exploration Company, Inc. The report is titled; "Preliminary Soil Investigation and Infiltration Tests Report, Proposed Gas Station and Convenience Store, 290 E. Iowa Avenue, Riverside County, California," dated June 6, 2017. In addition, the following report was submitted for the project: "Limited Engineering Geology Report, Proposed Gas Station/Convenience Store, 290 E. Iowa Avenue, Riverside County, California", by RGS Engineering Geology, dated October 12, 2017. GEO02572 concluded: 1.No active faults are known to traverse through or towards the site. Known active faults or seismic sources in the area include the San Jacinto fault zone located approximately 3.5 miles to the northeast. 2.The potential for ground rupture during a seismic event is considered low. 3.There are no natural slopes or existing landslides on or near the property that could impact the proposed development. 4.As the property is underlain by older alluvial fan deposits of Pleistocene age and groundwater occurs at a depth of more than 100 feet below the ground surface, the potential for liquefaction hazard to impact the proposed development is considered to be low. 5.The potential for settlement induced by seismic activity is considered low, with an estimated differential settlement of 1/2 inch over a 40 foot span. GEO02572 recommended: 1.Any vegetable matter, existing structures, old foundations, seepage pits, leach lines, septic tanks, old fills, buried utilities/irrigation lines, etc. and deleterious materials

ADVISORY NOTIFICATION DOCUMENT

Planning

Planning. 3 0010-Planning-USE - GEO02572 ACCEPTED (cont.)
associated with previous use of the site would require removal from the proposed building/grading areas. 2.New building/structure should be provided with a compacted fill mat that extends to at least 5 feet beyond the structure lines in plan (where practical) and to a depth of at least 3 feet below existing ground or proposed grade, whichever is deeper. 3.The excavated bottom should be cleaned of roots, soft spots, deleterious materials, old fill, etc. 4.The criteria for acceptance of a removal bottom within native older alluvial fan deposits prior to placement of fill should also include in-place density of 85% of the maximum dry density and no significant voids. 5.In addition to the above recommendations, all foundation bottoms should be underlain by at least 3 feet of compacted fill. GEO No. 2572 satisfies the requirement for a geologic/geotechnical study for Planning/CEQA purposes. GEO No. 2572 is hereby accepted for planning purposes. Engineering and other Building Code parameters were not included as a part of this review or approval. This approval is not intended and should not be misconstrued as approval for grading permit. Engineering and other building code parameters should be reviewed and additional comments and/or conditions may be imposed by the County Of Riverside upon application for grading and/or building permits.

Planning. 4 0010-Planning-USE - IF HUMAN REMAINS FOUND

IF HUMAN REMAINS ARE FOUND ON THIS SITE: The developer/permit holder or any successor in interest shall comply with the following codes: Pursuant to State Health and Safety Code Section 7050.5, if human remains are encountered, no further disturbance shall occur until the County Coroner has made the necessary findings as to origin. Further, pursuant to Public Resources Code Section 5097.98 (b), remains shall be left in place and free from disturbance until a final decision as to the treatment and their disposition has been made. If the Riverside County Coroner determines the remains to be Native American, the Native American Heritage Commission shall be contacted by the Coroner within the period specified by law (24 hours). Subsequently, the Native American Heritage Commission shall identify the "Most Likely Descendant". The Most Likely Descendant shall then make recommendations and engage in consultation with the property owner concerning the treatment of the remains as provided in Public Resources Code Section 5097.98. Human remains from other ethnic/cultural groups with recognized historical associations to the project area shall also be subject to consultation between appropriate representatives from that group and the County Archaeologist.

Planning. 5 0010-Planning-USE - MAINTAIN LICENSING

At all times during the conduct of the permitted use the permittee shall maintain and keep in effect valid licensing approval from December 20, 2017, or equivalent agency as provided by law. Should such licensing be denied, expire or lapse at any time in the future, this permit shall become null and void.

ADVISORY NOTIFICATION DOCUMENT

Planning

Planning. 6 0010-Planning-USE - NO OUTDOOR ADVERTISING (cont.)

Planning. 6 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. 7 0010-Planning-USE - NO RESIDENT OCCUPANCY

No permanent occupancy shall be permitted within the property approved under this conditional use permit as a principal place of residence. 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. 8 0010-Planning-USE - PERMIT SIGNS SEPARATELY

No signs are approved pursuant to this project approval. Prior to the installation of any on-site advertising or directional signs, a signing plan shall be submitted to and approved by the Planning Department pursuant to the requirements of Section 18.30 (Planning Department review only) of Ordinance No. 348.

Planning. 9 0010-Planning-USE - UNANTICIPATED RESOURCES

UNANTICIPATED RESOURCES: "The developer/permit holder or any successor in interest shall comply with the following for the life of this permit: If during ground disturbance activities, unanticipated cultural resources* are discovered, the following procedures shall be followed: 1)All ground disturbance activities within 100 feet of the discovered cultural resource shall be halted until a meeting is convened between the developer, the project archaeologist**, the Native American tribal representative (or other appropriate ethnic/cultural group representative), and the County Archaeologist to discuss the significance of the find. 2)The developer shall call the County Archaeologist immediately upon discovery of the cultural resource to convene the meeting. 3)At the meeting with the aforementioned parties, the significance of the discoveries shall be discussed and a decision is to be made, with the concurrence of the County Archaeologist, as to the appropriate mitigation (documentation, recovery, avoidance, etc) for the cultural resource. 4)Further ground disturbance shall not resume within the area of the discovery until a meeting has been convened with the aforementioned parties and a decision is made, with the concurrence of the County Archaeologist, as to the appropriate mitigation measures. * A cultural resource site is defined, for this condition, as being a feature and/or three or more artifacts in close association with each other, but may include fewer artifacts if the area of the find is determined to be of significance due to sacred or cultural importance.

ADVISORY NOTIFICATION DOCUMENT

Planning

Planning. 9 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." If unanticipated resources are identified, the applicant shall contact the Morongo Band and the San Manuel Band of Indians.

Planning. 10 0020-Planning-USE - EXPIRATION DATE-CUP

This approved permit shall be used within eight (8) 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 8 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."

Planning. 11 10.Planning-USE - BEER & WINE RESTRICTIONS

The following development standards shall apply to the concurrent sale of motor vehicle fuels and beer and wine for off-premises consumption: a. Only beer and wine may be sold. b. The owner and the management shall educate the public regarding driving under the influence of intoxicating beverages, minimum age for purchase and consumption of alcoholic beverages, driving with open containers and the penalty associated with violation of these laws. In addition, the owner and management shall provide health warnings about the consumption of alcoholic beverages. This educational requirement may be met by posting prominent signs, decals or brochures at points of purchase. In addition, the owner and management shall provide adequate training for all employees at the location as to these matters. c. No displays of beer, wine or other alcoholic beverages shall be located within five feet of any building entrance or checkout counter. d. Cold beer or wine shall be sold from, or displayed in, the main, permanently affixed electrical coolers only. e. No beer, wine or other alcoholic beverage advertising shall be located on gasoline islands; and, no lighted advertising for beer, wine or other alcoholic beverages shall be located on the exterior of buildings or within window areas. f. Employees selling beer and wine between the hours of 10:00 p.m. and 2:00 a.m. shall be at least 21 years of age. g. No sale of alcoholic beverages shall be made from a drive-in window.

Planning-All

Planning-All. 1 0010-Planning-USE - HOLD HARMLESS

ADVISORY NOTIFICATION DOCUMENT

Planning-All

Planning-All. 1 0010-Planning-USE - HOLD HARMLESS (cont.)

The applicant/permittee or any successor-in-interest shall defend, indemnify, and hold harmless the County of Riverside or its agents, officers, and employees (COUNTY) from the following: (a) any claim, action, or proceeding against the COUNTY to attack, set aside, void, or annul an approval of the COUNTY, its advisory agencies, appeal boards, or legislative body concerning the CUP03761 or its associated environmental documentation; and,

(b) any claim, action or proceeding against the COUNTY to attack, set aside, void or annul any other decision made by the COUNTY concerning CUP03761, including, but not limited to, decisions made in response to California Public Records Act requests; and

(a) and (b) above are hereinafter collectively referred to as "LITIGATION."

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

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

Payment for COUNTY's costs related to the LITIGATION shall be made on a deposit basis. Within thirty (30) days of receipt of notice from COUNTY that LITIGATION has been initiated against the Project, applicant/permittee shall initially deposit with the COUNTY's Planning Department the total amount of Twenty Thousand Dollars (\$20,000). Applicant/permittee shall deposit with COUNTY such additional amounts as COUNTY reasonably and in good faith determines, from time to time, are necessary to cover costs and expenses incurred by the COUNTY, including but not limited to, the Office of County Counsel, Riverside County Planning Department and the Riverside County Clerk of the Board associated with the LITIGATION. To the extent such costs are not recoverable under the California Public Records Act from the records requestor, applicant/permittee agrees that deposits under this section may also be used to cover staff time incurred by the COUNTY to compile, review, and redact records in response to a Public Records Act request made by a petitioner in any legal challenge to the Project when the petitioner is using the Public Records Act request as a means of obtaining the administrative record for LITIGATION purposes. Within ten (10) days of written notice from COUNTY, applicant/permittee shall make such additional deposits.

Transportation

ADVISORY NOTIFICATION DOCUMENT

Transportation

- Transportation. 1 0015 - Transportation - Landscape Requirement (cont.)
- Transportation. 1 0015 - Transportation - 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.

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.

Transportation. 2 COUNTY WEB SITE

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

Transportation. 3 STD INTRO (ORD 460/461)

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

ADVISORY NOTIFICATION DOCUMENT**Transportation**

Transportation. 3 STD INTRO (ORD 460/461) (cont.)
all. All questions regarding the true meaning of the conditions shall be referred to the Transportation Department.

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 - 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, at 1.888.722.4234.

Waste Resources. 3 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. Xeriscape and/or use drought tolerant/low maintenance vegetation in all landscaped areas of the project.

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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 - IMPORT / EXPORT Not Satisfied

In instances where a grading plan involves import or export, prior to obtaining a grading permit, the applicant shall have obtained approval for the import/export location from the Building and Safety Department. A separate stockpile permit is required for the import site. It shall be authorized in conjunction with an approved construction project and shall comply with the requirements of Ordinance 457. If an Environmental Assessment, prior to issuing a grading permit, did not previously approve either location, a Grading Environmental Assessment shall be submitted to the Planning Director for review and comment and to the Building and Safety Department Director for approval. Additionally, if the movement of import / export occurs using county roads, review and approval of the haul routes by the Transportation Department may be required.

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 - 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.

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60. Prior To Grading Permit Issuance

BS-Grade

060 - BS-Grade. 7 0060-BS-Grade-USE - PRE-CONSTRUCTION MTG (cont.) Not Satisfied

060 - BS-Grade. 8 0060-BS-Grade-USE - SWPPP REVIEW Not Satisfied

Grading and construction sites of "ONE" acre or larger required to develop a STORM WATER POLLUTION PREVENTION PLAN (SWPPP) - the owner/applicant shall submit the SWPPP to the Building and Safety Department Environmental Compliance Division for review and approval prior to issuance of a grading permit.

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) 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.

E Health

060 - E Health. 1 0060-E Health-USE - ECP CLEARANCE Not Satisfied

RCDEH-ECP has reviewed the "Phase I Environmental Site Assessment" report prepared by Environ Phase Consulting Co. dated August 7, 2017. Based on the past land use as an auto repair facility and possible service station Environ Phase Consulting recommends a Phase II Environmental Site assessment that includes soil borings, sampling, and chemical analysis of chlorinated and oxygenated VOCs, PCB, and TPH (gasoline, diesel, oil). RCDEH-ECP concurs with conclusions of the report that soil sampling and analysis is required. A work plan shall be submitted to RCDEH-ECP for review and approval prior to conducting the Phase II Environmental Site Assessment. For Additional information contact RCDEH-ECP at (951) 955-8980.

Planning

060 - Planning. 1 0060-Planning-USE - PALEO PRIMP/MONITOR Not Satisfied

This site is mapped in the County's General Plan as having a High potential for paleontological resources (fossils). Proposed project site grading/earthmoving activities could potentially impact this resource. HENCE: PRIOR TO ISSUANCE OF GRADING PERMITS: 1.The applicant shall retain a qualified paleontologist approved by the County of Riverside to create and implement a project-specific plan for monitoring site grading/earthmoving activities (project paleontologist). 2.The project paleontologist retained shall review the approved development plan and grading plan and shall conduct any pre-construction work necessary to render appropriate monitoring and mitigation requirements as appropriate. These requirements shall be documented by the project paleontologist in a Paleontological Resource Impact Mitigation Program (PRIMP). This PRIMP shall be submitted to the County Geologist for review and approval prior to issuance of a Grading Permit. Information to be contained in the PRIMP, at a minimum and in addition to other industry standards and Society of Vertebrate Paleontology standards, are as follows: 1.Description of the proposed site and planned grading operations. 2.Description of the level of monitoring required for all earth-moving activities in the project area. 3.Identification and qualifications of the qualified paleontological monitor to be employed for grading operations monitoring. 4.Identification of personnel with authority and responsibility to temporarily halt or divert grading equipment to allow for recovery of large specimens. 5.Direction for any fossil discoveries to be immediately reported to the property owner who in turn will immediately notify the County Geologist of the discovery. 6.Means and methods to be employed by the paleontological monitor to quickly salvage fossils as they are unearthed to avoid construction delays. 7.Sampling of sediments that are likely to contain the remains of small fossil invertebrates and vertebrates. 8.Procedures and protocol for collecting and processing of samples and specimens. 9.Fossil identification and curation procedures to be employed.

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60. Prior To Grading Permit Issuance

Planning

060 - Planning. 1 0060-Planning-USE - PALEO PRIMP/MONITOR (cont.) Not Satisfied

10. Identification of the permanent repository to receive any recovered fossil material. *Pursuant 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. A written agreement between the property owner/developer and the repository must be in place prior to site grading. 11. All pertinent exhibits, maps and references. 12. Procedures for reporting of findings. 13. Identification and acknowledgement of the developer for the content of the PRIMP as well as acceptance of financial responsibility for monitoring, reporting and curation fees. The property owner and/or applicant on whose land the paleontological fossils are discovered shall provide appropriate funding for monitoring, reporting, delivery and curating the fossils at the institution where the fossils will be placed, and will provide confirmation to the County that such funding has been paid to the institution. All reports shall be signed by the project paleontologist and all other professionals responsible for the report's content (eg. Professional Geologist), as appropriate. One original signed copy of the report(s) shall be submitted to the office of the County Geologist along with a copy of this condition and the grading plan for appropriate case processing and tracking. These documents should not be submitted to the project Planner, the Plan Check staff, the Land Use Counter or any other County office. In addition, the applicant shall submit proof of hiring (i.e. copy of executed contract, retainer agreement, etc.) a project paleontologist for the in-grading implementation of the PRIMP. Safeguard Artifacts Being Excavated in Riverside County (SABER)

060 - Planning. 2 0060-Planning-USE - PARCEL MERGR REQD (1) Not Satisfied

Prior to the issuance of a grading permit, a Certificate of Parcel Merger shall be reviewed and approved by the Planning Department. The Parcel Merger shall merge Assessor Parcel Nos. 247-042-017 and 247-042-022. The permit holder shall submit proof of recordation of the parcel merger to the Planning Department within 6 (six) months of Planning Department approval. The proposed parcel shall comply with the development standards of the Scenic Highway Commercial (C-P-S) zone.

060 - Planning. 3 0060-Planning-USE - SKR FEE CONDITION Not Satisfied

Prior to the issuance of a grading permit, the applicant shall comply with the provisions of Riverside County Ordinance No. 663, which generally requires the payment of the appropriate fee set forth in that ordinance. The amount of the fee required to be paid may vary depending upon a variety of factors, including the type of development application submitted and the applicability of any fee reduction or exemption provisions contained in Riverside County Ordinance No. 663. Said fee shall be calculated on the approved development project which is anticipated to be 0.28 acres (gross) in accordance with APPROVED EXHIBIT NO. A. If the development is subsequently revised, this acreage amount may be modified in order to reflect the revised development project acreage amount. In the event Riverside County Ordinance No. 663 is rescinded, this condition will no longer be applicable. However, should Riverside County Ordinance No. 663 be rescinded and superseded by a subsequent mitigation fee ordinance, payment of the appropriate fee set forth in that ordinance shall be required.

Transportation

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

File an application with the Transportation Department, L&LMD Section, 8th Floor, 4080 Lemon Street, Riverside, CA. Refer to condition of approval in the 80 and 90 Trans. (Annex L&LMD/Other Dist) conditions of approval for annexation requirements.

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

060 - Transportation. 2 FINAL WQMP Not Satisfied

This project is located in the Santa Ana watershed. Prior to the issuance of a grading permit, the Project-Proponent shall submit a Water Quality Management Plan (WQMP), as a single PDF on two CD copies, in accordance with the currently effective NPDES municipal storm water permit (California Regional Water Quality Board Order No.

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60. Prior To Grading Permit Issuance

Transportation

060 - Transportation. 2 FINAL WQMP (cont.) Not Satisfied

R8-2010-0033 (Santa Ana) et seq.) to the Transportation Department for review and approval. The Project-Proponent may be required to comply with the latest version of the WQMP manual as determined by the California Regional Water Quality Board or Transportation Department. All water quality features shall be included on the grading plan. WQMP applicability checklist, templates, LID design requirements, and guidance can be found online at: www.rcflood.org/npdcs. For any questions, please contact (951) 712-5494.

060 - Transportation. 3 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.

060 - Transportation. 4 REVISE STREET IMPROVEMENT PLAN Not Satisfied

Prior to the submittal of the required street improvement plan per Transportation condition of approval, obtain the existing street improvement plan and profile and show the revision on the plan.

Please process a plan revision through the Plan Check Section per Section I, Part "E", page 10 of the "Improvement Plan Check Policies and Guidelines" manual available on the Internet at :

<http://rctima.org/trans/General-Information/Pamphlets-Brochures>

If you have any questions, please call the Plan Check Section at (951) 955 6527.

060 - Transportation. 5 SUBMIT GRADING PLANS Not Satisfied

In addition to submitting grading plans to the Department of Building and Safety, the project proponent shall submit two sets of grading plans (24" x 36") to the Transportation Department for review and approval. If road right of way improvements are required, the project proponent shall submit street improvement plans for review and approval, open an IP account, and pay for all associated fees in order to clear this condition. The Standard plan check turnaround time is 10 working days. Approval is required prior to issuance of a grading permit.

060 - Transportation. 6 WQMP ACCESS AND MAINT EASEMENT Not Satisfied

Prior to issuance of a grading permit, the project proponent shall ensure that BMP facilities are placed in dedicated easements and that sufficient legal access to the BMPs is provided. This requirement applies to both on-site and off-site property.

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.

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80. Prior To Building Permit Issuance

BS-Grade

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

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 0080-E Health-USE - ECP CLEARANCE Not Satisfied

RCDEH-ECP has reviewed the "Phase I Environmental Site Assessment" report prepared by Environ Phase Consulting Co. dated August 7, 2017. Based on the past land use as an auto repair facility and possible service station Environ Phase Consulting recommends a Phase II Environmental Site assessment that includes soil borings, sampling, and chemical analysis of chlorinated and oxygenated VOCs, PCB, and TPH-(gasoline, diesel, oil). RCDEH-ECP concurs with conclusions of the report that soil sampling and analysis is required. A work plan shall be submitted to RCDEH-ECP for review and approval prior to conducting the Phase II Environmental Site Assessment. For Additional information contact RCDEH-ECP at (951) 955-8980.

080 - E Health. 2 0080-E Health-USE - FOOD PLANS REQD Not Satisfied

A total of 3 complete set of plans for each food establishment are needed including a fixture schedule, a finish schedule, and a plumbing schedule in order to ensure compliance with current State and Local regulations.

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 1500 GPM fire flow for a 2 hour duration at 20 PSI residual operating pressure. If a water system currently does not exist, the applicant or developer shall be responsible to provide written certification that financial arrangements have been made to provide them.

Planning

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

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

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 C.

080 - Planning. 3 0080-Planning-USE - ROOF EQUIPMENT SHIELDING Not Satisfied

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

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Planning

080 - Planning. 3 0080-Planning-USE - ROOF EQUIPMENT SHIELDING (cont.) Not Satisfied
Department approval.

080 - Planning. 4 0080-Planning-USE - SCHOOL MITIGATION Not Satisfied
Impacts to the Riverside School District shall be mitigated in accordance with California State law.

Transportation

080 - Transportation. 1 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 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 Iowa Avenue and Center Street.
2. Street lights

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) Two (2) sets of street lighting plans approved by Transportation Department.
- (4) "Streetlight Authorization" form from SCE or other electric provider.

080 - Transportation. 2 ESTABLISH WQMP MAINT ENTITY Not Satisfied

A maintenance plan and signed WQMP maintenance agreement shall be submitted to the Transportation Department for review and approval prior to issuance of occupancy permits. A maintenance organization will be established with a funding source for the permanent maintenance. The maintenance plan shall require that all BMP facilities are inspected no later than October 15 each year and rendered fully functional.

080 - Transportation. 3 IMPLEMENT WQMP Not Satisfied

The project proponent shall begin constructing and installing the BMP facilities described in the approved Final WQMP prior to the issuance of a building permit. The project proponent is responsible for performing all activities described in the WQMP and that copies of the approved Final WQMP are provided to future owners/occupants.

080 - Transportation. 4 LANDSCAPING 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 Iowa Avenue and Center Street 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.

080 - Transportation. 5 LIGHTING PLAN Not Satisfied

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80. Prior To Building Permit Issuance

Transportation

080 - Transportation. 5 LIGHTING PLAN (cont.) Not Satisfied

A separate streetlight 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. 6 LSP - LANDSCAPE INSPECTION DEPOSIT Not Satisfied

Prior to building permit issuance, all landscape inspection deposits and plan check fees shall be paid.

080 - Transportation. 7 LSP - LANDSCAPE PERMIT/PLOT PLAN REQUIRED Not Satisfied

Prior to issuance of building permits, the developer/permit holder shall apply for a Landscape Permit (LSP) or Landscape Plot Plan (LPP) from TLMA Land Use along with applicable deposit (plan check and inspection are DBF fees).

Provide construction level landscape plans in PDF (all sheet compiled in 1 PDF file), along with an electronic transmittal memo in PDF (include Owner contact, Developer, if not the same as the owner, Project manager, person or persons most likely to inquire about the status of the plans, Landscape Architect, Principal or LA signing the plans, Landscape Architect, Project Manager, person responsible for making the corrections, if different from above), and a current set of grading plans in PDF, and submit all three PDF files on a CD (compact Disc) with application.

Drawings shall be completed on standard County Transportation Department plan sheet format (24" x 36"), 1:20 scale, with title block, north arrow, limit of work lines, hardscape features, graphic scale, and street names, etc. 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/registered 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: 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.

Please reference Landscape Plan Checklists available online at RCTLMA.org.

NOTE: When the Landscaping Plot Plan is located within a special district such as LMD/CSA/CFD or Valleywide,

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Transportation

080 - Transportation. 7 LSP - LANDSCAPE PERMIT/PLOT PLAN REQUIRED (cont.) Not Satisfied

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, Landscape Section 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, Landscape Section 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, Landscape Section shall clear this condition.

080 - Transportation. 8 LSP - LANDSCAPE SECURITIES Not Satisfied

Prior to the issuance of building permits, the project proponent shall submit an estimate to install and replace plantings, irrigation systems, ornamental landscape elements, in amounts to be approved by the Transportation Department, Landscape Section. After approval of the estimate, the estimate shall be resubmitted on the requisite form for County Counsel review. A cash security shall be required when the estimated cost is \$2,500.00 or less. Please allow adequate time to ensure that securities are in place. Bond and Agreements may take at least 30-days for review. The performance security shall be released following a successful completion of the One-Year Post-Establishment Inspection.

080 - Transportation. 9 LSP - LANDSCAPING PROJECT SPECIFIC Not Satisfied

In addition to the requirements of the Landscape and Irrigation Plan submittal, the following project specific conditions shall be imposed:

080 - Transportation. 10 UTILITY PLAN Not Satisfied

Electrical power, telephone, communication, street lighting, and cable television lines shall be designed to be placed underground in accordance with Ordinance 460 and 461, or as approved by the Transportation Department. The applicant is responsible for coordinating the work with the serving utility company. This also applies to existing overhead lines along the project frontage and between the nearest poles off-site in each direction of the project site. A disposition note describing the above shall be reflected on design improvement plans whenever those plans are required. A written proof for initiating the design and/or application of the relocation issued by the utility company shall be submitted to the Transportation Department for verification purposes.

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/facade, 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

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Waste Resources

080 - Waste Resources. 2 0080-Waste Resources-USE - WASTE RECYCLE PLAN (WRP) (cont.) Not Satisfied
disposal must be kept. Arrangements can be made through the franchise hauler.

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

090 - BS-Grade. 4 0090-BS-Grade-USE - REQ'D GRADING INSP'S Not Satisfied

The developer / applicant shall be responsible for obtaining the following inspections required by Ordinance 457. 1. Sub-grade inspection prior to base placement. 2. Base inspection prior to paving. 3. Precise grade inspection of entire permit area. a. Inspection of Final Paving. b. Precise Grade Inspection. c. Inspection of completed onsite storm drain facilities. d. Inspection of the WQMP treatment control BMPs.

090 - BS-Grade. 5 0090-BS-Grade-USE - WQMP ANNUAL INSP FEE Not Satisfied

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. 6 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

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90. Prior to Building Final Inspection

BS-Grade

090 - BS-Grade. 6 0090-BS-Grade-USE - WQMP BMP CERT REQ'D (cont.) Not Satisfied
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. 7 0090-BS-Grade-USE - WQMP BMP INSPECTION 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 0090-E Health-USE - HAZMAT REVIEW Not Satisfied
Construction plans must be reviewed and approved by the Hazardous Materials Division prior to the installation of the underground storage tank (UST) system. Contact the Hazardous Materials Management Branch (HMMB) at (951)358-5055 for application and requirements. Prior to building permit final, this facility shall be required to contact and have a review conducted by the Hazardous Materials Management Branch (HMMB). A business emergency plan for the storage of any hazardous materials, greater than 55 gallons, 200 cubic feet or 500 pounds, or any acutely hazardous materials or extremely hazardous substances will be required. If further review of the site indicates additional environmental health issues, HMMB reserves the right to regulate the business in accordance with applicable County Ordinances. Please contact HMMB at (951) 358-5055 to obtain information regarding any additional requirements.

Fire

090 - Fire. 1 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. 2 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. Access shall be provided to within 150' of all exterior portions of the structures.

Planning

090 - Planning. 1 0090-Planning-USE - ACCESSIBLE PARKING Not Satisfied
A minimum of one (1) accessible parking space[s] for persons with disabilities shall be provided as shown on APPROVED EXHIBIT A. Each parking space reserved for persons with disabilities shall be identified by a permanently affixed reflectorized sign constructed of porcelain on steel, beaded text or equal, displaying the International Symbol of Accessibility. The sign shall not be smaller than 70 square inches in area and shall be centered at the interior end of the parking space at a minimum height of 80 inches from the bottom of the sign to the parking space finished grade, or centered at a minimum height of 36 inches from the parking space finished grade, ground, or sidewalk. A sign shall also be posted in a conspicuous place, at each entrance to the off-street parking facility, not less than 17 inches by 22 inches, clearly and conspicuously stating the following: "Unauthorized vehicles not displaying distinguishing placards or license plates issued for physically handicapped persons may be towed away at owner's expense. Towed vehicles may be reclaimed at ___ or by telephoning ___." In addition to the above requirements, the surface of each parking space shall have a surface identification sign duplicating the symbol of accessibility in blue paint of at least 3 square feet in size.

090 - Planning. 2 0090-Planning-USE - COLOR/FINISH COMPLIANCE Not Satisfied

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90. Prior to Building Final Inspection

Planning

090 - Planning. 2 0090-Planning-USE - COLOR/FINISH COMPLIANCE (cont.) Not Satisfied
The permittee shall properly install approved color and finish products in accordance with these conditions of approval.

090 - Planning. 3 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. 4 0090-Planning-USE - PARKING PAVING MATERIAL Not Satisfied
A minimum of three (3) parking spaces shall be provided as shown on the APPROVED EXHIBIT A, unless otherwise approved by the Planning Department. The parking area shall be surfaced with asphaltic concrete or concrete to current standards as approved by the Department of Building and Safety.

Transportation

090 - Transportation. 1 ANNEX L&LMD/OTHER DIST Not Satisfied
Prior to issuance of an occupancy permit, the project proponent shall complete annexation to Landscaping and Lighting Maintenance District No. 89-1 Consolidated, 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 for continuous maintenance within public road rights of way, in accordance with Ordinance 461, Comprehensive Landscaping Guidelines & Standards, and Ordinance 859. Said annexation should include the following:

1. Landscaping along Iowa Avenue and Center Street.
2. Street lights.

090 - Transportation. 2 EXISTING CURB & GUTTER Not Satisfied
On existing curb and gutter drainage devices within County right of way, including sewer and water laterals on Iowa Avenue and Center Street shall be constructed within the dedicated right of way in accordance with County standards, Ordinance 461. Such construction shall be shown on existing street improvement plans and approved and permitted by the Transportation Department. Process a plan revision through the Plan Check Section per Section I, Part E, page 10 of the "Policies and Guidelines" available on the Internet at:

<http://rctlma.org/trans/General-Information/Pamphlets-Brochures>

If you have questions, please call the Plan Check Section at (951) 955 6527.

NOTE:

1. A 3' wide and 100' long decorative concrete raised curbed median along Center Street (from the intersection of Iowa Avenue measured easterly) shall be constructed as directed by the Director of Transportation.
2. The project proponent shall be responsible for any additional paving as directed by the Director of Transportation.

090 - Transportation. 3 LANDSCAPING COMM/IND Not Satisfied
Landscaping within public road right of way shall comply with Transportation Department standards and Ordinance 461 and shall require approval by the Transportation Department. Landscaping shall be improved within Iowa Avenue and Center Street. Assurance of continuous maintenance is required by processing and filing a 'Landscape Maintenance Agreement' through the Transportation Department Plan Check Division; or if desired the developer may file an application for annexation into Landscaping and Lighting Maintenance District No. 89-1 Consolidated by

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90. Prior to Building Final Inspection

Transportation

090 - Transportation. 3 LANDSCAPING COMM/IND (cont.) Not Satisfied
 contacting the Transportation Department at (951) 955 6767.

090 - Transportation. 4 LANDSCAPING Not Satisfied

The project proponent shall comply in accordance with landscaping requirements within public road rights of way, (or within easements adjacent to the public rights of way), in accordance with Ordinance 461, Comprehensive Landscaping Guidelines & Standards, and Ordinance 859.

Landscaping will be improved within Iowa Avenue and Center Street.

090 - Transportation. 5 LSP - LANDSCAPE INSPECTION DEPOSIT Not Satisfied
 Prior to building permit final inspection, all landscape inspection deposits and plan check fees shall be paid.

090 - Transportation. 6 LSP - LANDSCAPE INSPECTION REQUIRED Not Satisfied

The project's Licensed/Registered Landscape Architect or On-site Representative shall schedule the Landscape PRE-INSTALLATION INSPECTION (irrigation/soils reports), the Landscape INSTALLATION INSPECTION (planting/mulch/Ord 859 compliance), and ensure an acceptable Landscape Security and Inspection Deposit is posted with the Department. The PRE-INSTALLATION INSPECTION shall occur prior to the installation of any landscape or irrigation. An INSTALLATION INSPECTION shall be at least 5 working days prior to the building final inspection or issuance of occupancy permit, whichever occurs first. All landscape planting and irrigation systems shall be installed in accordance with Landscaping Concept Plans, Planning Exhibits, landscaping, irrigation, Ord 859 requirements, and shading plans. All landscaping shall be healthy, free of weeds, disease and pests; and, irrigation systems are properly constructed and determined to be in good working order.

Non-residential permits - After a successful landscape ONE-YEAR POST-ESTABLISHMENT INSPECTION, the Landscape Inspector and the Licensed/Registered Landscape Architect shall execute a Landscape Certificate of Completion that shall be submitted to the Transportation Department, Landscape Section. Landscape Bonds may be released at that time.

090 - Transportation. 7 SIGNING & STRIPING Not Satisfied

A signing and striping plan is required for this project. The project proponent shall be responsible for any additional paving and/or striping removal caused by the striping plan or as approved by the Director of Transportation.

090 - Transportation. 8 STREET LIGHT AUTHORIZATION Not Satisfied

Prior to OCCUPANCY, the project proponent shall submit to Transportation Department Permits the following:

1. "Streetlight Authorization form approved by L&LMD No. 89-1-C Administrator.
2. Letter establishing interim energy account from SCE, IID or other electric provider.

090 - Transportation. 9 STREET LIGHTS INSTALL Not Satisfied

Install street lights along the streets associated with development in accordance with the approved street lighting plan and standards of County Ordinances 460 and 461.

Streetlight annexation into L&LMD or similar mechanism as approved by the Transportation Department shall be completed.

It shall be the responsibility of the developer to ensure that street lights are energized along the streets associated with this development where the developer is seeking Building Final Inspection (Occupancy).

090 - Transportation. 10 UTILITY INSTALL Not Satisfied

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90. Prior to Building Final Inspection

Transportation

090 - Transportation. 10 UTILITY INSTALL (cont.) Not Satisfied

Electrical power, telephone, communication, -street lighting, and cable television lines shall be placed underground in accordance with Ordinance 460 and 461, or as approved by the Transportation Department. This also applies to existing overhead lines which are 33.6 kilovolts or below along the project frontage and between the nearest poles off-site in each direction of the project site.

090 - Transportation. 11 WQMP COMPLETION Not Satisfied

Prior to Building Final Inspection, the project proponent is required to furnish educational materials regarding water quality to future owners/occupants, provide an engineered WQMP certification, inspection of BMPs, GPS location of BMPs, registering BMPs with the Transportation Department's Business Registration Division, and ensure that the requirements for inspection and cleaning the BMPs are established.

090 - Transportation. 12 WQMP REGISTRATION Not Satisfied

Prior to Building Final Inspection, the project proponent is required to register the project with the Transportation Department's Business Registration Division.

090 - Transportation. 13 WRCOG TUMF Not Satisfied

Prior to the issuance of an occupancy permit, the project proponent shall pay the Transportation Uniform Mitigation Fee (TUMF) in accordance with the fee schedule in effect at the time of issuance, pursuant to Ordinance No. 824.

Waste Resources

090 - Waste Resources. 1 0090-Waste Resources-USE - RECYCLNG COLLECTION AREA Not Satisfied

Prior to final building inspection, the applicant shall construct the recyclables collection and loading area in compliance with the Recyclables Collection and Loading Area plan, as approved and stamped by the Riverside County Department of Waste Resources, and as verified by the Riverside County Building and Safety Department through site inspection.

090 - Waste Resources. 2 0090-Waste Resources-USE - WASTE REPORTING FORM Not Satisfied

Prior to building final inspection, evidence (i.e., receipts or other types of verification) to demonstrate project compliance with the approved Waste Reporting Plan (WRP) shall be presented by the project proponent to the Planning Division of the Riverside County Department of Waste Resources. Receipts must clearly identify the amount of waste disposed and Construction and Demolition (C&D) materials recycled.

**LAND DEVELOPMENT COMMITTEE (LDC)
INITIAL CASE TRANSMITTAL
RIVERSIDE COUNTY PLANNING DEPARTMENT – RIVERSIDE
PO Box 1409
Riverside, 92502-1409**

DATE: November 14, 2016

TO:

Riv. Co. Transportation Dept.
Riv. Co. Environmental Health Dept.
Riv. Co. Fire Department (Riv. Office)
Riv. Co. Building & Safety – Grading
Southern California Edison Co. (SCE)
Southern California Gas Co.
California Department of Fish and Wildlife

Riv. Co. Building & Safety – Plan Check
P.D. Geology Section
Riv. Co. Trans. Dept. – Landscape Section
P.D. Archaeology Section
United States Fish and Wildlife Service
South Coast Air Quality Management District

Riv. Co. Surveyor
Riv. Co. Waste Resources Management Dept.
Riverside City Sphere of Influence
Western Municipal Water District (WMWD)

CONDITIONAL USE PERMIT NO. 3761 – EA42962 - Applicant: Saib Alrabadi - Engineer/Representative: CJC Design Inc. – Owner: Aboy Bakr Almed - Second Supervisorial District – University Zoning District – Highgrove Area Plan: Community Development: Commercial Retail (CD: CR) (0.20-0.35 *FAR) – Location: Northerly of Center Street, southerly of West Church Street, easterly of Iowa Avenue, and westerly of Pacific Avenue – .28 Gross Acres - Zoning: Scenic Highway Commercial (C-P-S) – **REQUEST:** The Conditional Use Permit proposes to permit the new construction of a 76 Gas Station with a 1,600 square foot convenience store with the sale of beer and wine (Alcoholic Beverage Control (ABC) License Type 20) for off-premise consumption. The project also proposes the construction of the service gas station with two (2) new underground fuel storage tanks, four (4) pumps, and a 1,632 square foot canopy. The project also provides 7 standard parking spaces and one (1) accessible parking space. - APNs: 247-042-017 and 247-042-022 – Related Cases: N/A. **BBID: 047-472-185 UPROJ CASE: CUP03761**

LDC staff members and other listed Riverside County Agencies, Departments and Districts staff:
A Bluebeam invitation has been emailed to appropriate staff members so they can view and markup the map(s) and/or exhibit(s) for the above-described project. Please have your markups completed and draft conditions in the Land Management System (LMS) on or before the indicated LDC date. If it is determined that the attached map(s) and/or exhibit(s) are not acceptable, please have corrections in the system and DENY the LMS routing on or before the above date. This case is scheduled for a **LDC meeting on November 17, 2016**. Once the route is complete, and the approval screen is approved with or without corrections, the project can be scheduled for a public hearing.

Other listed entities/individuals:

Please note that the Planning Department has gone paperless and is no longer providing physical copies of the submitted map(s) and/or exhibit(s) for review. However, we still want your comments. You can view the project maps and exhibits by going to the following webpage and selecting the LDC date listed above. <http://planning.rctlma.org/DevelopmentProcess/LDCAgendas/2016LDCAgendas.aspx> By clicking the appropriate LDC date, you will download a copy of the LDC agenda with the exhibits attached. Please provide any comments, questions and recommendations to the Planning Department on or before the above referenced date.

DATE: _____ SIGNATURE: _____

PLEASE PRINT NAME AND TITLE: _____

TELEPHONE: _____

If you do not include this transmittal in your response, please include a reference to the case number and project planner's name. Thank you.

Go Paperless!

If you would prefer to receive these transmittals electronically, please send an email, with the subject line "LDC CONTACT" to Felicia Sierra at FSIERRA@rctlma.org. Please make sure you include the name of your organization, and the email address where you would like to receive future transmittals.

Any questions regarding this project should be directed to Dionne Harris, Project Planner, at (951) 955-6836 or e-mail at dharris@rctlma.org / MAILSTOP #: 1070

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If you do not include this transmittal in your response, please include a reference to the case number and project planner's name. Thank you.