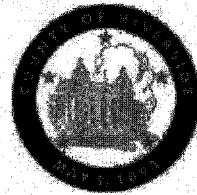


SUBMITTAL TO THE BOARD OF SUPERVISORS
COUNTY OF RIVERSIDE, STATE OF CALIFORNIA



ITEM
1.9
(ID # 8332)

MEETING DATE:

Tuesday, December 4, 2018

FROM : TLMA-PLANNING:

SUBJECT: TRANSPORTATION AND LAND MANAGEMENT AGENCY/PLANNING: RECEIVE AND FILE THE PLANNING COMMISSION'S APPROVAL OF TENTATIVE PARCEL MAP NO. 37201 and PLOT PLAN NO. 26320, and adoption of the MITIGATED NEGATIVE DECLARATION for ENVIRONMENTAL ASSESSMENT NO. 42952. Applicant: Cross Development- Dollar General, Anza, LLC c/o Joe Dell – Engineer/Representative: Tectonics Design Group – Third Supervisorial District – Anza Zoning Area – Riverside Extended Mountain Area Plan (REMAP): Community Development: Commercial Retail (CD: CR) (0.20 – 0.35 FAR) – Location: Northerly of Cahuilla Road, southerly of Engstrom Road, easterly of Contreras Road and westerly of Hill Street – 1.31 acres – Zoning: Scenic Highway Commercial (C-P-S) – REQUEST: Receive and file the Planning Commission's approval of Tentative Parcel Map No. 37201 which is a Schedule 'E' subdivision of a 9.50-acre parcel into one 1.31 gross acre commercial parcel and one 8.39 gross acre remainder parcel, and approval of the Plot Plan that proposes to construct a 9,100 square foot Dollar General retail store. [Applicant Fees 100%]

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 October 3, 2018.

ACTION: Consent

Charissa Leach, Assistant TLMA Director 11/20/2018

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: December 4, 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 applicant is proposing a Schedule 'E' subdivision of an approximately 9.50 acre parcel into one 1.31 gross acre commercial parcel and one 8.39 gross acre remainder parcel and Plot Pan No. 26320 proposes to construct a 9,100 square foot retail convenience store on Parcel A. Forty six (46) parking spaces will be provided, which include 2 ADA spaces. An eight foot (8') high by ten foot (10') wide free standing monument sign with a brick base is proposed to be located within the planter area located to the east of the proposed driveway on Cahuilla Road and a 49.80 square foot wall sign comprised of 24" individual illuminated channel letters is proposed to be located along the front elevation of the building. The Project site is located north of Cahuilla Road, south of Engstrom Road, east of Contreras Road, and west of Hill Street. The Planning Commission adopted the Mitigated Negative Declaration and approved Tentative Parcel Map No. 37201 and Plot Plan No. 26320 on October 3, 2018, subject to the conditions of approval as modified at the hearing.

Board Action

The Planning Commission's decision is final, and no action by the Board of Supervisors is required unless the applicant or any interested person files a complete appeal application within 10 days of this notice appearing on the Board's agenda.

Impact on Residents and Businesses

The impacts of this project have been evaluated through the environmental review and public hearing process by the Planning Department and at the Planning Commission Hearing.

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**

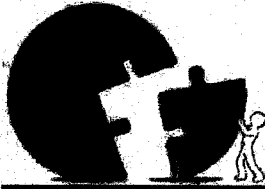
SUBMITTAL TO THE BOARD OF SUPERVISORS COUNTY OF RIVERSIDE,
STATE OF CALIFORNIA


Scott Bruckner 11/24/2016



**PLANNING COMMISSION
MINUTE ORDER
OCTOBER 3, 2018**

- I. AGENDA ITEM 4.1
TENTATIVE PARCEL MAP NO. 37201 and PLOT PLAN NO. 26320 – Intent to Adopt a Mitigated Negative Declaration – EA42952 – Applicant: Cross Development/Dollar General, Anza, LLC c/o Joe Dell – Engineer/Representative: Tectonics Design Group – Third Supervisorial District – Anza Zoning Area – Riverside Extended Mountain Area Plan (REMAP): Community Development: Commercial Retail (CD-CR) (0.20 – 0.35 FAR) – Location: Northerly of Cahuilla Road, southerly of Engstrom Road, easterly of Contreras Road, and westerly of Hill Street – 1.31 acres – Zoning: Scenic Highway Commercial (C-P-S).**
- II. PROJECT DESCRIPTION:**
The **Tentative Parcel Map** is a Schedule 'E' subdivision of a 9.50 acre parcel into one (1) 1.31 gross acre commercial parcel, and one (1) 8.39 gross acre remainder parcel. The **Plot Plan** proposes to construct a 9,100 sq. ft. Dollar General retail store.
- 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 a favor:
Michele Rambo, Applicant's Representative, Rubicon Design Group
- No one spoke in opposition or in a neutral position.
- IV. CONTROVERSIAL ISSUES:**
None.
- V. PLANNING COMMISSION ACTION:**
Public Comments: Open
Motion by Commissioner Taylor-Berger, 2nd by Commissioner Sanchez
A vote of 5-0
- ADOPTED** a Mitigated Negative Declaration to Environmental Assessment No. 42952; and
- APPROVED** Tentative Parcel Map No. 37201; and
- APPROVED** Plot Plan No. 23260, subject to the conditions of approval as modified at hearing.



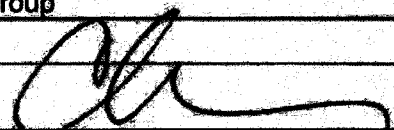
**COUNTY OF RIVERSIDE
PLANNING DEPARTMENT
STAFF REPORT**

Agenda Item No.

4.1

Planning Commission Hearing: October 3, 2018

Case Number(s):	PP26320 and PM37201	Applicant(s): Cross Development/CD
EA No.: 42952	Mitigated Negative Declaration	DG Anza, LLC.
Area Plan:	REMAP	Representative(s): Tectonics Design
Zoning Area/District:	Anza Area	Group
Supervisory District:	Third District	
Project Planner:	Deborah Bradford	
Project APN(s):	573-260-006	



Charissa Leach, P.E.
Assistant TLMA Director

TENTATIVE PARCEL MAP NO. 37201 is a Schedule 'E' subdivision of an approximately 9.50 acre parcel into one 1.31 gross acre commercial parcel and one 8.39 gross acre remainder parcel.

PLOT PLAN NO. 26320 proposes to construct a 9,100 square foot Dollar General retail store on Parcel A. Forty six (46) parking spaces will be provided, which include 2 ADA spaces. An eight foot (8') high by ten foot (10') wide free standing monument sign with a brick base is proposed to be located within the planter area located to the east of the proposed driveway on Cahuilla Road and a 49.80 square foot wall sign comprised of 24" individual illuminated channel letters is proposed to be located along the front elevation of the building.

The Project site is located north of Cahuilla Road, south of Engstrom Road, east of Contreras Road, and west of Hill Street.

STAFF RECOMMENDATIONS:

THAT THE PLANNING COMMISSION TAKE THE FOLLOWING ACTIONS:

ADOPT a **MITIGATED NEGATIVE DECLARATION** for **ENVIRONMENTAL ASSESSMENT NO. 42952**, based on the findings and conclusions provided in the initial study, attached hereto, and the conclusion that the project will not have a significant effect on the environment; and,

APPROVE **TENTATIVE PARCEL MAP NO. 37201**, subject to the attached Advisory Notification Document and Conditions of Approval, and based upon the findings and conclusions provided in this staff report, and

APPROVE PLOT PLAN NO. 23260, subject to the attached Advisory Notification Document and Conditions of Approval, and based upon the findings and conclusions provided in this staff report.

Land Use and Zoning:	
Specific Plan:	N/A
Specific Plan Land Use:	N/A
Existing General Plan Foundation Component:	Community Development
Proposed General Plan Foundation Component:	N/A
Existing General Plan Land Use Designation:	Commercial Retail (C-R)
Proposed General Plan Land Use Designation:	N/A
Policy / Overlay Area:	Anza Valley
Surrounding General Plan Land Uses	
North:	Rural Community: Estate Density Residential (RC: EDR)
East:	Community Development: Light Industrial (CD: LI)
South:	Community Development: Commercial Retail (CD: CR)
West:	Community Development: Commercial Retail (CD: CR)
Existing Zoning Classification:	Scenic Highway Commercial (C-P-S)
Proposed Zoning Classification:	N/A
Surrounding Zoning Classifications	
North:	Residential Agricultural, 5-acre minimum (R-A-5)
East:	Manufacturing-Service Commercial (M-SC)
South:	Rural Residential, 1-acre minimum (R-R-1) and Rural Residential, 2 ½ -acre minimum (R-R-2 ½)
West:	
Existing Use:	Vacant Land
Surrounding Uses	
North:	Vacant Land
South:	Commercial Uses
East:	Anza Community Hall and Vacant Land
West:	Anza Fire Station
Project Details:	
Project Site (Acres):	9.5

Proposed Building Area (SQFT):	9,100	N/A
Building Height (FT):	27'6"	50'
Total Proposed Number of Lots:	2 (1 is a remainder parcel)	N/A
Map Schedule:	'E'	

Parking:

Commercial	9,100	1 space/200 square feet	46	46
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Located Within:

City's Sphere of Influence:	No
Community Service Area ("CSA"):	No
Special Flood Hazard Zone:	Yes - Location
Agricultural Preserve:	No
Liquefaction Area:	Yes
Subsidence Area:	Yes
Fault Zone:	No
Fire Zone:	Yes - Very High
Mount Palomar Observatory Lighting Zone:	Yes - Zone B, 17.59 miles from Mt Palomar
WRCMSHCP Criteria Cell:	No
CVMSHCP Conservation Boundary:	No
Stephens Kangaroo Rat ("SKR") Fee Area:	No
Airport Influence Area ("AIA"):	No

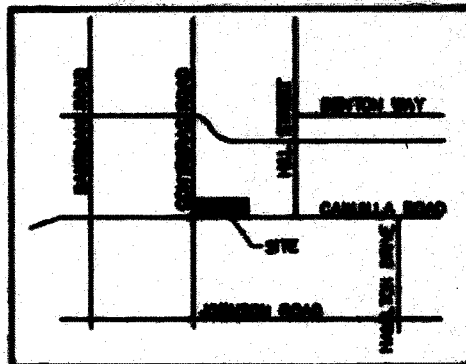


Figure 1: Project Location Map

Figure 2: Vicinity Map

Background:

An application for a Pre-Application Review (PAR) was submitted on November 20, 2012 to obtain comments and direction on the possible subdivision of an approximately 9.5 acre parcel into two parcels to allow for the construction of a proposed retail store. Based on information from LMS the PAR was valid for two years from May 21, 2013. Applications were not submitted in relation to this PAR nor were there any concurrent applications noted on LMS.

On September 12, 2016 a PAR application was submitted for preliminary review of a proposed Dollar General retail store to be located on approximately 1.31 acres of APN 573-260-006. In addition to the PAR a Parcel Map application was submitted on September 13, 2016 to allow for the division of approximately 9.75 acres into two parcels. Parcel 1 to be comprised of 1.31 acres, ultimately developed with the Dollar General Store and Parcel 2 comprised of approximately 8.39 acres and to remain as vacant land. On January 12, 2017 the proposed parcel map and PAR were scheduled for the Land Development Committee (LDC) meeting. The overall concern regarding commercial development at this site had to do with the availability of water. The potential project would be for a commercial use, and the project would be required to undergo Technical, Managerial, and Financial (TMF) review prior to any wells being approved for use at the site. The applicant stated that they were proposing to connect to an existing water system located on the adjacent property to the east. Comments and corrections regarding the parcel map were related to the water issue, providing more information regarding circulation, street sections, installation of sidewalks along the project boundaries, and biological assessments, mapping and analysis of the entire project site.

On July 18, 2017 Plot Plan No. 26320 was submitted to the County for formal review of the proposed development of a 9,100 square foot Dollar General store located on approximately 1.31 acres of the Project site. On August 24, 2017 Plot Plan No. 26320 was reviewed for the first time by LDC and PM37201 was reviewed for the second time. Corrections and comments regarding the Plot Plan were related to but not limited to proposed signage, truck circulation, conceptual landscape plan, specifications and design elements of the proposed structure concerning the extension of architectural treatment along all elevations, the screening of roof top equipment, trash enclosure, and cart corral. Corrections and comments in regards to the Parcel Map were availability of water, location of the proposed septic system, and adding notations to the Map.

On March 22, 2018, Plot Plan No. 26320 and Parcel Map No. 37201 were scheduled for internal review by the Development Advisory Committee (DAC), previously known as LDC. Comments regarding the overall development of the site again were focused on water availability and if the existing water system the applicant was proposing to connect to was adequate. The applicant was also concerned with the condition of approval that required the installation of sidewalks along the project boundaries fronting along Cahuilla and Contreras Roads in that the cost would be substantial and the actual development portion of the project was only on the 1.31 acre parcel. By changing Parcel 2 to a 'Remainder Parcel' this requirement was removed. In addition, Advisory Notification Document E. Health. 2 states that PP26320 will be connecting to an existing public water system that is permitted as Anza Community Hall, the

property located directly east of the Project site. The Department of Environmental Health, Local Primacy Agency has received the intent to provide a connection and has determined that a connection can be supported. To obtain final approval for connection, additional items must be addressed by the Anza Community Hall prior to building permit issuance. In August 2018, Plot Plan No. 26320 and Parcel Map No. 37201 have obtained clearances from all applicable departments and are ready to move forward to hearing.

[REDACTED]

An Initial Study (IS) and a Mitigated Negative Declaration (MND) have been prepared for this project in accordance with the California Environmental Quality Act (CEQA). Environmental Assessment No. 42952 identified potentially significant impacts in regards to Biology; however, with the incorporation of mitigation measures these impacts was reduced to less than significant. The IS and MND represent the independent judgement of Riverside County. The documents were circulated for public review per the California Environmental Quality Act Statue and Guidelines Section 15105.

No comments have been received as of the preparation of this staff report.

[REDACTED]

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

Land Use Findings:

1. The project site has a General Plan Land Use Designation of Community Development: Commercial Retail (CD: CR)
2. The project site has a Zoning Classification of Scenic Highway Commercial (C-P-S), which is consistent with the Riverside County General Plan.
3. The project site is located within the Anza Valley Policy Area.
4. The proposed use, a Dollar General Retail store, is consistent with Ordinance No. 348 (Land Use) and is allowed within the C-P-S Zoning Classification, subject to Plot Plan approval.

Tentative Parcel Map Findings:

5. Tentative Parcel Map No. 37201 is a proposal to subdivide an approximately 9.5 acre parcel into two parcels, a 1.31 acre parcel and an 8.39 acre remainder parcel. The findings required to approve a Map, pursuant to the provisions of the Riverside County Zoning Ordinance No. 460, are as follows:
 - a. The design of Tentative Parcel Map No. 37201 is consistent with the County's General Plan Principal IV.A.3 which promotes balanced growth by ensuring development occurs in a rational way, ensuring appropriate allocation of resources. The Project site is located in

the Anza Valley Policy Area within the Riverside Extended Mountain Area Plan (REMAP). A community statement known as the "Anza Vision and Goals" was prepared and endorsed by the Riverside County Board of Supervisors in February 2006. This document provided a statement of goals, visions and policies. Specific policies that apply to development in this area encourages the promotion of the overall rural agricultural and ranching character for the community, design guidelines that evoke the Anza Valley history, management of the finite groundwater supply through the continued monitoring of groundwater quantity and quality, incorporation of drought-tolerant landscaping and reduction of surface run-off and economic development to increase the Anza Valley's quality of life and community sustainability. Through project design the applicant will be complying with these policies, by connecting to an existing permitted public water system located directly to the east of the Project site, landscape plans designed in compliance with Riverside County's Water Efficient Landscape Requirements as provided in Ordinance No. 859, the installation of a bio retention swale located along the southern boundary of the Project site to reduce surface run-off, and the architectural style of the proposed building, in a 'ranch style' design through the use of brick, wooden elements, shutters and awnings.

- b. The site is physically suitable for the proposed commercial development and density in that the project site is located in an area that has a land use designation and zoning classification that encourages and allows for commercial development. In addition, the Project site, has access readily available from Cahuilla Road, and has no environmental constraints that prohibits the proposed land division. The density proposed is compatible with the existing and planned surrounding land uses within the project vicinity.
- c. The Environmental Assessment prepared for the project analyzed the potential environmental impacts of the project. Based on the findings and conclusions in the attached Environmental Assessment the design of the tentative parcel map is not likely to cause substantial environmental damage, serious public health problems, or substantially and avoidably injure fish or wildlife or their habitat due to the incorporation of mitigation measures and standard conditions of approval.
- d. The land division is located within a High Fire Hazard Area; however, emergency vehicle access is available to the project site from Cahuilla Road. Fire Department conditions of approval, such as location of fire hydrants, fire lanes painted with appropriate signage, portable fire extinguishers, sprinkler system blue dot reflectors, water system capable of required fire flow of 20 PSI will ensure that life and property are protected. The project site is not located within a fault zone, or within a ½ mile of a fault. The Project site has a high potential for liquefaction and is susceptible to subsidence. However, compliance with the requirements of the California Building Code and standard conditions of approval will ensure that structure will be built to withstand any potential hazards related to these geological factors. Therefore, health, welfare and safety of the community and property owners will not be jeopardized by the proposed land division.
- e. As indicated in the included project conditions of approval and as shown below, the proposed land division includes the type of improvements as required by the Riverside County Land Division Ordinance for a Schedule "E" Map.
- f. The design of the proposed land division or the type of improvements will not conflict with easements, acquired by the public at large, for access through, or use of, property within

the proposed land division, because, project design will ensure there will be no conflict with providing accessibility.

- g. The lots or parcels as shown on the Tentative Parcel Map are consistent with the minimum size allowed by the project site's Zoning Classification of Scenic Highway Commercial (C-P-S) in that there is no minimum lot area requirement.

Ordinance No. 460 Schedule 'E' Findings:

- 6. The proposed Tentative Parcel Map No. 37201 is consistent with the minimum improvements as outlined in Section 10.10 (Schedule 'E' Subdivision) of Ordinance No. 460 based on the following:
 - a. **Streets** - All road improvements within the project boundaries will be constructed to ultimate County standards in accordance with Ordinance Nos. 460 and 461 as stated in the Advisory Notification Document (AND), Transportation. 3. Cahuilla Road (State Highway 371) serving the project site is considered a Major Highway with a 118' right-of-way. Condition of approval 50-Transportation. 3 requires that sufficient public street right-of-way be conveyed for public use to provide for a 59- foot half-width dedicated right-of-way per County Standard No. 93 of Ordinance No. 461. A section of Cahuilla Road has been provided on the Map exhibit which indicates compliance with the required 59' half-width as well as curb and gutter. A sidewalk will be provided along the project site fronting on Cahuilla Road. Therefore, with compliance with the design standards for street improvements as stated in the Advisory Notification Document and standard conditions of approval the requirements of Ordinance No. 460, Section 10.10 (A), as it pertains to streets, have been met.
 - b. **Domestic Water** - The Project site is located within an adjudicated basin where water rights are currently going through litigation. Because of this litigation the applicant is required to connect to an existing public water system. Advisory Notification Document (AND) E. Health.2 provides that the Project site will be connecting to an existing permitted public water system located at the Anza Community Hall directly east of the Project site. The Department of Environmental Health's Local Primacy Agency has received this intent to provide a connection and has reviewed preliminary information to determine that the connection can be supported. In order to obtain final approval for connection, additional items must be addressed by Anza Community Hall prior to building permit issuance. Therefore, compliance with AND E. Health. 2 will ensure the requirements of Ordinance No. 460, Section 10.10 (B), as it pertains to domestic water, has been met.
 - c. **Fire Protection** - Advisory Notification Document provides that blue retroreflective pavement markers shall be mounted on private streets, public streets and driveways to indicate the location of fire hydrants and that prior to the issuance of building permits the applicant shall submit plans for a water system capable of delivering the required fire flow. Additional conditions of approval subject to the requirements of Ordinance Nos. 787, the California Fire Code and the Riverside County Fire Department Standards which include the placement of a rapid entry key storage (KNOX) box on outside of building, fire lanes and appropriate lane painting and/or signage will ensure that the requirements of Ordinance No. 460 Section 10.10 (C), as it pertains to fire protection, has been met.
 - d. **Sewage Disposal** - The applicant is proposing an onsite wastewater treatment system. Condition of Approval 080 - E. Health requires that septic plans be reviewed by the Land Use Program to ensure compliance with the Department's Local Agency Management Program (LAMP)

requirements. With this condition of approval the requirements of Ordinance No. 460 Section 10.10 (D), as it pertains to sewage disposal, has been met.

- e. Fences – There are no canals, drains, or expressway or other feature deemed hazardous located on the Project site. Therefore, no fencing is required and the requirements of Ordinance No. 460 Section 10.10 (E) have been met.
- f. Electrical and Communication Facilities – All electrical and communication facilities will be placed underground. Therefore, the requirements of Ordinance No. 460 10.10 (F) as it pertains to electrical and communication facilities are met.

Plot Plan Findings:

The following findings shall be made pursuant to Ordinance No. 348:

- a. The proposed Project, a Dollar General store is considered an allowable use with the approval of a Plot Plan in the C-P-S Zoning classification in that it falls within the categories of, convenience stores, food markets, household goods sales, and gift shops. The land use designation is Community Development: Commercial Retail (CD: CR) which encourages local and regional serving retail and service uses. The proposed commercial development on Parcel A is consistent with the General Plan.
- b. The overall development of the land shall be designed for the protection of the public health, safety and general welfare. The Project site is consistent with Ordinance No. 348 in terms of development standards for property located in the Scenic Highway Commercial (C-P-S) zoning classification as detailed further following this section. Implementation of the proposed Project will not impact the surrounding area in terms of a substantial increase in traffic or noise. The Project site is adequately served by Cahuilla Road and is capable of providing access for emergency vehicles. Incorporation of conditions of approval in regards to blue dot retroreflective markers, location of fire hydrants, interior sprinkler systems, portable fire extinguishers and a rapid entry key storage (KNOX) box will ensure protection of employees and customers. The structure will be designed in compliance with the "Anza Vision and Goals" statement that encourages a "ranch" themed design to encourage the keeping of the historical composition of the Anza area as an agricultural and ranching community. Furthermore, through compliance with the California Building Code and Riverside County Ordinance No. 348 the project will not negatively affect the public health, safety, or welfare.
- c. The proposed use conforms to the logical development of the land and is compatible with the present and future logical development of the surrounding property. The project site is located within the Riverside Extended Mountain Area Plan (REMAP) and is within the Anza Community. The Area Plan describes Anza as a large-lot rural residential community along State Route 371 with commercial services along the highway serving area residents and the traveling public. Additionally, the Project site's land use designation is Commercial Retail, which encourages local and regional serving retail and services uses. The proposed commercial use which fronts on State Highway 371 (Cahuilla Road) conforms to the present and future logical development of the land and is compatible with the surrounding areas, which includes commercial and residential uses.
- d. The plan for the proposed use shall consider the location and need for dedication and improvement of necessary streets and sidewalks, including the avoidance of traffic congestion; and shall take

into account topographical and drainage conditions, including the need for dedication and improvements of necessary structures as a part thereof. The Project site is located adjacent to State Highway 371 (Cahuilla Road) and prior to map recordation the applicant shall convey for public use a 59-foot half-width dedicated right-of way. The Project site is also located within the limits of the Anza Master Drainage Plan (MDP). The proposed alignment for Anza Creek Channel of the MDP is along the easterly boundary of the site. To allow for future construction of this facility the applicant will be required to dedicate the right-of-way to the public for the facility prior to recordation. Lastly, a landscape detention basin located along the southern boundary of the Project site will be provided to help in the reduction of run-off offsite.

- e. All use permits which permit the construction of more than one structure on a single legally divided parcel shall, in addition to all other requirements, be subject to a condition which prohibits the sale of any existing or subsequently constructed structures on the parcel until the parcel is divided and a final map recorded in accordance with Ordinance No. 460 in such a manner that each building is located on a separate legally divided parcel. The proposed Project will result in the construction of one structure on a single legally divided lot. Therefore, this finding does not apply.

Development Standards Findings:

The existing Zoning Classification for the Project site is Scenic Highway Commercial (C-P-S). Development standards for the propose parcel map and the ultimate construction of a 9,100 square foot Dollar General store are as follows:

- a. There is no minimum lot area requirement, unless specifically required by the zoning classification for a particular area. The proposed parcel map will result in the land division of Parcel 1, a 1.31 acre parcel and an 8.39 acre remainder parcel. Parcel 1 has a width of 244.28 feet and a depth of 233.17 feet.
- b. There are no yard requirements for buildings which do not exceed 35 feet in height, except as required for specific plans. The proposed building will be approximately 27'6" in height. The proposed project complies with this development standard.
- 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. As stated in (B) above the height of the structure is proposed to be 27'6" in height. Therefore, the proposed project complies with this development standard.
- d. Automobile storage space shall be provided as required by Section 18.12 of Ordinance No. 348 which states that general retail uses shall provide one parking space/200 square feet of gross floor area. The proposed 9,100 square foot Dollar General is required to provide 46 parking spaces. The applicant has indicated on their site plan for the proposed Dollar General store that 46 spaces will be provided; therefore, the proposed project complies with this development standard.

All roof mounted mechanical equipment shall be screened from the ground elevation view to a minimum site distance of 1,320. The applicant will be screening all roof top equipment from all elevations by the installation of parapet walls matching the building materials and colors. The proposed project complies with this development standard.

Other Findings:

1. The Project site is not located within a Criteria Cell of the Multi-Species Habitat Conservation Plan.
2. The Project site is not located within an Airport Influence Area ("AIA") boundary and is therefore not subject to the Airport Land Use Commission ("ALUC") review.
3. In compliance with Assembly Bill 52 (AB52), notices regarding this project were mailed to six requesting tribes on December 07, 2016. None of the tribes requested to consult on this project.
4. The Project site is located approximately 17.59 miles from the Mount Palomar Observatory Lighting Zone 'B' boundary, as identified by Ordinance No. 655 (Mt. Palomar). The project is required to comply with all lighting standards specified within Ordinance No. 655, pursuant to Zone B.
5. The Project site is not located within the Fee Assessment Area of the Stephen's Kangaroo Rat Habitat Conservation Plan ("SKRHCP").
6. The Project site is located in the Anza Valley Policy Area within the Riverside Extended Mountain Area Plan (REMAP). A community statement known as the "Anza Vision and Goals" was prepared and endorsed by the Riverside County Board of Supervisors in February 2006. This document provided a statement of goals, visions and policies. Specific policies that apply to development in this area encourages the promotion of the overall rural agricultural and ranching character for the community, design guidelines that evoke the Anza Valley history, management of the finite groundwater supply through the continued monitoring of groundwater quantity and quality, incorporation of drought-tolerant landscaping and reduction of surface run-off and economic development to increase the Anza Valley's quality of life and community sustainability. Through project design the applicant will be complying with these policies, by connecting to an existing permitted public water system located directly to the east of the Project site, landscape plans designed in compliance with Riverside County's Water Efficient Landscape Requirements as provided in Ordinance No. 859, the installation of a bio retention swale located along the southern boundary of the Project site to reduce surface run-off, and the architectural style of the proposed building, in a 'ranch style' design through the use of brick, wooden elements, shutters and awnings.

Fire Findings:

1. The project site is located within a Cal Fire State Responsibility Area ("SRA") and is within a very high fire hazard severity zone. As a part of being within an SRA, the Director of the Department of Forestry and Fire Protection or his/her designee must be notified of applications for building permits, tentative tract/parcel maps, and use permits for construction or development within an SRA. Riverside County Code Ordinance No. 787 states that the Fire Chief is authorized and directed to enforce all applicable State fire laws and provisions of this ordinance and to perform such duties as directed by the Board of Supervisors. As designated, the Riverside County Assistant Fire Marshall shall have the authority to enforce all applicable State fire laws that the notification requirement of Title 14 has been met. The following additional findings are required to be met:
 - a. This land division has been designed so that each lot, and the subdivision as a whole, is in compliance sections 4290 and 4291 of the Public Resources Code by providing blue dot reflectors within streets, fire hydrant spacing requirements, and standards relating to driveways, turnarounds, gates, fire sprinkler systems, and vegetation management requirements.

- b. Fire protection and suppression services will be available for the subdivision through Riverside County Fire Department.
- c. The project meets the regulations regarding road standards for fire equipment access adopted pursuant to Section 4290 of the Public Resources Code and Riverside County Ordinance No. 787. All necessary roadway infrastructure exists and the project site is located adjacent to Cahuilla Road. Adequate accessibility to the Project site will be available for all emergency vehicles.

Conclusion:

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

PUBLIC HEARING NOTIFICATION AND COMMUNITY OUTREACH

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

This project was presented before the Anza Valley MAC on November 8, 2017 and was met with great support.

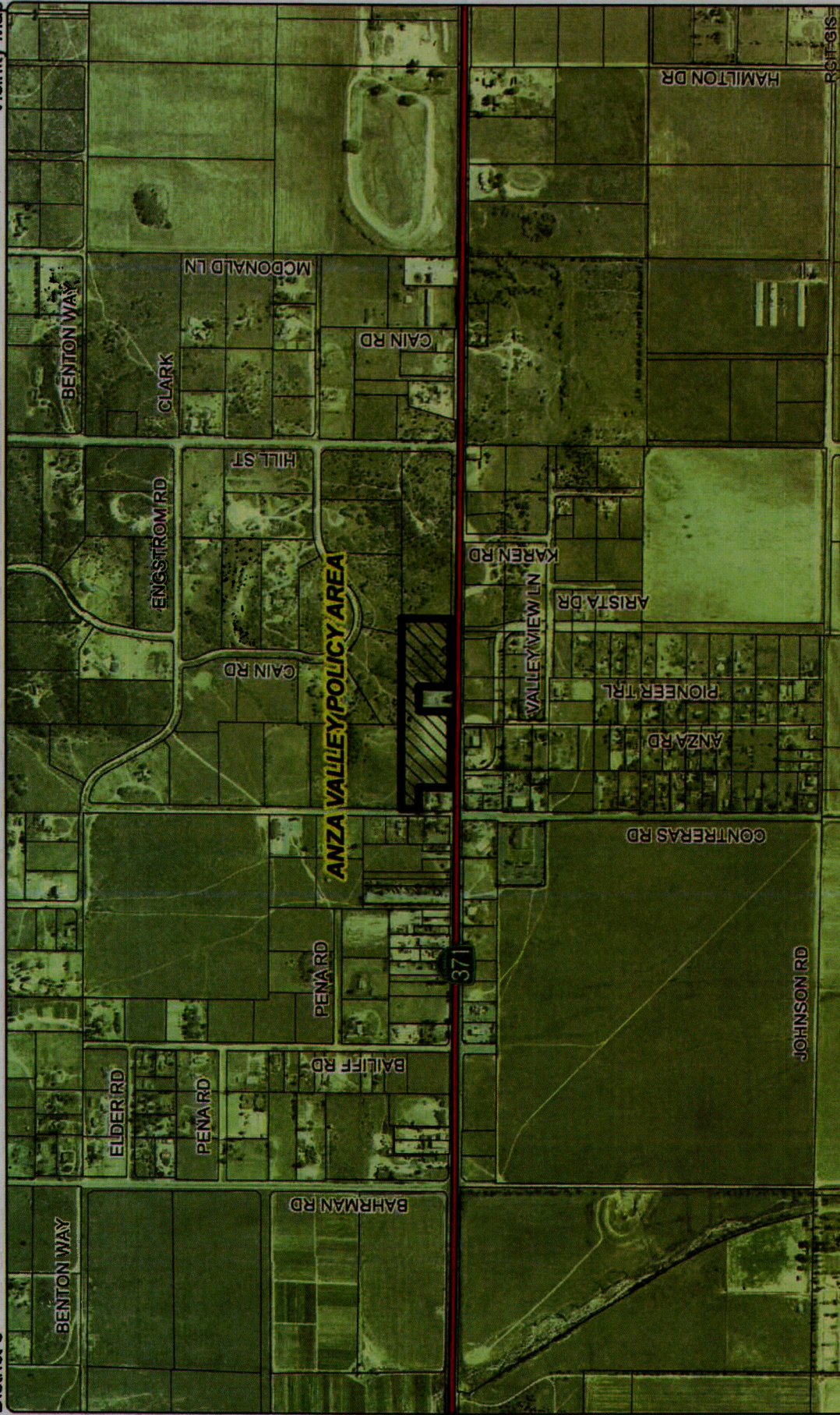
APPEAL INFORMATION

The Planning Commission's decision may be appealed to the Board of Supervisors. Such appeals shall be submitted in writing to the Clerk of the Board, with the required fee as set forth in Ordinance No. 671 (Consolidated Fees for Land Use and Related Functions), within 10 days after the mailing of the Planning Commission's decision.

RIVERSIDE COUNTY PLANNING DEPARTMENT
PP26320 PM37201
VICINITY/POLICY AREAS

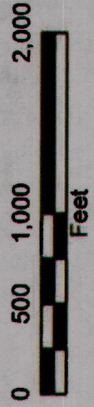
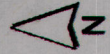
Supervisor: Washington
 District 3

Date Drawn: 08/24/2018
 Vicinity Map



Zoning Area: Anza

Author: Vinnie Nguyen



DISCLAIMER: On October 7, 2003, the County of Riverside adopted a new General Plan. This plan is subject to future amendments. For more information, please contact the Riverside County Planning Department at (951) 950-3000 or visit our website at www.riversideca.gov.

RIVERSIDE COUNTY PLANNING DEPARTMENT
 PP26320 PM37201

Supervisor: Washington
 District 3

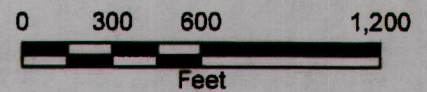
Date Drawn: 08/24/2018
 Exhibit 1

LAND USE



Zoning Area: Anza

Author: Vinnie Nguyen



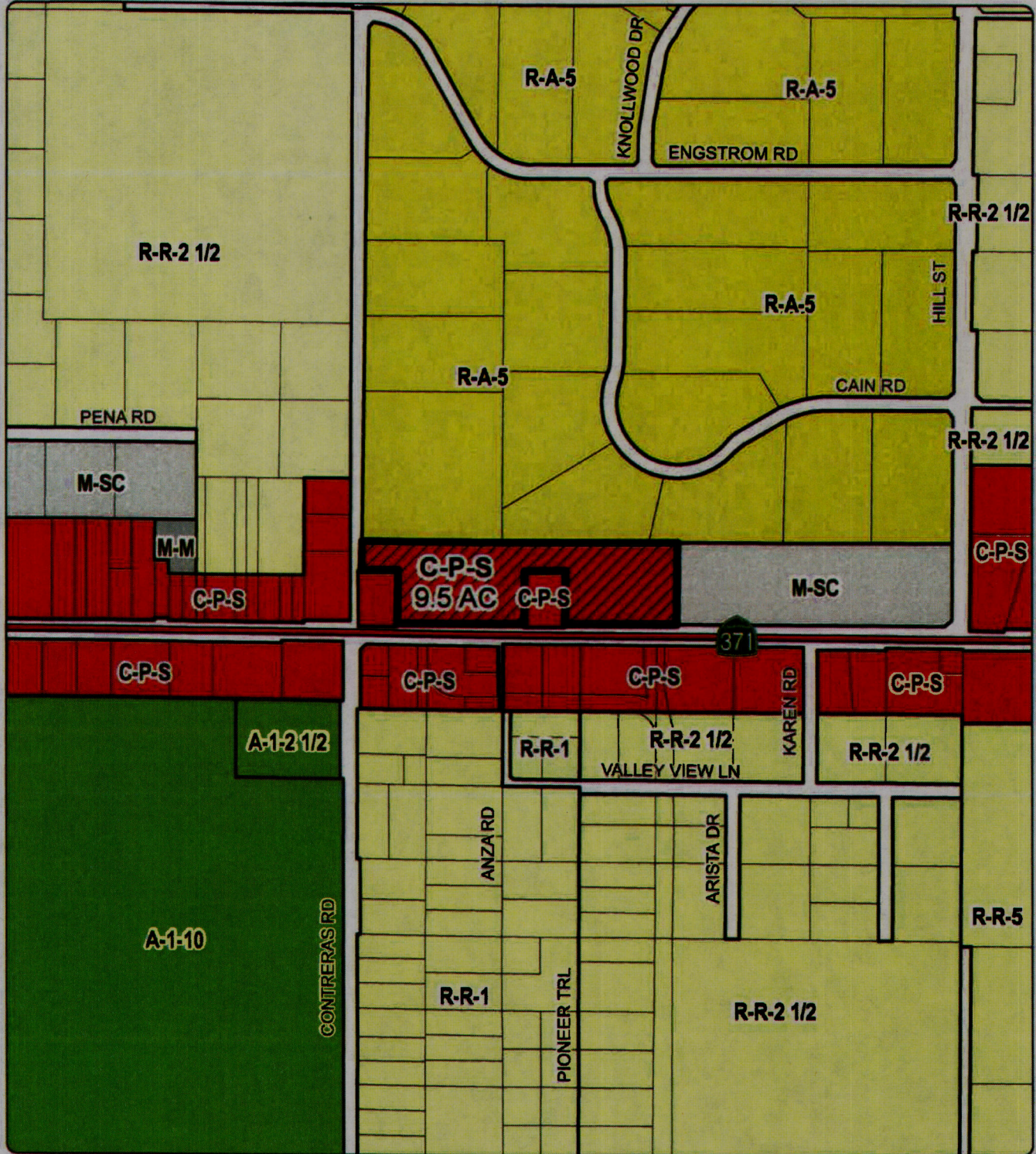
DISCLAIMER: On October 7, 2009, the County of Riverside adopted a new General Plan providing new land use designations for unincorporated Riverside County parcels. The new General Plan may contain different type of land use than is provided for under existing zoning. For further information, please contact 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.rcsima.org>

RIVERSIDE COUNTY PLANNING DEPARTMENT
PP26320 PM37201

Supervisor: Washington
District 3

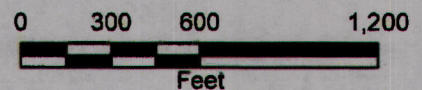
Date Drawn: 08/24/2018
Exhibit 2

EXISTING ZONING



Zoning Area: Anza

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)853-8277 (Eastern County) or Website <http://planning.rctiema.org>

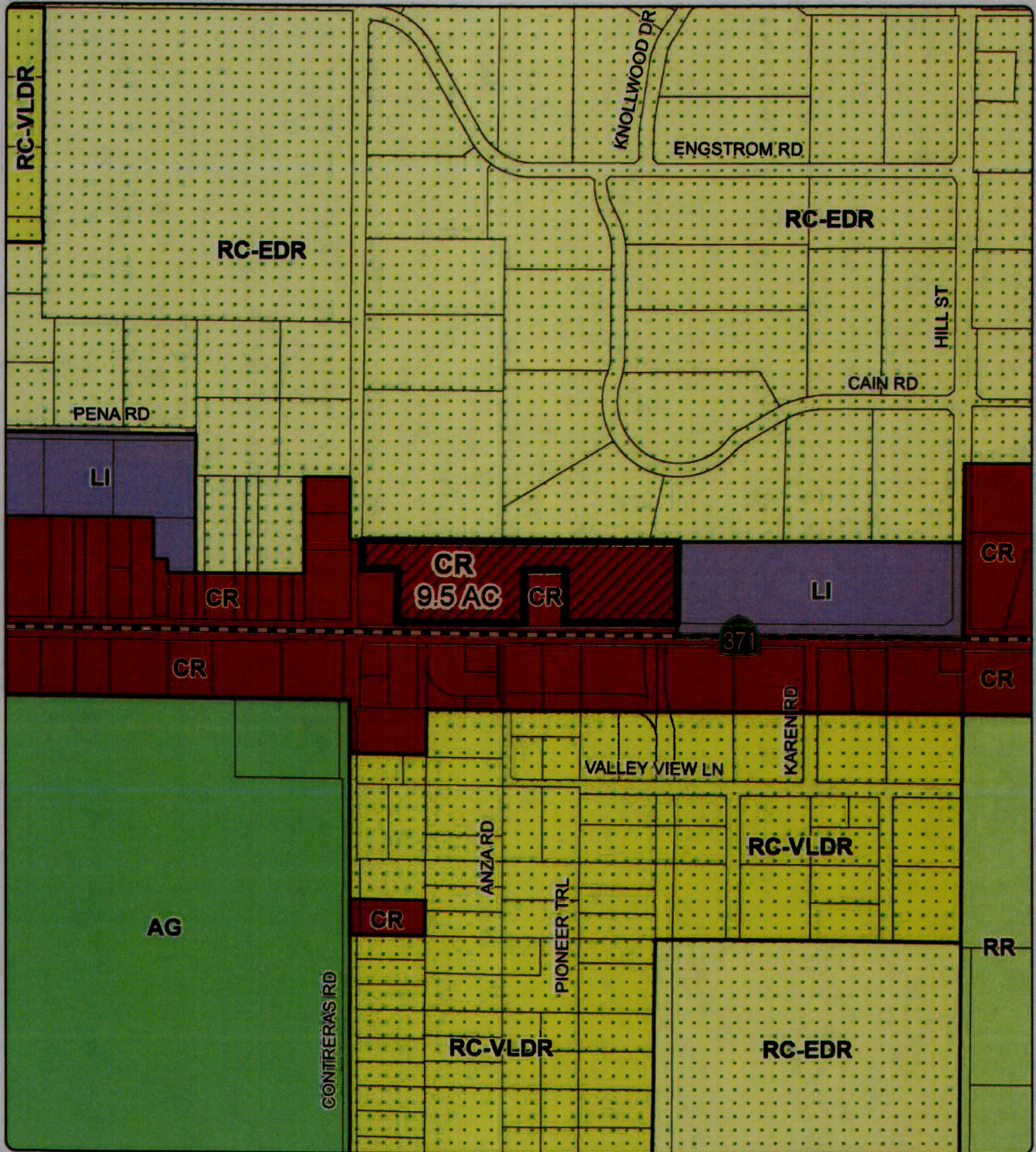
RIVERSIDE COUNTY PLANNING DEPARTMENT

PP26320 PM37201

EXISTING GENERAL PLAN

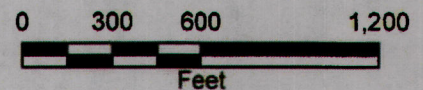
Supervisor: Washington
District 3

Date Drawn: 08/24/2018
Exhibit 5

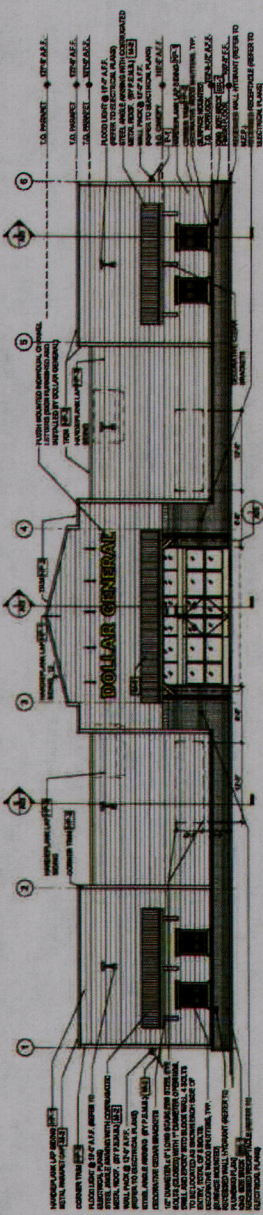


Zoning Area: Anza

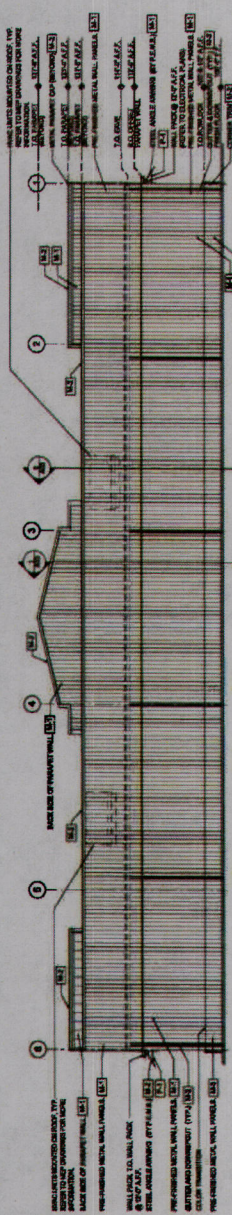
Author: Vinnie Nguyen



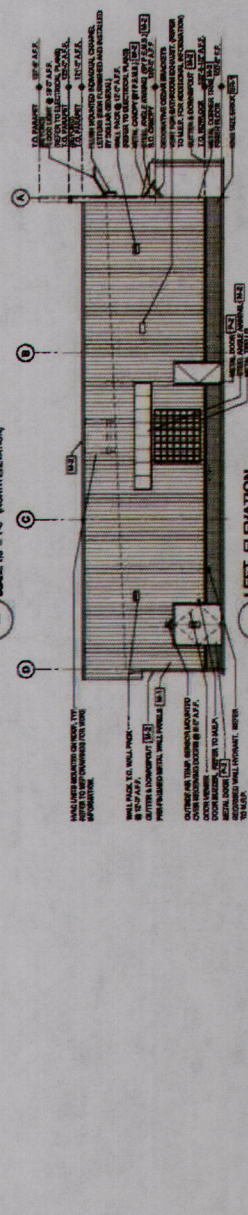
DISCLAIMER: On October 7, 2003, the County of Riverside adopted a new General Plan providing new land use designations for unincorporated Riverside County parcels. The new General Plan may contain different type of land use than is provided for under existing zoning. For further information, please contact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



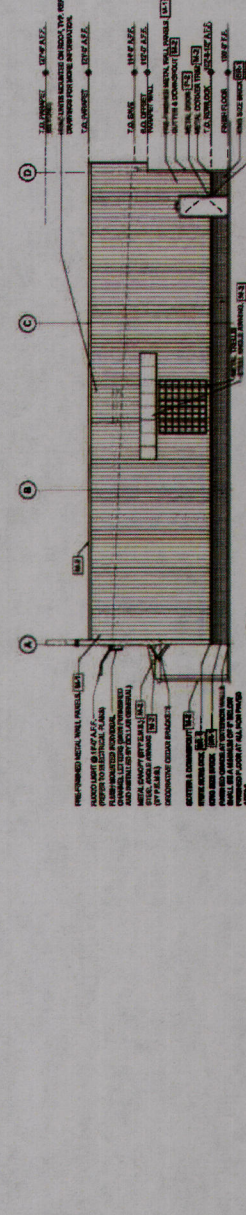
1 FRONT ELEVATION
 SCALE: 1/8" = 1'-0" (EAST ELEVATION)



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

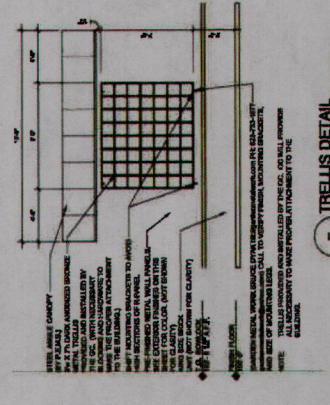


3 LEFT ELEVATION
 SCALE: 1/8" = 1'-0" (WEST ELEVATION)



4 RIGHT ELEVATION
 SCALE: 1/8" = 1'-0" (EAST ELEVATION)

ITEM	DESCRIPTION	RECOMMENDATION
1.1	BRICK	MANUFACTURER: ABC BRICK FINISH: SANDWICH BRICK COLOR: SANDWICH BRICK INSTALLATION: SEE MANUFACTURER'S RECOMMENDATION
1.2	CONCRETE	CONCRETE: READY MIX FINISH: READY MIX INSTALLATION: SEE MANUFACTURER'S RECOMMENDATION
1.3	WOOD	WOOD: WESTERN RED CEDAR FINISH: WESTERN RED CEDAR INSTALLATION: SEE MANUFACTURER'S RECOMMENDATION
1.4	GLASS	GLASS: CLEAR INSTALLATION: SEE MANUFACTURER'S RECOMMENDATION
1.5	STEEL	STEEL: GALVALUM FINISH: GALVALUM INSTALLATION: SEE MANUFACTURER'S RECOMMENDATION
1.6	ROOFING	ROOFING: ASPHALT/FLY INSTALLATION: SEE MANUFACTURER'S RECOMMENDATION
1.7	PAINT	PAINT: EXTERIOR INSTALLATION: SEE MANUFACTURER'S RECOMMENDATION
1.8	LANDSCAPE	LANDSCAPE: SEE LANDSCAPE ARCHITECT'S RECOMMENDATION



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

132000004



ARCHITECT:
BRIGAN RUMSEY
1255 W. 15TH STREET, SUITE 125
PLANO, TEXAS 75075
P: 972.312.8666
F: 972.312.8666

DOLLAR GENERAL
"ANZA"
3100E #1238
CHAYILLA RD. NEAR COTNERAS RD.
ANZA, CALIFORNIA
RIVERSIDE COUNTY

PROJECT NUMBER: 28320
DATE: 08/28/2018
PROJECT NUMBER: 18180
REVISIONS
NO DATE

CONSTRUCTION FILE # 100
PAR
SHEET NUMBER
A7.0
SIGNAGE
DETAILS
DATE: 08/28/2018

DOLLAR GENERAL

FRONT VIEW

RIGHT VIEW

LETTER SPECIFICATIONS

ACTUAL	ORDER METHOD
27.72 sq. ft.	49.80 sq. ft.

2 BUILDING SIGN DETAILS
N/A

COMING SOON!
DOLLAR GENERAL
New Hight
www.dollargeneral.com

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

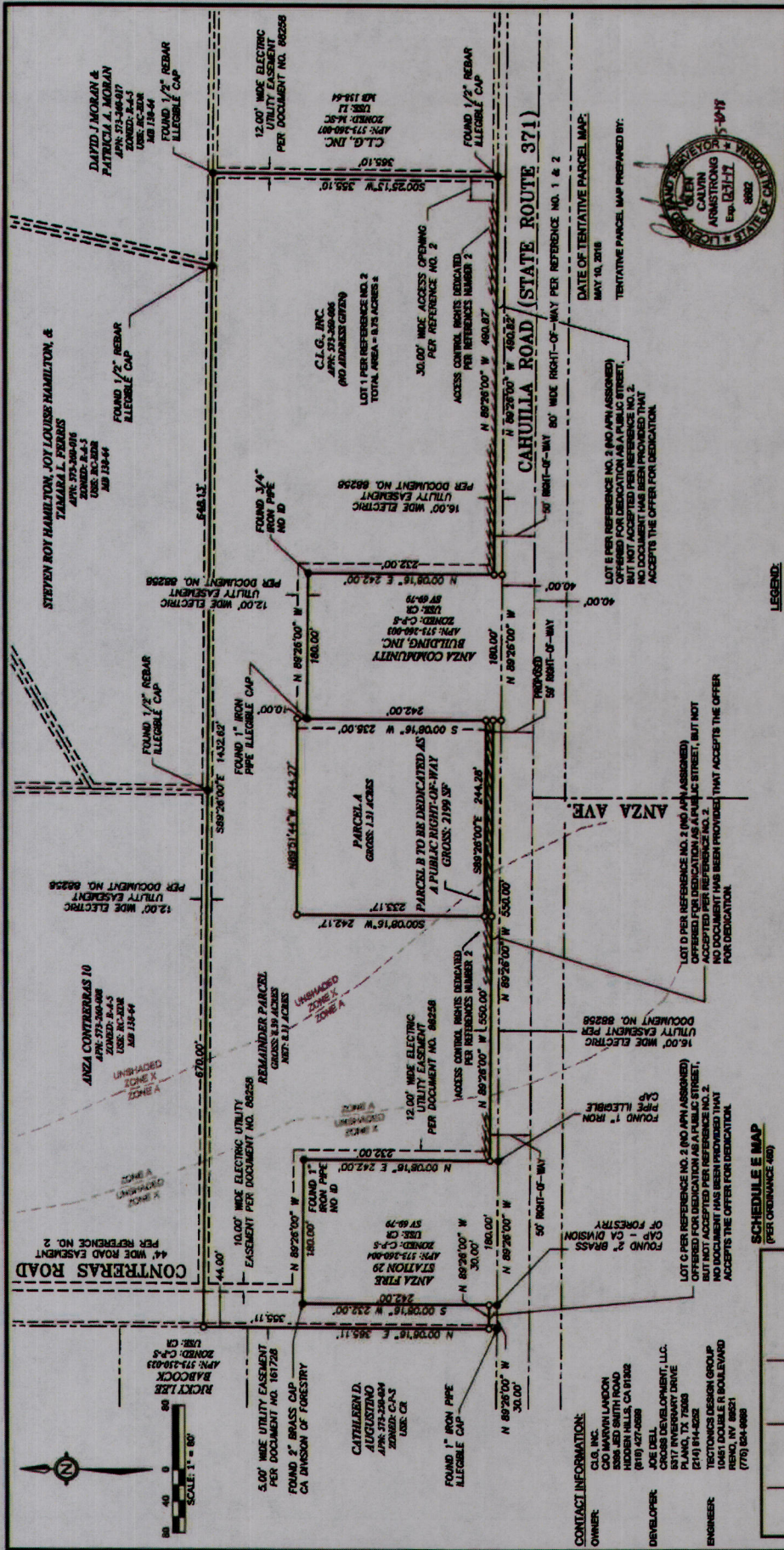
3 COMING SOON SIGN
N/A

DOLLAR GENERAL

1 MONUMENT SIGN DETAILS
N/A

SIGN SPECIFICATIONS

- BUILDING SIGN: PROVIDE CONSULT AND APPROVAL FROM THE COUNTY OF RIVERSIDE, CALIFORNIA. THE COUNTY IS THE "P" AND SHALL BE THE "A" FOR THE SIGN. THE SIGN SHALL BE THE PROPERTY OF THE COUNTY OF RIVERSIDE. THE SIGN SHALL BE THE PROPERTY OF THE COUNTY OF RIVERSIDE. THE SIGN SHALL BE THE PROPERTY OF THE COUNTY OF RIVERSIDE.
- MONUMENT SIGN: PROVIDE CONSULT FROM THE COUNTY OF RIVERSIDE, CALIFORNIA. THE COUNTY IS THE "P" AND SHALL BE THE "A" FOR THE SIGN. THE SIGN SHALL BE THE PROPERTY OF THE COUNTY OF RIVERSIDE. THE SIGN SHALL BE THE PROPERTY OF THE COUNTY OF RIVERSIDE.
- COMING SOON SIGN: PROVIDE CONSULT FROM THE COUNTY OF RIVERSIDE, CALIFORNIA. THE COUNTY IS THE "P" AND SHALL BE THE "A" FOR THE SIGN. THE SIGN SHALL BE THE PROPERTY OF THE COUNTY OF RIVERSIDE. THE SIGN SHALL BE THE PROPERTY OF THE COUNTY OF RIVERSIDE.



CONTACT INFORMATION:
OWNER:
 C.L.G. INC.
 1300 JED SOUTH ROAD
 COSTA MESA, CA 92626
 (714) 427-6589
DEVELOPER:
 JOE DELL
 CROSS DEVELOPMENT, LLC
 8171 INVERARRY DRIVE
 PLANO, TX 75088
 (214) 614-6582
ENGINEER:
 TECHNICAL DESIGN GROUP
 11000 BOULEVARD
 IRVING, TX 75039
 (770) 654-6899

DATE OF TENTATIVE PARCEL MAP:
 MAY 10, 2018
TENTATIVE PARCEL MAP PREPARED BY:
 CALVIN ARMSTRONG
 REGISTERED PROFESSIONAL LAND SURVEYOR
 No. 54719
 SEPTEMBER 13, 2011

GLYN C. ARMSTRONG, L.S. NO. 6892
 TENTATIVE PARCEL MAP NO. 37201
 FOR
C.L.G. INC., A CALIFORNIA CORPORATION
 APN# 573-260-006

BEING A DIVISION OF LOT 1 OF TRACT NO. 10224, AS SHOWN BY MAP ON FILE IN BOOK 139, PAGES 60 THROUGH 69 OF MAPS, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA OF THE S 1/2 OF THE SE 1/4 OF SECTION 19, T.7S., R.1E., S.L.K.

SEPTEMBER 13, 2011
 RIVERSIDE COUNTY
 CALIFORNIA

P.O. BOX 3288
 IRVING, TX 75038
 (972) 794-8111
 FAX (972) 794-4838
 WWW.ARMSTRONGSURVEYING.COM
 282FOODS@ARMSTRONGSURVEYING.COM

LEGEND:
 - - - - - SUBJECT TRACT PROPERTY LINES
 - - - - - ADJACENT PROPERTY LINES
 - - - - - RIGHT-OF-WAY CENTER LINES
 - - - - - EASEMENT LINES
 ● FOUND PROPERTY CORNER AS NOTED
 ○ CONTROLLED ACCESS LINE

ZONING:
 THE SUBJECT PROPERTY (APN 573-260-006) IS ZONED AS "C-4-P" (RESIDENTIAL COMMERCIAL). THERE ARE NO BUILDING SETBACKS SPECIFIED FOR ZONE "C-4-P" FOR BUILDINGS THAT DO NOT EXCEED 35 FEET IN HEIGHT. THE MAXIMUM BUILDING HEIGHT FOR ZONE "C-4-P" IS 50 FEET, UNLESS A GREATER HEIGHT IS APPROVED. THERE ARE NO LOT COVERAGE RESTRICTIONS SPECIFIED FOR ZONE "C-4-P".

REFERENCES:
 1) BOOK 48 OF RECORDS OF SURVEYS, PAGE 74, "RECORD OF SURVEY OF PORTIONS OF THE SE 1/4 AND THE SE 1/4 OF SECTION 19", FILED ON APRIL 6, 1962 AS DOCUMENT NO. 6037
 2) BOOK 139 OF MAPS, PAGE 60, TRACT NO. 10224 BEING A DIVISION OF LOT 1 OF TRACT NO. 10224, AS SHOWN BY MAP ON FILE IN BOOK 139, PAGES 60 THROUGH 69 OF MAPS, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA OF THE S 1/2 OF THE SE 1/4 OF SECTION 19, T.7S., R.1E., S.L.K. AS DOCUMENT NO. 67639

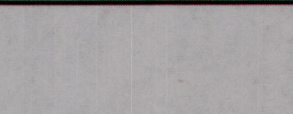
ALL OF THE OFFICIAL RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.

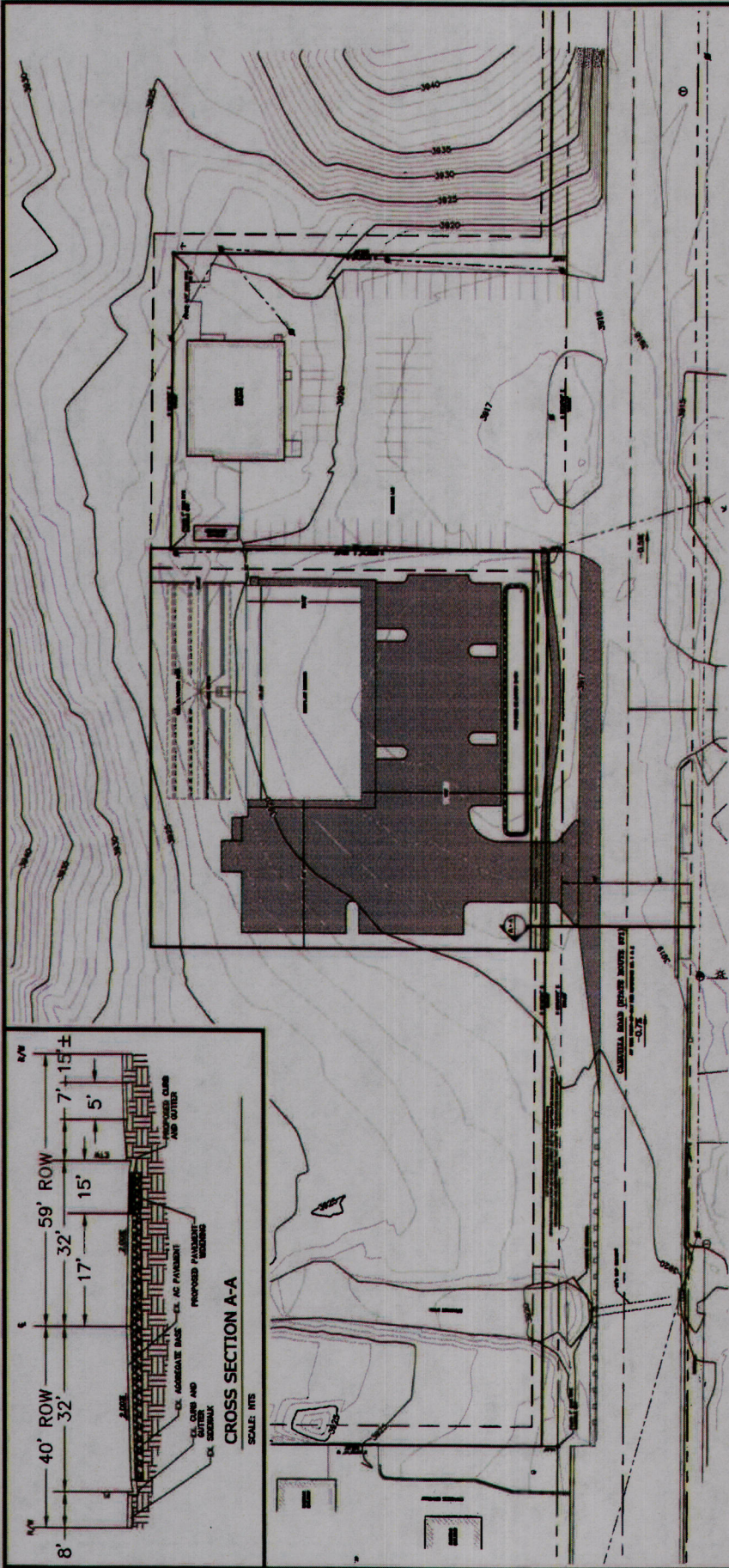
NOTES:
 1) THE LAND USE DESIGNATION FOR PROPOSED LOTS IS "CR".

SCHEDULE E MAP
 (PER ORDINANCE 480)

BASIS OF BEARING:
 NORTH WAS ESTABLISHED WITH GPS OBSERVATIONS USING THE CALIFORNIA STATE PLANE COORDINATE SYSTEM (ZONE 4, NAD83).

FLOOD ZONE:
 ACCORDING TO FEMA FLOOD INSURANCE RATE MAP NO. 17050C0101C, EFFECTIVE AUGUST 28, 2004, THE SURVEYED PROPERTY IS LOCATED WITHIN AN UNSHADDED AREA SUBJECT TO SPECIAL FLOOD HAZARD (AS SHOWN SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD, WITH NO BASE FLOOD ELEVATIONS DETERMINED) AND UNSHADDED ZONE X (AREAS DETERMINED TO BE OUTSIDE THE USF ANNUAL CHANCE FLOODPLAIN). SEE THIS SHEET FOR A LOCATION OF WHERE ZONE A AND UNSHADDED ZONE X ARE LOCATED.





- LEGEND:**
- SUBJECT TRACT PROPERTY LINES
 - - - ADJACENT PROPERTY LINES
 - - - RIGHT-OF-WAY CENTERLINES
 - - - EASEMENT LINES
 - - - 1-FOOT CONTOURS
 - - - GUARD RAIL
 - - - OVERHEAD WIRES
 - TELECOMMUNICATIONS PEDIESTAL
 - SEPTIC CLEANOUT
 - DROP INLET
 - CONCRETE
 - ▨ PROPOSED PAVED AREA

EARTHWORK QUANTITIES ESTIMATE:

CUT: 1800 CUBIC YARDS
 FILL: 1500 CUBIC YARDS
 TOTAL: 670 CUBIC YARDS OF EXPORT

- SCHEDULE E MAP**
(PER ORDINANCE 400)
- NOTES:**
- 1) THE LAND USE DESIGNATION FOR PROPOSED LOTS IS "C".
 - 2) UTILITY PURVEYORS:
 ELECTRIC - ANZA ELECTRIC
 GAS - ANZA GAS SERVICE
 TELEPHONE - VERIZON
 - 3) THE SCHOOL DISTRICT IS HEMET UNIFIED SCHOOL DISTRICT.
 - 4) THIS PROJECT IS NOT LOCATED IN A COMMUNITY SERVICE AREA.
 - 5) THE PROPOSED SUBDIVISION INCLUDES A PORTION OF THE CONTIGUOUS OWNERSHIP OF THE LAND DIVIDER.
 - 6) PARCEL 18 TO BE DEDICATED AS A PUBLIC RIGHT-OF-WAY.
 - 7) THE CONTOURS SHOWN HEREON ARE BASED ON A FIELD SURVEY OF THE LAND.
 - 8) THE LAND IS SUBJECT TO MODERATE-HIGH LIQUIDFACTION, IS LOCATED IN A HIGH FIRE HAZARD AREA, AND IS SUSCEPTIBLE TO SUBSIDENCE.

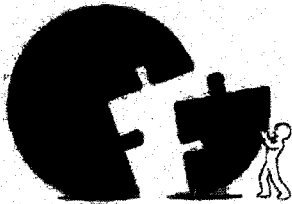


TENTATIVE PARCEL MAP NO. 37201
FOR
C.L.G., INC., A CALIFORNIA CORPORATION
APN: 573-260-006

BEING A DIVISION OF LOT 1 OF TRACT NO. 18026, AS SHOWN BY MAP ON FILE IN BOOK 139, PAGES 50 THROUGH 69 OF MAPS, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA OF THE S 1/4 OF SECTION 16, T.7S., R.3E., S.A.M. SEPTEMBER 13, 2015

ANZA RIVERSIDE COUNTY CALIFORNIA
 P.O. BOX 3389 1871 HASKELL STREET
 RENO, NV 89405
 PHONE (775) 794-5411
 FAX (775) 794-5411
 WWW.USRECORDS.COM
 INFO@USRECORDS.COM

ius



RIVERSIDE COUNTY **PLANNING DEPARTMENT**

Charissa Leach
Assistant TLMA Director

MITIGATED NEGATIVE DECLARATION

Project/Case Number: PP26320 and PM37201

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: Deborah Bradford Title: Contract Project Planner Date: August 22, 2018

Applicant/Project Sponsor: Cross Development/ CD DG Anza LLC Date Submitted: July 18, 2017

ADOPTED BY: Planning Commission

Person Verifying Adoption: _____ Date: _____

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

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

For additional information, please contact Deborah Bradford at (951) 955-6646.

Revised: 04/12/18
Y:\Planning Master Forms\Templates\CEQA Forms\Mitigated Negative Declaration.docx

Please charge deposit fee case#: ZEA42739 ZCFG6125

FOR COUNTY CLERK'S USE ONLY

**COUNTY OF RIVERSIDE
ENVIRONMENTAL ASSESSMENT FORM: INITIAL STUDY**

Environmental Assessment (E.A.) Number: 42952
Project Case Type (s) and Number(s): Plot Plan No. 26320 and Tentative Parcel Map No. 37201
Lead Agency Name: County of Riverside Planning Department
Address: P.O. Box 1409, Riverside, CA 92502-1409
Contact Person: Deborah Bradford
Telephone Number: 951-955-6646
Applicant's Name: Cross Development/CD DG Anza, LLC
Applicant's Address: 4336 Marsh Ridge Rd, Carrollton TX, 75010
Engineer's Name: Jon Browning, Tectonics Design Group
Engineer's Address: 730 Sandhill Road, Suite 250, Reno NV 89521

I. PROJECT INFORMATION

A. Project Description:

TENTATIVE PARCEL MAP NO. 37201 is a Schedule 'E' subdivision of an approximately 9.50 acre parcel into one 1.31 gross acre commercial parcel and an 8.39 gross acre remainder parcel.

PLOT PLAN NO. 26320 proposes to construct a 9,100 square foot Dollar General retail store. Forty six (46) parking spaces are provided which include 2 ADA spaces. An eight foot (8') high by ten foot wide (10') free standing monument sign with a brick base is proposed to be located within the planter area located to the east of the driveway and a 49.80 square foot wall sign comprised of 24" individual illuminated channel letters proposed to be located along the front elevation of the building

Project site is located north of Cahuilla Road, south of Engstrom Road, east of Contreras Road and west of Hill Street.

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

C. Total Project Area: 9.5 acres

Residential Acres: N/A	Lots: N/A	Units: N/A	Projected No. of Residents: N/A
Commercial Acres: 1.31	Lots: 1	Sq. Ft. of Bldg. Area: 9,100	Est. No. of Employees: 8
Industrial Acres: N/A	Lots: N/A	Sq. Ft. of Bldg. Area: N/A	Est. No. of Employees: N/A
Other: 8.39 acres - Remainder Parcel			

D. Assessor's Parcel No(s): 573-260-006

E. Street References: The project site is located in Anza generally north of Cahuilla Road (State Route 371) and east of Contreras Road.

F. Section, Township & Range Description or reference/attach a Legal Description: Section 16, Township 7 South, Range 3 East

G. Brief description of the existing environmental setting of the project site and its surroundings: The project site is a relatively flat and shows significant disturbance of the vacant lot, most likely from use as a parking lot for the adjacent Town Hall building to the east. There are many man-made disturbances on all boundaries, includes paved roads and power lines.

II. APPLICABLE GENERAL PLAN AND ZONING REGULATIONS

A. General Plan Elements/Policies:

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

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

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

D. **Land Use Designation(s):** CR (Commercial Retail)

E. **Overlay(s), if any:** None

F. **Policy Area(s), if any:** Anza Valley Policy Area

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

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

- 2. **Foundation Component(s):** Community Development
- 3. **Land Use Designation(s):** Commercial Retail (CR) to the south, west, and east; Rural Community – Estate Density Residential to the north (beyond remainder parcel).
- 4. **Overlay(s):** Anza Valley Policy Overlay Area
- 5. **Policy Area(s):** Not in a General Plan 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 south, west, and east; Residential Agriculture (R-A-5) to the north (beyond remainder parcel).

III. ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED

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

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

IV. DETERMINATION

On the basis of this initial evaluation:

A PREVIOUS ENVIRONMENTAL IMPACT REPORT/NEGATIVE DECLARATION WAS NOT PREPARED
<input type="checkbox"/> I find that the proposed project COULD NOT have a significant effect on the environment, and a NEGATIVE DECLARATION will be prepared.
<input checked="" type="checkbox"/> I find that although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because revisions in the project, described in this document, have been made or agreed to by the project proponent. A MITIGATED NEGATIVE DECLARATION will be prepared.
<input type="checkbox"/> I find that the proposed project MAY have a significant effect on the environment, and an ENVIRONMENTAL IMPACT REPORT is required.

A PREVIOUS ENVIRONMENTAL IMPACT REPORT/NEGATIVE DECLARATION WAS PREPARED

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.

Deborah Bradford
Signature

September 6, 2018
Date

Deborah Bradford
Printed Name

For

V. ENVIRONMENTAL ISSUES ASSESSMENT

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

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

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

Findings of Fact:

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

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

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

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

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

Findings of Fact:

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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According to GIS database, the project site is located approximately 18 miles away from the Mt. Palomar Observatory, which is within the designated ZONE B Special Lighting Area that surrounds the Mt. Palomar Observatory. Ordinance No. 655 contains approved materials and methods of installation, definition, general requirements, requirements for lamp source and shielding, prohibition and exceptions. This project is required to comply with Ordinance No. 655 and, as a result, impacts will be less than significant.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

3. Other Lighting Issues

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

b) Expose residential property to unacceptable light levels?

Source: On-site Inspection, Project Application Description

Findings of Fact:

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

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

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

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

AGRICULTURE & FOREST RESOURCES Would the project

4. Agriculture

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

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

Source: California Department of Conservation Farmland Mapping and Monitoring Program; Riverside County General Plan Figure OS-2 "Agricultural Resources," RCLIS, and Project Application Materials.

Findings of Fact:

a) While the Project site is designated as Farmland of Local Importance in both the Farmland Mapping and Monitoring Program and the Riverside County General Plan, impacts will be less than significant in that no land designated as Prime Farmland, Unique Farmland, or Farmland of Statewide Importance exist on the Project site.

b) Directly north of the Project site is property located within the Residential Agricultural, 5-acre minimum lot size (R-A-5) zoning classification. Ordinance No. 348 defines the County's "Agricultural Zones" as Light Agriculture (A-1), Light Agriculture with Poultry (A-P), Heavy Agriculture (A-2), Agriculture Dairy (A-D), Citrus/Vineyard (C/V), Wine Country-Winery (WC-W), Wine Country-Winery Existing (WC-WE), and Wine Country-Equestrian (WC-E). The R-A zoning classification is not considered an Agricultural Zone. The Project site is not located within an agricultural preserve and will not conflict with existing agricultural uses or a Williamson Act Contract. No impacts will occur regarding this issue area.

c) According to Map My County property located to the southwest of the Project site is within the Light Agriculture (A-1) zoning classification. The southwestern boundary of the Project site is located approximately 300 feet from an agriculturally zoned property. However, because this portion of the Project is within the "Remainder Parcel" there will be no conflict of a non-agricultural use with an agricultural use because the remainder parcel will remain as vacant land. There will be no impact.

d) The project site is not currently being farmed. The proposed project will not involve conversion of farmland or involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland to non-agricultural use. No impact will occur.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
5. Forest				
a) Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code section 12220(g)), timberland (as defined by Public Resources Code section 4526), or timberland zoned Timberland Production (as defined by Govt. Code section 51104(g))?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Result in the loss of forest land or conversion of forest land to non-forest use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of forest land to non-forest use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

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

Findings of Fact:

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

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

AIR QUALITY Would the project

6. Air Quality Impacts

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

Source: SCAQMD CEQA Air Quality Handbook Table 6-2

Findings of Fact:

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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a) The Project site is located within the South Coast Air Basin (SCAB), which is under the jurisdiction of the South Coast Air Quality Management District (SCAQMD). The SCAQMD is principally responsible for air pollution control and has adopted a series of Air Quality Management Plans (AQMP's) to meet the state and federal ambient air quality standards. Most recently, the SCAQMD Governing Board adopted the Final 2016 AQMP in March 2017. The 2016 AQMP was based on assumptions provided by both the California Air Resources Board (CARB) and the Southern California Association of Governments (SCAG) in the latest available EMFAC model for the most recent motor vehicle and demographics information, respectively. The air quality levels projected in the 2016 AQMP are based on several assumptions. For example, the 2016 AQMP has assumed that development associated with general plans, specific plans, residential projects, and wastewater facilities will be constructed in accordance with population growth projections identified by SCAG in its 2016 Regional Transportation Plan (RTP). The 2016 AQMP also has assumed that such development projects will implement strategies to reduce emissions generated during the construction and operational phases of development. Therefore, these impacts would be less than significant.

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

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

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

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

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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d) A sensitive receptor is a person in the population who is particularly susceptible to health effects due to exposure to an air contaminant more than is the population at large. Sensitive receptors (and the facilities that house them) in proximity to localized CO sources, toxic air contaminants or odors are of particular concern. High levels of CO are associated with major traffic sources, such as freeways and major intersections, and toxic air contaminants are normally associated with manufacturing and commercial operations. Land uses considered to be sensitive receptors include long-term health care facilities, rehabilitation centers, convalescent centers, retirement homes, residences, schools, playgrounds, child care centers, and athletic facilities. The nearest sensitive receptor is Hamilton High School located at 57430 Mitchell Road, Anza, CA 92539 at approximately 1.0 miles northeast of the project site.

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

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

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

The project does not contain land uses typically associated with emitting objectionable odors. Potential odor sources associated with the proposed project may result from construction equipment exhaust and the application of a concrete pad for the small retail building. Standard construction requirements would minimize odor impacts from construction. The construction odor emissions would be temporary, short-term, and intermittent in nature and would cease upon completion of the respective phase of construction. Therefore, odors associated with the proposed project construction and operations would have a less than significant impact.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

BIOLOGICAL RESOURCES Would the project

7. Wildlife & Vegetation

a) Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Conservation Community Plan, or other approved local, regional, or state conservation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Have a substantial adverse effect, either directly or through habitat modifications, on any endangered, or threatened species, as listed in Title 14 of the California Code of Regulations (Sections 670.2 or 670.5) or in Title 50, Code of Federal Regulations (Sections 17.11 or 17.12)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
c) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U. S. Wildlife Service?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input 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: GIS database, RCLIS, WRC-MSHCP and/or CV-MSHCP, On-site Inspection, Project Application Materials, and Biological Report, March 2018 (PDB06542).

Findings of Fact:

a) A Biological Study has been prepared by the applicant and approved by the Riverside County Planning Department. By complying with the recommendations in the Biological Study and Conditions of Approvals, the project will have a less than significant impact on the provisions of an adopted Habitat Conservation Plan, Natural Conservation Community Plan, or other approved local, regional, or state conservation plan.

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

c) A Biological Study has been prepared by the applicant and approved by the Riverside County Planning Department. The project site is located within the MSHCP's Los Angeles pocket mouse (LAPM) habitat survey area, and was found to contain habitat. Los Angeles pocket mouse is listed as a Species of Special Concern by the California Department of Fish and Wildlife. By avoiding greater than 90% of the LAPM habitat on site through the placement of fencing, impacts as they related to the LAPM will be considered less than significant with the incorporation of conditions of approval and the following mitigation measure:

MM BIO – 1: Areas of the project adjacent to areas labeled as "LAPM HABITAT TO BE AVOIDED", will be temporarily fenced to avoid impacts during grading and construction.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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d) Avian nesting habitat occurs on and adjacent to the whole Property, with potential nesting sites in the local trees, rocks and shrubs. Given, the proximity to suitable habitat, indirect impacts may occur from construction activities if performed during the avian nesting season, from February 1st – August 31st. A nesting bird survey shall be prepared to ensuring the protection of these species and their habitats. Therefore, impacts will be considered less than significant with the incorporation of conditions of approval and the following mitigation measure:

MM BIO – 2: Prior to the installation of the fencing a nesting bird survey shall be prepared to avoid take of nesting birds. A report documenting the installation of the fencing shall be submitted to the Environmental Programs Division.

e) The proposed Project includes the division of a 9.5 acre parcel into two parcels. Parcel A will be comprised of approximately 1.31 acres and will result in the ultimate development of a 9,100 square foot Dollar General store. The remaining 8.39 acres will be a "Remainder Parcel" and will remain as vacant land. The Biology Report stated that two drainages qualifying under the MSHCP guidelines for Riparian or Riverine are exhibited on the Project site which are, Anza Creek and an unnamed Eastern collector. Neither of these displayed developed vegetation communities that are exclusively associated with riparian habitats, and neither collector presents a proliferation of riparian indicator floral and no riparian or wetland dependent species. The proposed Project will not have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, and regulations or by the California Department of Fish and Game or U. S. Fish and Wildlife Service. No impacts will occur.

f) The Biology Report stated that the property does not exhibit wetland or vernal pool criteria. A shallow depression on the 1.31 acre parcel was evaluated and was found not to qualify for any wetland designation and no hydrophytic vegetation associated with vernal pool formation and no occurrence of vernal pools were found on property. As proposed the Project will not have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means. No impact will occur.

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

Mitigation:

MM BIO – 1: Areas of the project adjacent to areas labeled as "LAPM HABITAT TO BE AVOIDED", will be temporarily fenced to avoid impacts during grading and construction.

MM BIO – 2: Prior to the installation of the fencing a nesting bird survey shall be prepared to avoid take of nesting birds. A report documenting the installation of the fencing shall be submitted to the Environmental Programs Division

Monitoring:

Mitigation will be monitored through standard compliance with conditions of approval through the Building and Safety plan check process.

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

Source: Riverside County General Plan Figure OS-7, On-site Inspection, Project Application Materials; Smith/Gorologia 2017 – A Phase I Cultural Resources Assessment for the Anza Dollar General Project, PM37201, Anza, Riverside County, California.

Findings of Fact:

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

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

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

9. Archaeological Resources

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

Source: Riverside County General Plan Figure OS-7, On-site Inspection, Project Application Materials; Smith/Gorologia 2017 – A Phase I Cultural Resources Assessment for the Anza Dollar General Project, PM37201, Anza, Riverside County, California.

Findings of Fact:

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

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

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

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

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

GEOLOGY AND SOILS Would the project

10. 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; Project Application Materials

Findings of Fact:

a-b) The project site is located within a seismically active region and as a result, significant ground shaking will likely impact the site within the design life of the proposed Project. This site is not located within a currently designated Alquist-Priolo Earthquake Fault Zone nor within a Fault Zone. The Project site is located approximately 2.6 miles west of the San Jacinto Fault Zone. 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. As CBC requirements are applicable to all commercial development they are not considered mitigation for CEQA implementation purposes. Therefore, less than significant impacts will occur.

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

Monitoring: No monitoring is required.

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

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

Findings of Fact:

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

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

12. Ground-shaking Zone	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Be subject to strong seismic ground shaking?				

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

Findings of Fact:

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

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

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

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Source: On-site Inspection, Riverside County General Plan Figure S-5 "Regions Underlain by Steep Slope"

Findings of Fact:

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

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

14. 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"

Findings of Fact:

a) The project site is located in an area susceptible to subsidence but not located near any documented areas of subsidence. Based on the laboratory testing per the geologic report for GEO02568, the site soils are not significantly susceptible to hydro-collapse. However, the project is required to be inspected for compliance with all California Building Codes (CBC). These conditions are standard and not considered mitigation per CEQA. Therefore, impacts would be less than significant.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

15. Other Geologic Hazards

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

Source: On-site Inspection, Project Application Materials

Findings of Fact:

a) The project site is not located in an area subject to seiche, mudflow, or volcanic hazard. A seiche is the wave action created within an enclosed basin of water, because Lake Hemet, the closest enclosed body of water located approximately 7.65 miles north of the Project site the likelihood of seismically induced flooding is considered nonexistent. There are no active volcanos in the vicinity of the project site and no steep hillsides subject to mudflow existing in the project vicinity. No impacts will occur in regards to this issue area.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
16. Slopes				
a) Change topography or ground surface relief features?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Create cut or fill slopes greater than 2:1 or higher than 10 feet?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Result in grading that affects or negates subsurface sewage disposal systems?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

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

Findings of Fact:

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

b) No cut or fill slopes greater than 2:1 or higher than 10 feet will be created. No impact will occur.

c) The project site is not served by a sewer system and an underground septic system will be installed. The site does not currently contain any subsurface sewage disposal systems. Therefore, the project will not result in grading that affects or negates subsurface sewage disposal systems. No impact will occur.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

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

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

Findings of Fact:

a) The development of the site could result in the loss of topsoil from grading activities, but not in a manner that would result in significant amounts of soil erosion. Implementation of Best Management Practices (BMPs) would reduce the impact to below a level of significance. Impacts will be less than significant.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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b) The project site may be located on expansive soil. The project has been reviewed by the County Geologist who has determined that the expansion potential of the site soils to be very low; however, California Building Code (CBC) requirements pertaining to commercial development will mitigate the potential impact to less than significant. As CBC requirements are applicable to all development, they are not considered mitigation for CEQA implementation purposes. Impacts will be less than significant.

c) The project site is not served by a sewer system and an underground septic system will be installed. The project has been reviewed by the County Environmental Health Department, which has determined that the soils will adequately support the proposed septic system. In addition, California Building Code (CBC) requirements pertaining to septic systems will mitigate the potential impact to less than significant. As CBC requirements are applicable to all development, they are not considered mitigation for CEQA implementation purposes. Impacts will be less than significant.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

18. Erosion

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

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

Findings of Fact:

a) The project site is located near the Anza Creek. The project has been designed to avoid any impact to this creek from additional deposition, siltation, or erosion. The site is not located near the channel of a river and is located more than 1,000 feet from the bed of a lake. Thus, the proposed project does not change deposition, siltation or erosion that may modify the channel of a river or the bed of a lake. The project will have a less than significant impact.

b) The project may result in an increase in water erosion either on or off site. Riverside County Flood Control has provided standard conditions of approval to ensure erosion impacts are mitigated to less than significant levels upon final engineering and are not considered mitigation for CEQA implementation purposes. Therefore, the project will have a less than significant impact.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

- | | | | | |
|---|--------------------------|--------------------------|-------------------------------------|--------------------------|
| 19. Wind Erosion and Blowsand from project either on or off site. | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| a) Be impacted by or result in an increase in wind erosion and blowsand, either on or off site? | | | | |

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

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

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

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

20. Paleontological Resources

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

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

Findings of Fact:

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

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

GREENHOUSE GAS EMISSIONS Would the project

21. Greenhouse Gas Emissions

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

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

Source: Project application materials

Findings of Fact:

a-b) Possible greenhouse gas producing elements of the proposed use, a retail store, will include onsite vehicle idling, deliveries and customer vehicular traffic. Short term construction activities will involve the use of diesel run construction equipment. The GHG analysis prepared for the proposed retail component of the proposed Project evaluated emissions associated with construction and operation and were compared with significance threshold developed by the SCAQMD, which provides a conservative means of evaluating whether project emissions would cause a significant impact. The

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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analysis determined that during construction and operation the Project would not generate greenhouse gas emissions, in excess of 3,000 metric tons of CO2e either directly or indirectly, that may have a significant impact on the environment. The project will have a less than significant impact in regards to these issue areas.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

HAZARDS AND HAZARDOUS MATERIALS Would the project

22. Hazards and Hazardous Materials

a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Impair implementation of or physically interfere with an adopted emergency response plan or an emergency evacuation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

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

Findings of Fact:

a-b) The proposed Project will not create a substantial hazard to the public or the environment through the transport, use, or disposal of hazardous materials. Ultimately, the Project will result in the construction of 9,100 square foot retail store; the Project will not introduce activities that will cause substantial hazard to the public. Regular operation and cleaning of the retail store will not present a substantial health risk to the community. Impacts associated with the routine transport, use of hazardous materials, or wastes will be less than significant.

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

d) The project site is not located within one-quarter mile of an existing or proposed school. The nearest school, Hamilton High School, is approximately 1 mile northeast of the Project site. There will be no impact from the project.

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

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

23. Airports

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

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

Findings of Fact:

a) The project site is not located within an Airport Influence Area or an Airport Compatibility Zone, and therefore, will not result in an inconsistency with an Airport Master Plan. There will be no impact from the project.

b) The project site is not located within an Airport Influence Area or an Airport Compatibility Zone and does not require review by the Airport Land Use Commission. There will be no impact from the project.

c) The project site is located approximately 7 miles from the Garner Airfield and is not within any Airport Influence Area. Garner Airfield is a small privately owner airstrip located to the north of Anza near Lake Hemet and Mountain Center. The project will not result in a safety hazard for people residing or working in the project area. There will be no impact from the project.

d) The project site is located approximately 7 miles from the Garner Airfield and is not within any Airport Influence Area. The project will not result in a safety hazard for people residing or working in the project area. There will be no impact from the project.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

24. Hazardous Fire Area

a) Expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands?

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

Findings of Fact:

a) According to GIS database, the proposed Project is located in a very high fire hazard area and is within a State Responsibility Area (SRA) and therefore has the possibility to 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. Compliance with California Code of Regulations title 14 section 1270 et seq. requires that specific standards in terms of; adequate fire flow, emergency access and egress, standards be applied in SRA's. The proposed Project has been reviewed by the Riverside County Fire Department and several conditions of approval have of been applied based on the above regulations to help ensure the safety of the employees and customers. Some of these conditions address the location of fire hydrants, installation of fire sprinklers, portable fire extinguishers, painting and signage of fire lanes, blue reflective pavement markers, and rapid entry key storage box installed on the outside of the building. With standard conditions of approval impacts as they relate to this issue area will be less than significant.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

HYDROLOGY AND WATER QUALITY Would the project

25. Water Quality Impacts

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

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
h) Include new or retrofitted stormwater Treatment Control Best Management Practices (BMPs) (e.g. water quality treatment basins, constructed treatment wetlands), the operation of which could result in significant environmental effects (e.g. increased vectors or odors)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Source: Riverside County Flood Control District Flood Hazard Report/Condition, Figure 8 "Flood Hazards," Project Drainage Report, Project Specific Water Quality Management Plan

Findings of Fact:

- a) There are no streams or rivers within the project site. The Anza Creek runs adjacent with the site, however, with the current design, the project is not anticipated to substantially alter the existing drainage pattern of the site or area, including the alteration of the course of a stream or river, in a manner that would result in substantial erosion or siltation on- or off-site. This impact is considered less than significant.
- b) The project will not violate any water quality standards or waste discharge requirements and has been conditioned to comply with standard water quality conditions of approval. This impact is considered less than significant.
- c) The project will not substantially deplete groundwater supplies or interfere substantially with groundwater recharge because all runoff from all onsite impervious areas is routed to previous areas that are designed to maximize infiltration. Impacts are considered less than significant.
- d) The project will not create or contribute runoff water that would exceed the capacity of existing or planned storm water drainage systems or provide substantial additional sources of polluted runoff because all runoff from all onsite impervious areas is routed to previous areas that are designed to maximize infiltration and reduce runoff on to the storm drainage system. This impact is considered less than significant.
- e-f) A portion of the site is within a 100-year flood area as shown on "Map My County". No housing is proposed as the proposed project is a retail store and no structures will be located within the 100-year flood area. Therefore, the project shall not place housing or structures within a 100-year flood hazard area, as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map or impede or redirect flood flows. The project has been conditioned to comply with standard flood control conditions of approval. Any impact would be less than significant.
- g-h) The project will not substantially degrade water quality but will include new or retrofitted Stormwater Treatment Control Best Management Practices (BMPs). One (1) bio-retention/infiltration basin will be installed for the project with water treated onsite either by absorption into the ground or drained to an existing culvert under the street (Cahuilla Road/State Route 371). The operation of this BMP will not result in significant environmental effects (e.g. increased vectors and odors). Any impact would be less than significant.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

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

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

NA - Not Applicable U - Generally Unsuitable R - Restricted

a) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner that would result in flooding on- or off-site?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Changes in absorption rates or the rate and amount of surface runoff?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam (Dam Inundation Area)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Changes in the amount of surface water in any water body?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

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

Findings of Fact:

a) The proposed project is not anticipated to substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner that would result in flooding on- or off-site. Therefore, the project will have a less than significant impact.

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

c) The project is not located in a Dam inundation area. The project (a retail store) will not expose people or structures to a significant risk of loss, injury, or death involving flooding, including flooding as a result of the failure of a levee or dam. There will be no impact from the project.

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

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

LAND USE/PLANNING Would the project

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

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Source: Riverside County General Plan, RCLIS, Project Application Materials

Findings of Fact:

a) The site is currently zoned Scenic Highway Commercial (C-P-S) with a General Plan designation of Commercial Retail (CR). These designations allow for the proposed use. Therefore, there will not be a substantial alteration of the present or planned land use of the area. There will be no impact from the project.

b) The project site is not within the sphere of influence of any city or county. There will be no impact from the project.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

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

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

Findings of Fact:

a) The proposed project will be consistent with the site's zoning of Scenic Highway Commercial (C-P-S). A general retail store is allowed in the Scenic Highway Commercial zone. No impact will occur.

b) The surrounding zoning is Scenic Highway Commercial (C-P-S) to the west and south, Manufacturing – Service Commercial (M-SC) to the east and Residential Agricultural, 5-acre minimum (R-A-5) to the north. The proposed project is compatible with surrounding zoning and shows no conflicts along the street. No impact will occur.

c) The project site is designated Commercial Retail (CR) as are properties located to the west and south. Community Development: Light Industrial (CD: LI) is located to the east and Rural Community: Estate Density Residential (RC: EDR) is located to the north. Encouraged uses in these land use designations allow for local and regional serving retail uses. Therefore, the proposed Project will be compatible with surrounding land uses and no impacts will occur.

d) The proposed project will be consistent with current land use designations and the policies of the Riverside County General Plan. No impact will occur.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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e) The proposed project will not disrupt or divide the physical arrangement of an established community (including a low-income or minority community). No impact will occur.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

MINERAL RESOURCES Would the project

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

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

Findings of Fact:

a) According to Riverside County General Plan Figure OS-6, the site falls into an area that has not been studied for mineral resources.

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

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

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

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

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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NOISE Would the project result in

Definitions for Noise Acceptability Ratings

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

NA - Not Applicable

A - Generally Acceptable

B - Conditionally Acceptable

C - Generally Unacceptable

D - Land Use Discouraged

30. Airport Noise

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

NA A B C D

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

NA A B C D

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

Findings of Fact:

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

b) The project site is located approximately 7 miles from the Garner Airfield and is not within any Airport Influence Area. Garner Airfield is a small privately owner airstrip located to the north of Anza near Lake Hemet and Mountain Center. The project will not expose people residing or working in the project area to excessive noise levels. No impact will occur.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

31. Railroad Noise

NA A B C D

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

Findings of Fact:

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

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

32. Highway Noise

NA A B C D

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

Findings of Fact:

The project site is located along State Route 371. The proposed retail use is consistent with allowable land uses stated in the General Plan and permitted uses in the Zoning Ordinance. Residential land uses are considered sensitive uses; however due to the existing noise from the highway, noise generated from the proposed retail use will be negligible to noise levels currently existing in the vicinity. Therefore, the impact from highway noise is considered less than significant.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

33. Other Noise							
NA <input checked="" type="checkbox"/>	A <input type="checkbox"/>	B <input type="checkbox"/>	C <input type="checkbox"/>	D <input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: Project Application Materials, RCLIS

Findings of Fact:

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

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

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

Source: Project Application Materials

Findings of Fact:

a) Deliveries will be made by semi-truck once a week and by smaller independent suppliers once or twice a week. The mechanical equipment located on the roof will be screened as required in the Riverside County Zoning Code and recommended in the project's Noise Study. Therefore, the project will not cause a substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project. Impact will be less than significant.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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b) All noise generated during project construction and the operation of the site must comply with the County's noise standards, which restricts construction (short-term) and operational (long-term) noise levels. These may include but are not limited to hours of construction, hours of operation, hours of delivery, use of noise reducing equipment (e.g.: mufflers and engine shrouds), setbacks, and berms. The operation of the retail building will occur within the retail building, with limited noise (truck engine noise) beyond that of a few weekly deliveries of goods. Therefore, the project will have a less than significant impact.

c-d) The project would not expose persons to or generation of noise levels in excess of standards established in the local General Plan or noise ordinance, or applicable standards of other agencies or expose persons to or generation of excessive ground-borne vibration or ground-borne noise levels. There will be no impact from the project.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

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

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

Findings of Fact:

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

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

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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c) The project is not demolishing any housing and, therefore, will not displace substantial numbers of people, necessitating the construction of replacement housing elsewhere. There will be no impact from the project.

d) The Project site is not located within a County Redevelopment Area. There will be no impact from the project.

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

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

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

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

36. Fire Services

Source: Riverside County General Plan Safety Element

Findings of Fact:

The Riverside County Fire Department provides fire protection services to the project area. The proposed project is closest to the Anza Fire Station No. 29 located approximately 275 feet to the west of the project site at 56560 Hwy 371. Thus, the project site is adequately served by fire protection services under existing conditions. The implementation of the proposed project would not result in the need for new or physically altered fire protection facilities and would not exceed applicable service ratios or response times for fire protection services. Therefore, there would be a less than significant impact.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

37. Sheriff Services

Source: Riverside County General Plan

Findings of Fact:

The Riverside County Sheriff's Department provides community policing to the project area via the Riverside County Sheriff's Department – Hemet Station, located approximately 18 miles north of the project site at 43950 Acacia Avenue. The implementation of the proposed project would not result in the need for new or physically altered sheriff station facilities. Additionally, payment of Development

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Impact Fees (DIF) implemented through Ordinance No. 659 are used towards the construction and acquisition of public facilities that have been identified in the DIF Capital Improvement Plan. All new development projects are required to pay these fees. Therefore, impacts associated with this issue area will be a less than significant impact.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

38. Schools

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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Source: RCLIS

Findings of Fact:

The proposed project is located within the Hemet Unified School District. The closest school is Hamilton High School located at 57430 Mitchell Road, Anza, CA 92539 approximately 1.0 miles northeast of the project site. No new housing, which could potentially increase the demand for school services, is being proposed. Therefore, there would be no impact.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

39. Libraries

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

Findings of Fact:

The closest library to the Project site is the Anza Public Library located at 57430 Mitchell Road, approximately 1.8 miles to the northeast of the Project site. Ultimate development of the 1.31 acre site will result in the construction of a Dollar General Store. It is anticipated that employment of the Dollar General will be obtained from residents already living in the area and would not result in an increase in demand of the public library. The 8.39 acre remainder parcel is proposed to remain vacant. Therefore, there would be no impact.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

40. Health Services

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

Findings of Fact:

The closest health services facility to the proposed project is the Anza Community Health Center approximately 1.9 miles to the east. No housing, which would increase the demand for health services, is being proposed. There would be no impact.

Mitigation: No mitigation is required.

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

RECREATION

41. Parks and Recreation

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

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?

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)?

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

Findings of Fact:

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

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

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

42. Recreational Trails

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

Findings of Fact:

There are no existing trails on or surrounding the project site and there are no requirements to add any recreational trails as part of the proposed project. Therefore, no impact will occur.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

TRANSPORTATION/TRAFFIC Would the project

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

Source: Riverside County General Plan, Project Application Materials

Findings of Fact:

a-b) The congestion management program (CMP) applicable to the Project area is the Riverside County Transportation Commission's (RCTC) 2011 Riverside County Congestion Management Program. The nearest identified CMP facility to the Project site is State Highway 371 (Cahuilla Road). Exhibit 4-1 A. of the CMP indicates that the stretch of State Highway 371 to Contreras Road is operating at a Level C. According to traffic counts available from the Caltrans Traffic Census Program, State Highway 371 is shown as having an Average Annual Daily Traffic of 6,950 trips in 2016. Using the County's Link/Volume Capacity table (Figure C-3, 2003 General Plan Circulation Element), this segment of State Highway 371 would be operating at LOS C or better if the Collector road classification were used. This would be a conservative estimate as the design speed of a Collector is 35 miles per hour, however the posted speed on the state highway is 45 miles per hour which would provide an increase in traffic volume capacity. The Circulation Element of the General Plan states target levels of service for development proposals located in the REMAP should not result in transportation impacts that would reduce the level of service below a LOS C. The project will also not impact any mass transit or non-

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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motorized travel. The development of the Project site will not result in a substantial increase in traffic to the existing traffic load and capacity of the street system and will not conflict with any applicable plan, ordinance, program or policy in regards to circulation within the Project vicinity. Therefore, impacts will be less than significant.

c-d) The nearest airport to the Project site is the Lake Riverside Estates Airport located approximately 8.3 miles southwest of the Project site. The Project has no potential to result in impacts due to changes in air traffic patterns, nor would the Project alter any airborne traffic. No impact would occur.

The Project site is not adjacent or near a natural water body or near active railroad tracks. Accordingly, no impact to waterborne traffic or rail traffic would occur with implementation of the Project. Therefore, no impacts would occur.

e) The Project proposes the development of a 9,100 square foot Dollar General store on the 1.31 acre parcel created by the proposed Parcel Map. The 8.39 acre 'Remainder Parcel' will remain vacant. Any potential roadway improvement as a result of the proposed Project would not result in a hazard due to a design feature. Additionally, the Project area is located within an area that has existing commercial and residential uses. The surrounding General Plan and Zoning classification within the Project vicinity is for commercial development. As such, the Project's proposed commercial use will have no potential to result in uses that are incompatible within the surrounding area and that could result in significant impacts to circulation and traffic. Therefore, impacts would be less than significant.

f) The Project proposes the development of a 9,100 square foot Dollar General store located on the 1.31 acre parcel created by the proposed parcel map. No new or altered maintenance of roads is being proposed. Therefore, any impact would be less than significant.

g) The proposed project will have less than significant impact on traffic circulation during construction. Any needed lane closures will be approved by the Riverside County Transportation Department in advance to ensure as little impact as possible through a construction traffic management plan. In addition, Condition of Approval 080. Transportation 5, requires that prior to the issuance of a building permit work within the State Highway right of way will require clearance or an encroachment permit from District 8, State Department of Transportation District, San Bernardino County. Therefore, impact would be less than significant.

h) The Project site fronts upon Cahuilla Road (State Highway 371), which provides adequate ingress and egress to the Project site. In addition compliance with Riverside County Fire Departments development standards in terms of length and width of driveway will ensure that emergency access vehicles will not encroach into the right-of-way impacting circulation on Cahuilla Road. Therefore no impact will occur in regards to emergency access

i) The proposed Project will not be a 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 because there are no General Plan trails or bikeways located along the Project site. Therefore, no impact will occur.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

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

Source: Riverside County General Plan

Findings of Fact: There are no existing bike trails on or surrounding the project site and there are no requirements to add any bike trails as part of the proposed project. Therefore, no impact will occur.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

45. 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

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 © 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.

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

Source: Native American Consultation

Findings of fact: In compliance with Assembly Bill 52 (AB52), notices regarding this project were mailed to six requesting tribes on December 07, 2016. None of the tribes requested to consult on this project.

CEQA defines the term "tribal cultural resource" and delineates restrictions on the meaning of the term "cultural landscape." Pursuant to Public Resources Code section 21074(a), "tribal cultural resources" consist of either of the following:

"(1) Sites, features, places, cultural landscapes, sacred places, and objects with cultural value to a California Native American tribe that are either of the following: (A) Included or determined to be eligible for inclusion in the California Register of Historical Resources. (B) Included in a local register of historical resources as defined in subdivision (k) of [Public Resources Code] Section 5020.1";

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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"(2) 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."

No Tribal Cultural Resources were identified within this project therefore there will be no impacts in this regard.

Mitigation: none

Monitoring: none

UTILITY AND SERVICE SYSTEMS Would the project

46. Water

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

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

Source: Department of Environmental Health Review, Project Application Materials

Findings of Fact:

a) The project will be utilizing the private well on the property to the east (Anza Town Hall) for water. The Riverside County Department of Environmental Health has reviewed this project. The project does not require or will not result in the construction of new water treatment facilities or expansion of existing facilities (other than to the well itself), the construction of which would cause significant environmental effects. No impact will occur.

b) Based on a completed Well Capacity Study, there is sufficient water supply available to serve the project from the existing well to the east. This project has been conditioned to comply with the requirements of the Riverside County Department of Environmental Health. Water service shall be installed in accordance with the requirements of the Riverside County Department of Environmental Health.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

47. Sewer

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

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

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Source: Department of Environmental Health Review

Findings of Fact:

a-b) Because sewer connection is not available within the Project vicinity, the developer will be installing an onsite wastewater treatment system (OWLS) which will be subject to review and approval by the Department of Environmental Health's Land Use Program to ensure compliance with the Local Agency Management Program (LAMP) requirements. The proposed septic system is a part of the Project and all aspects of the septic systems installation has been covered in this initial study. The project will not require or will not result in the construction of new wastewater treatment facilities, or expansion of existing facilities. Therefore, no impact will occur.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

48. Solid Waste

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

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

Findings of Fact:

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

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

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

49. Utilities

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

a) Electricity?

b) Natural gas?

c) Communications systems?

d) Storm water drainage?

e) Street lighting?

f) Maintenance of public facilities, including roads?

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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g) Other governmental services?

Source: Riverside County General Plan

Findings of Fact:

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

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

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

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

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

50. Energy Conservation
 a) Would the project conflict with any adopted energy conservation plans?

Source: Project Materials

Findings of Fact:

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

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

MANDATORY FINDINGS OF SIGNIFICANCE

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

Source: Staff review, Project Application Materials

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

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

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

Source: Staff review, Project Application Materials

Findings of Fact:

The project does not have impacts which are individually limited, but cumulatively considerable. The proposed project of a retail store is considerable when viewed in connection with other projects (past, current, or future) as most properties in this surrounding area along State Route 371 are or will be commercial or industrial in nature. There will be no impact.

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

Source: Staff review, project application

Findings of Fact:

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

VI. EARLIER ANALYSES

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

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

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

Location: County of Riverside Planning Department
4080 Lemon Street, 9th Floor
Riverside, CA 92505

VII. AUTHORITIES CITED

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

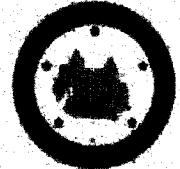
PP26320

**ADVISORY NOTIFICATION DOCUMENT
AND CONDITIONS OF APPROVAL**



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

Juan C. Perez
Agency Director



09/25/18, 1:48 pm

PP26320

ADVISORY NOTIFICATION DOCUMENT

The following notifications are included as part of the recommendation of approval for PP26320. 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 - Project Description & Operational Limits

PLOT PLAN NO. 26320 proposes to construct a 9,100 square foot Dollar General retail store. Forty six (46) parking spaces are provided which include 2 ADA spaces. An eight foot (8') high by ten foot wide (10') free standing monument sign with a brick base is proposed to be located within the planter area located to the east of the driveway and a 49.80 square foot wall sign comprised of 24" individual illuminated channel letters proposed to be located along the front elevation of the building.

Advisory Notification. 2 AND - Design Guidelines

Compliance with applicable Design Guidelines:

1. 3rd & 5th District Design Guidelines
2. County Wide Design Guidelines and Standards
3. Anza Vision and Goals Statement

Advisory Notification. 3 AND - Exhibits

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

Exhibit A (Site Plan), dated July 5, 2018.

Exhibit B (Elevations), dated July 18, 2018.

Exhibit G (Conceptual Grading Plan), dated July 5, 2018.

Exhibit L (Conceptual Landscaping and Irrigation Plans), dated July 5, 2018.

Exhibit B (Colors and Materials) dated July 18, 2018.

Exhibit S (Sign Plan), dated July 5, 2018.

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)

ADVISORY NOTIFICATION DOCUMENT

Advisory Notification

- Advisory Notification. 4 **AND - Federal, State & Local Regulation Compliance (cont.)**
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)
 - State Subdivision Map Act
 - Native American Cultural Resources, and Human Remains (Inadvertent Find)
 - School District Impact Compliance
 - 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)
 - Ord. No. 413 (Regulating Vehicle Parking)
 - Ord. No. 457 (Building Requirements)
 - Ord. No. 458 (Regulating Flood Hazard Areas & Implementing National Flood Insurance Program)
 - Ord. No. 484 (Control of Blowing Sand)
 - Ord. No. 655 (Regulating Light Pollution)
 - Ord. No. 671 (Consolidated Fees)
 - Ord. No. 787 (Fire Code)
 - Ord. No. 847 (Regulating Noise)
 - Ord. No. 857 (Business Licensing)
 - Ord. No. 859 (Water Efficient Landscape Requirements)
 - Ord. No. 915 (Regulating Outdoor Lighting)
 4. Mitigation Fee Ordinances
 - Ord. No. 659 Development Impact Fees (DIF)
 - Ord. No. 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 - Hold Harmless**

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 Plot Plan No. 26320 and Tentative Parcel Map No. 37201 or its associated environmental documentation; and,

ADVISORY NOTIFICATION DOCUMENT

Advisory Notification

Advisory Notification. 5 AND - Hold Harmless (cont.)

(b) any claim, action or proceeding against the COUNTY to attack, set aside, void or annul any other decision made by the COUNTY concerning the Plot Plan No. 26320 and Tentative Parcel Map No. 37201, 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.

BS-Plan Check

BS-Plan Check. 1

0010-BS-Plan Check-B&S SUBMITTAL REQUIREMENTS

PERMIT ISSUANCE:

Per section 105.1 (2016 California Building Code, CBC): Where any owner or authorized agent intends to construct, enlarge, alter, repair, move, demolish or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert, or replace any electrical, gas, mechanical, or plumbing system, the

ADVISORY NOTIFICATION DOCUMENT

BS-Plan Check

BS-Plan Check. 1 0010-BS-Plan Check-B&S SUBMITTAL REQUIREMENTS
(cont.)

regulation of which is governed by this code, or to cause any such work to be done, shall first make application to the building official and obtain the required permit. The applicant shall obtain the required building permit(s) from the building department prior to any construction or placement of any building, structure or equipment on the property.

The applicant shall obtain an approved final building inspection and certificate of occupancy from the building department prior to any use or occupancy of the building, or structure.

At no time shall the approval of the planning case exhibit allow for the construction or use of any building, structure, or equipment.

In commercial and residential applications, each separate structure will require a separate building permit.

William Peppas
Senior Building Inspector
Riverside County Building & Safety
(951) 955-1440

E Health

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

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

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

E Health. 2 0010-E Health-USE - NOISE STUDY

Noise Consultant: Salem Engineering Group, Inc.
11650 Mission Park Drive, Suite 108
Rancho Cucamonga, CA 91730

Noise Study: "Noise Study, Proposed Dollar General April 2017.

ADVISORY NOTIFICATION DOCUMENT

Flood

Flood. 1 FLOOD HAZARD REPORT (cont.)

This site is located within the bounds of the Anza Area Drainage Plan (ADP) for which drainage fees and mitigation fees have been established by the Board of Supervisors. Applicable ADP/mitigation fees will be due (in accordance with the Rules and Regulations for Administration of Area Drainage Plans) prior to issuance of permits for this project. Although the current fee for this ADP is \$2,198 per acre, the fee due will be based on the fee in effect at the time of payment. The fee is payable to the Flood Control District by cashier's check or money order only. The District will not accept personal or company checks. The drainage fee is required to be paid prior to the issuance of the grading permits or issuance of the building permits if grading permits are not issued.

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 - EXTERIOR NOISE LEVELS

Exterior noise levels produced by any use allowed under this permit, including, but not limited to, any outdoor public address system, shall not exceed 45 db(A), 10-minute LEQ, between the hours of 10:00 p.m. to 7:00 a.m., and 65 db(A), 10-minute LEQ, at all other times as measured at any residential, hospital, school, library, nursing home or other similar noise sensitive land use. In the event noise exceeds this standard, the permittee or the permittee's successor-in-interest shall take the necessary steps to remedy the situation, which may include discontinued operation of the facilities. The permit holder shall comply with the applicable standards of Ordinance No. 847.

Planning. 4 0010-Planning-USE - LIGHTING HOODED/DIRECTED

Any outside lighting shall be hooded and directed so as not to shine directly upon adjoining property or public rights-of-way.

Planning. 5 0010-Planning-USE - LOW PALEO

According to the County's General Plan, this site has been mapped as having a "Low Potential" for palaeontological resources. This category encompasses lands for which

ADVISORY NOTIFICATION DOCUMENT

Planning

Planning. 5

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

previous field surveys and documentation demonstrates a low potential for containing significant palaeontological resources subject to adverse impacts. As such, this project is not anticipated to require any direct mitigation for palaeontological resources. However, should fossil remains be encountered during site development:

1.All site earthmoving shall be ceased in the area of where the fossil remains are encountered. Earthmoving activities may be diverted to other areas of the site.

2.The owner of the property shall be immediately notified of the fossil discovery who will in turn immediately notify the County Geologist of the discovery.

3.The applicant shall retain a qualified paleontologist approved by the County of Riverside.

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

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

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

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

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

ADVISORY NOTIFICATION DOCUMENT

Waste Resources

Waste Resources. 2 0010-Waste Resources-USE - HAZARDOUS MATERIALS (cont.)

disposal facility. Hazardous waste materials include, but are not limited to, paint, batteries, oil, asbestos, and solvents. For further information regarding the determination, transport, and disposal of hazardous waste, please contact the Riverside County Department of Environmental Health, Environmental Protection and Oversight Division.

Waste Resources. 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.

Waste Resources. 4 0010-Waste Resources-USE*- AB 341

AB 341 focuses on increased commercial waste recycling as a method to reduce greenhouse gas (GHG) emissions. The regulation requires businesses and organizations that generate four or more cubic yards of waste per week and multifamily units of 5 or more, to recycle. A business shall take at least one of the following actions in order to reuse, recycle, compost, or otherwise divert commercial solid waste from disposal:

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

-Subscribe to a recycling service with waste hauler.

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

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

For more information, please visit:

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

Plan: PP26320

Parcel: 573260006

60. Prior To Grading Permit Issuance

BS-Grade

060 - BS-Grade. 1 0060-BS GRADE-USE - IF WQMP IS REQUIRED Not Satisfied

If a Water Quality Management Plan (WQMP) is required, the owner / applicant shall submit to the Building & Safety Department, the Final Water Quality Management Plan (WQMP) site plan for comparison to the grading plan.

060 - BS-Grade. 2 0060-BS GRADE-USE - IMPROVEMENT SECURITIES Not Satisfied

Prior to issuance of a Grading Permit, the applicant may be required to post a Grading and/or Erosion Control Security. Please contact the Riverside County Transportation Department at (951) 955-6888 for additional information and requirements.

060 - BS-Grade. 3 0060-BS GRADE-USE -EASEMENTS/PERMISSION Not Satisfied

Prior to the issuance of a grading permit, it shall be the sole responsibility of the owner/applicant to obtain any and all proposed or required easements and/or permissions necessary to perform the grading herein proposed. A notarized letter of permission and/or recorded easement from the affected property owners or easement holders shall be provided in instances where off site grading is proposed as part of the grading plan. In instances where the grading plan proposes drainage facilities on adjacent offsite property, the owner/ applicant shall provide a copy of the recorded drainage easement or copy of Final Map.

Flood

060 - Flood. 1 ADP MITIGATION CHARGE Not Satisfied

PP26320 is located within the limits of the ANZA Area Drainage Plan (ADP), which the County Board of Supervisors has adopted and established a drainage fee within the plan area.

This project may require earlier construction of downstream ADP facilities. Therefore, the District recommends that this project be required to pay a flood mitigation fee. The mitigation fee shall be based upon the fee structures set for land divisions having comparable anticipated impermeable surface areas.

The mitigation charge for this project shall be equal to the prevailing Area Drainage Plan fee rate multiplied by the area of the new development. The charge is payable to the Flood Control District by cashier's check or money order only, and shall be paid after final approval of the staff report/conditions of approval by the Board of Supervisors and prior to issuance of permits.

060 - Flood. 2 INCREASED RUNOFF MITIGATION Not Satisfied

This project must mitigate for the adverse impacts of increased runoff this development would generate. Calculations in the form of a hydraulic /hydrologic analysis to support the final design of the mitigation feature shall be submitted to the Transportation Department for review and approval prior to the issuance of any permits for the project.

060 - Flood. 3 SUBMIT FINAL WQMP Not Satisfied

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

060 - Flood. 4 SUBMIT PLANS Not Satisfied

A copy of the project specific WQMP, improvement plans, grading plans, BMP improvement plans and any other necessary documentation along with supporting hydrologic and hydraulic calculations shall be submitted to the Transportation Department for review.

Planning

060 - Planning. 1 0060-Planning-USE - PLNTLOGST RETAINED (1) Not Satisfied

Prior to issuance of grading permits, a qualified paleontologist shall be retained by the developer for consultation and comment on the proposed grading with respect to potential paleontological impacts. Should the paleontologist find the potential is high for impact to significant resources, a pre-grade meeting between the paleontologist and the excavation and grading contractor shall be arranged. When necessary, the paleontologist or representative shall

Plan: PP26320

Parcel: 573260006

60. Prior To Grading Permit Issuance

Planning

060 - Planning. 1 0060-Planning-USE - PLNTLOGST RETAINED (1) (cont.) Not Satisfied
have the authority to temporarily divert, redirect, or halt grading activity to allow recovery of fossils. The developer shall submit the name, telephone number and address of the retained paleontologist to the Planning Department. The paleontologist shall submit in writing to the Planning Department the results of the initial consultation and the details of the fossil recovery plan if recovery was deemed necessary. The written results shall be submitted prior to issuance of grading permit.

060 - Planning. 2 0060-Planning-USE*- FEE STATUS Not Satisfied
Prior to the issuance of grading permits for Plot Plan No. 26320, the Planning Department shall determine the status of the deposit based fees. If the fees are in a negative status, the permit holder shall pay the outstanding balance.

Planning-EPD

060 - Planning-EPD. 1 0060-EPD- Planning Nesting Bird Survey - MBTA Not Satisfied
Birds and their nests are protected by the Migratory Bird Treaty Act (MBTA) and California Department of Fish and Wildlife (CDFW) Codes. Since the project supports suitable nesting bird habitat, removal of vegetation or any other potential nesting bird habitat disturbances shall be conducted outside of the avian nesting season. Nesting bird season is February 15st through August 31st. If habitat or structures that support nesting birds must be cleared during the nesting season, a preconstruction nesting bird survey shall be conducted.

The preconstruction nesting bird survey must be conducted by a biologist who holds a current MOU with the County of Riverside. If nesting activity is observed, appropriate avoidance measures shall be adopted to avoid any potential impacts to nesting birds. The nesting bird survey must be completed no more than 3 days prior to any ground disturbance. If ground disturbance does not begin within 3 days of the survey date a second survey must be conducted. Prior to the issuance of a grading permit the project proponent must provide written proof to the Riverside County Planning Department, Environmental Programs Division (EPD) that a biologist who holds an MOU with the County of Riverside has been retained to carry out the required survey. Documentation submitted to prove compliance prior to grading permit issuance must at a minimum include the name and contact information for the Consulting Biologist and a signed statement from the Consulting Biologist confirming that they have been contracted by the applicant to conduct a Preconstruction Nesting Bird Survey. In some cases EPD may also require a Monitoring and Avoidance Plan prior to the issuance of a grading permit.

Prior to finalization of a grading permit or prior to issuance of any building permits the projects consulting biologist shall prepare and submit a report to Environmental Programs Division (EPD) documenting the results of the pre-construction nesting bird survey.

060 - Planning-EPD. 2 0060-EPD-Grading Plan Review Not Satisfied
Prior to issuance of the grading permit a grading plan shall be submitted to the County of Riverside Environmental Programs Department (EPD) for review and approval to ensure compliance with the Western Riverside Multiple Species Habitat Conservation Plan (WRMSHCP). Los Angeles Pocket Mouse habitat is adjacent to the north of the project site, this area must be clearly labeled on the grading plans as "LAPM HABITAT TO BE AVOIDED".

060 - Planning-EPD. 3 0060-EPD-Rip/Riv mapping Not Satisfied
Prior to grading permit issuance, all project maps and exhibits shall clearly depict and label the MSHCP Riparian/Riverine habitat being avoided to EPD's satisfaction. The Riparian/Riverine feature shall be labeled as "MSHCP Riparian/Riverine to be Avoided". The Riparian/Riverine habitat being depicted on project maps and exhibits shall correspond with Anza Creek on the west side of the project area mapped Riparian/Riverine habitat depicted on Figure #04 found within the document titled "MSHCP Consistency analysis/Habitat Assessment Report, Including Los Angeles Pocket Mouse Habitat Assessment for Proposed Retail Store on Commercial Property" dated March 2018 completed by, Archon Consulting Co.

060 - Planning-EPD. 4 0060-EPD-Temp Fence Install Not Satisfied

Plan: PP26320

Parcel: 573260006

60. Prior To Grading Permit Issuance

Planning-EPD

060 - Planning-EPD. 4 0060-EPD-Temp Fence Install (cont.) Not Satisfied

Areas of the project adjacent to areas labeled as "LAPM HABITAT TO BE AVOIDED", will be temporarily fenced to avoid impacts during grading and construction. Signs must clearly indicate that no impacts will occur within the fenced areas. Fence installation must be monitored by a qualified biologist who holds a MOU with the County of Riverside. Prior to fence installation, the monitoring biologist must carry out a nesting bird survey in order to avoid take of nesting birds. A report will be submitted by the monitoring biologist documenting that the fencing has been completed. EPD may also inspect the site prior to grading permit issuance.

060 - Planning-EPD. 5 0060-EPD-UWIG Not Satisfied

The portions of the project adjacent to a streambed area shall incorporate the appropriate Urban/Wildland Interface Guidelines (MSHCP Section 6.1.4) in order to reduce Edge Effects that can adversely affect biological resources such as:

INVASIVES

When approving landscape plans for Development that is proposed adjacent to the streambed Area, Permittees shall consider the invasive, non-native plant species listed in Table 6-2 and shall require revisions to landscape plans (subject to the limitations of their jurisdiction) to avoid the use of invasive species for the portions of Development that are adjacent to the streambed Area. Considerations in reviewing the applicability of this list shall include proximity of planting areas to the streambed area, species considered in the planting plans, resources being protected within the streambed area and their relative sensitivity to invasion, and barriers to plant and seed dispersal, such as walls, topography and other features.

BARRIERS

Proposed land uses adjacent to the streambed area shall incorporate barriers, where appropriate in individual project designs to minimize unauthorized public access, domestic animal predation, illegal trespass or dumping in the streambed area. Such barriers may include native landscaping, rocks/boulders, fencing, walls, signage and/or other appropriate mechanisms.

DRAINAGE/TOXICS

Proposed Developments in proximity to the streambed area shall incorporate measures, including measures required through the National Pollutant Discharge Elimination System (NPDES) requirements, to ensure that the quantity and quality of runoff discharged to the streambed area is not altered in an adverse way when compared with existing conditions. In particular, measures shall be put in place to avoid discharge of untreated surface runoff from developed and paved areas into the streambed area. Storm water systems shall be designed to prevent the release of toxins, chemicals, petroleum products, exotic plant materials or other elements that might degrade or harm biological resources or ecosystem processes within the streambed area. This can be accomplished using a variety of methods including natural detention basins, grass swales or mechanical trapping devices. Regular maintenance shall occur to ensure effective operations of runoff control systems.

LIGHTING

Night lighting shall be directed away from the streambed area to protect species within the streambed area from direct night lighting. Shielding shall be incorporated in project designs to ensure ambient lighting in the streambed area is not increased.

GRADING/LAND DEVELOPMENT

Manufactured slopes associated with proposed site development shall not extend into the streambed area.

NOISE

Proposed noise generating land uses within the streambed area(s), Public/Quasi-Public (PQP) Lands, and/or Riparian/Riverine/Vernal Pool areas, shall incorporate setbacks, berms or walls to minimize the effects of noise on wildlife and biological resources in the streambed area.

060 - Planning-EPD. 6 0060-EPE-Grading Plan Review Not Satisfied

Plan: PP26320

Parcel: 573260006

60. Prior To Grading Permit Issuance

Planning-EPD

060 - Planning-EPD. 6 0060-EPE-Grading Plan Review (cont.) Not Satisfied

Prior to issuance of the grading permit a grading plan shall be submitted to the County of Riverside Environmental Programs Department (EPD) for review and approval to ensure compliance with the Western Riverside Multiple Species Habitat Conservation Plan (WRMSHCP). Los Angeles Pocket Mouse habitat is adjacent to the north of the project site, this area must be clearly labeled on the grading plans as "LAPM HABITAT TO BE AVOIDED".

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 Margarita 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 latest version of the WQMP manual as determined by the California Regional Water Quality Board and the Transportation Department. All water quality features shall be included on the grading plan. Guidance can be found on-line at: www.rcflood.org/npdes.

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 SUBMIT GRADING PLANS 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. 5 WQMP ACCESS AND MAINT EASEMENT Not Satisfied

Prior to issuance of a grading permit, the Project-Proponent shall ensure that the BMP facilities are placed in dedicated easements and that sufficient legal access to the BMP facilities 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 BUILDING PERMIT WITHOUT GRADING 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

Plan: PP26320

Parcel: 573260006

80. Prior To Building Permit Issuance

BS-Grade

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

complying with the following:

1. Submitting a "Wet Signed" copy of the Grading Report containing substantiating data from the Soils Engineer (registered geologist or certified geologist, civil engineer or geotechnical engineer as appropriate) for his/her certification of the project.
2. Submitting a "Wet Signed" copy of the Rough Grade certification from a Registered Civil Engineer certifying that the grading was completed in conformance with the approved grading plan.
3. Requesting a Rough Grade Inspection and obtaining rough grade approval from a Riverside County inspector.
4. Rough Grade Only Permits: In addition to obtaining all required inspections and approval of all final reports, all sites permitted for rough grade only shall provide 100 percent vegetative coverage to stabilize the site prior to receiving a rough grade permit final.

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

E Health

080 - E Health. 1 FOOD FACILITY PLANS Not Satisfied

Food Facility plans shall be reviewed by District Environmental Services (DES) to ensure compliance with California Health and Safety Code/California Retail Food Code. An annual operating permit for the food facility will be required. Please contact the Hemet DES office for additional details at (951)766-2824.

080 - E Health. 2 OWTS/SEPTIC FOR SEWAGE DISPOSAL Not Satisfied

Onsite wastewater treatment system (OWTS)/septic plans shall be reviewed by the Land Use Program to ensure compliance with the Department's Local Agency Management Program (LAMP) requirements. Please contact the Downtown Riverside Land Use office for additional details at (951)955-8980.

080 - E Health. 3 WATER SYSTEM CONNECTION Not Satisfied

The Department of Environmental Health (DEH) Local Primacy Agency (LPA) must review the following in order to approve a connection to Anza Community Hall's public water system:

- Submit plans showing the proposed modifications to the water system. All modifications and design must comply with California Waterworks Standards. Plans submitted must be signed by a civil engineer.
- **Note: Fire suppression requirements have not been taken into account at this time.
- A review of Anza Community Hall's public water system permit will be conducted to ensure it is in compliance and any corrections must be made prior to approving connection.

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

Flood

Plan: PP26320

Parcel: 573260006

80. Prior To Building Permit Issuance

Flood

080 - Flood. 1 ADP MITIGATION CHARGE Not Satisfied

PP26320 is located within the limits of the ANZA Area Drainage Plan (ADP), which the County Board of Supervisors has adopted and established a drainage fee within the plan area.

This project may require earlier construction of downstream ADP facilities. Therefore, the District recommends that this project be required to pay a flood mitigation fee. The mitigation fee shall be based upon the fee structures set for land divisions having comparable anticipated impermeable surface areas.

The mitigation charge for this project shall be equal to the prevailing Area Drainage Plan fee rate multiplied by the area of the new development. The charge is payable to the Flood Control District by cashier's check or money order only, and shall be paid after final approval of the staff report/conditions of approval by the Board of Supervisors and prior to issuance of permits.

080 - Flood. 2 INCREASED RUNOFF MITIGATION Not Satisfied

This project must mitigate for the adverse impacts of increased runoff this development would generate. Calculations in the form of a hydraulic /hydrologic analysis to support the final design of the mitigation feature shall be submitted to the Transportation Department for review and approval prior to the issuance of any permits for the project.

080 - Flood. 3 SUBMIT FINAL WQMP Not Satisfied

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

080 - Flood. 4 SUBMIT PLANS Not Satisfied

A copy of the project specific WQMP, improvement plans, grading plans, BMP improvement plans and any other necessary documentation along with supporting hydrologic and hydraulic calculations shall be submitted to the Transportation Department for review.

Planning

080 - Planning. 1 0080-Planning-USE - LIGHTING PLANS Not Satisfied

All parking lot lights and other outdoor lighting shall be shown on electrical plans submitted to the Department of Building and Safety for plan check approval and shall comply with the requirements of Riverside County Ordinance No. 655 and the Riverside County Comprehensive General Plan.

080 - Planning. 2 0080-Planning-USE - PLANS SHOWING BIKE RACKS Not Satisfied

Bike rack spaces shall be shown on the project's parking and landscaping plan submitted to the Planning Department for approval.

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

Roof mounted equipment shall be shielded from ground view. Screening material shall be comprised of the materials as shown on Exhibit B.

080 - Planning. 4 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. 5 0080-Planning-USE*- FEE STATUS Not Satisfied

Prior to issuance of building permits for Plot Plan No. 26320 the Planning Department shall determine the status of the deposit based fees for project. If the case fees are in a negative state, the permit holder shall pay the outstanding balance.

080 - Planning. 6 0080-Planning-USE*- SCHOOL MITIGATION Not Satisfied

Plan: PP26320

Parcel: 573260006

80. Prior To Building Permit Issuance

Planning

080 - Planning. 6 0080-Planning-USE* - SCHOOL MITIGATION (cont.) Not Satisfied
Fees to the Hemet Unified School District shall be paid in accordance with California State law.

Transportation

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

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

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

When applicable, plans shall include the following components:

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

NOTE:

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

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

Plan: PP26320

Parcel: 573260006

80. Prior To Building Permit Issuance

Transportation

080 - Transportation. 2 0080-Transportation-USE - LC LNDSCPNG PROJ SPECIFC Not Satisfied

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

a. Prepare LMD PLAN SET for CALTRANS ROW and ANNEX INTO LMD.

080 - Transportation. 3 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 SH-371 (Cahuilla Road).
2. Street lights.
3. Street sweeping.

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

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

080 - Transportation. 4 CALTRANS ENCRCHMNT PRMT Not Satisfied

Prior to issuance of a building permit or any use allowed by this permit, and prior to doing any work within the State highway right-of-way, clearance and/or an encroachment permit must be obtained by the applicant from the District 08 Office of the State Department of Transportation in San Bernardino.

080 - Transportation. 5 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. 6 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. 7 LANDSCAPING/TRAIL COM/IND Not Satisfied

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

Plan: PP26320

Parcel: 573260006

80. Prior To Building Permit Issuance

Transportation

080 - Transportation. 7 LANDSCAPING/TRAIL COM/IND (cont.) Not Satisfied

Landscaping plans shall be designed within SH-371 (Cahuilla Road) and submitted to the County Transportation Department. Landscaping plans shall be submitted on standard County format (24" x 36").

080 - Transportation. 8 LIGHTING PLAN Not Satisfied

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

080 - Transportation. 9 R-0-W DEDICATION Not Satisfied

Sufficient public street right-of-way along SH-371 (Cahuilla Road) shall be conveyed for public use to provide for a 59 foot half-width right-of-way per County Standard No. 93, Ordinance 461.

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 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. 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 one electronic (1) copy 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, shall demonstrate space allocation for trash and recyclable materials and have the adequate signage indicating the location of each bin in the trash enclosure.

The project applicant is advised that clearance of the Recyclables Collection and Loading Area plot plan only satisfies the Waste Resources' conditions for Recyclables Collection and Loading Areas space allocation and other Recyclables Collection and Loading Area Guideline items. The construction of the Trash Enclosure and its particular construction details, e.g., building materials, location, construction methods etc., requires approval through the Riverside County Department of Building and Safety.

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

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

90. Prior to Building Final Inspection

BS-Grade

Plan: PP26320

Parcel: 573260006

90. Prior to Building Final Inspection

BS-Grade

090 - BS-Grade. 1 0090-BS GRADE-USE - PRECISE GRADE 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.

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

E Health

090 - E Health. 1 HAZMAT CONTACT/REVIEW Not Satisfied

The owner or operator of any business that handles or stores any hazardous material/waste equal to or above the threshold quantities; 55 gallons of a liquid, 200 cubic feet of a gas, 500 pounds of a solid, and/or radioactive materials (where an emergency plan is required by Federal Law), and/or extremely hazardous substances, shall contact the Department of Environmental Health Hazardous Materials Management Branch at (951)358-5055 for requirements

Fire

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

Install a complete fire sprinkler system per NFPA 13 in all buildings 3600 sq.ft. or greater. All fire sprinkler risers shall be protected from any physical damage. The post indicator valve and fire department connection shall be located to the front, within 200 feet of a hydrant, and a minimum of 40 feet from the building(s). A statement that the building(s) will be automatically fire sprinkled must be included on the title page of the building plans. Applicant or developer shall be responsible to install a U.L. Central Station Monitored Fire Alarm System. Monitoring system shall monitor the fire sprinkler system(s) water flow, P.I.V.'s and all control valves. Plans must be submitted to the Fire Department for approval prior to installation. Contact fire department for guideline handout.

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

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

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

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

Flood

090 - Flood. 1 BMP MAINTENANCE & INSPECTION Not Satisfied

The BMP maintenance plan shall contain provisions for all treatment controlled BMPs to be inspected, and if required, cleaned no later than October 15 each year. Required documentation shall identify the entity that will inspect and maintain all structural BMPs within the project boundaries. A copy of all necessary documentation shall be submitted to the Transportation Department for review and approval prior to the issuance of occupancy permits.

090 - Flood. 2 IMPLEMENT WQMP Not Satisfied

Plan: PP26320

Parcel: 573260006

90. Prior to Building Final Inspection

Planning

090 - Planning. 6 0090-Planning-USE*- PARKING PAVING MATERIAL (cont.) Not Satisfied
current standards as approved by the Department of Building and Safety.

090 - Planning. 7 0090-Planning-USE*- TRASH ENCLOSURES Not Satisfied

One (1) trash enclosure which is adequate to enclose a minimum of two (2) bins shall be located as shown on the APPROVED EXHIBIT A, and shall be constructed prior to the issuance of occupancy permits. The enclosure shall be a minimum of six (6) feet in height and shall be made with masonry block and a solid gate which screens the bins from external view. Additional enclosed area for collection of recyclable materials shall be located within, near or adjacent to each trash and rubbish disposal area. The recycling collection area shall be a minimum of fifty percent (50%) of the area provided for the trash/rubbish enclosure(s) or as approved by the Riverside County Waste Management Department. All recycling bins shall be labeled with the universal recycling symbol and with signage indicating to the users the type of material to be deposited in each bin.

Transportation

090 - Transportation. 1 0090-Transportation-USE - LC COMPLY W/ LNDSCP/ IRR Not Satisfied

The developer/permit holder shall coordinate with their designated landscape representative and the Riverside County Transportation Department's landscape inspector to ensure all landscape planting and irrigation systems have been installed in accordance with APPROVED EXHIBITS, landscaping, irrigation, and shading plans. The Transportation Department will ensure that all landscaping is healthy, free of weeds, disease and pests; and, irrigation systems are properly constructed and determined to be in good working order. The developer/permit holder's designated landscape representative and the Riverside County Transportation Department's landscape inspector shall determine compliance with this condition and execute a Landscape Certificate of Completion. Upon determination of compliance, the Transportation Department shall clear this condition.

090 - Transportation. 2 0090-Transportation-USE - LC LNDSCP INSPECT DEPOST Not Satisfied

Prior to building permit final inspection, the developer/permit holder shall file an Inspection Request Form and deposit sufficient funds to cover the costs of the Pre-Installation, the Installation, and One Year Post-Establishment landscape inspections. In the event that an open landscape case is not available, then the applicant shall open a FEE ONLY case to conduct inspections. The deposit required for landscape inspections shall be determined by the Riverside County Landscape Division. The Transportation Department shall clear this condition upon determination of compliance.

090 - Transportation. 3 0090-Transportation-USE - LNDSCPE INSPCTN RQRMNTS Not Satisfied

The permit holder's (or on-site representative) landscape architect is responsible for preparing the landscaping and irrigation plans and shall arrange for an installation inspection with the Transportation Department at least five (5) working days prior to the installation of any landscape or irrigation components.

Upon successful completion of the installation inspection, the applicant will arrange for a 6th-month installation inspection at least five (5) working days prior to the final building inspection or issuance of the occupancy permit, whichever occurs first, and comply with the Transportation Department's (80.TRANS) condition entitled "USE-LANDSCAPING SECURITY" and (90.TRANS) condition entitled "LANDSCAPE INSPECTION DEPOSIT." Upon successful completion of the installation inspection, the County Transportation Department's landscape inspector and the permit holder's landscape architect (or on-site representative) shall execute a Landscape Certificate of Completion that shall be submitted to the Transportation Department and the Department of Building and Safety. The Transportation Department shall clear this condition upon determination of compliance.

090 - Transportation. 4 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

Plan: PP26320

Parcel: 573260006

90. Prior to Building Final Inspection

Transportation

090 - Transportation. 4 ANNEX L&LMD/OTHER DIST (cont.) Not Satisfied
accordance with Ordinance 461, Comprehensive Landscaping Guidelines & Standards, and Ordinance 859. Said annexation should include the following:

1. Landscaping along SH-371 (Cahuilla Road).
2. Street-lights.
3. Street sweeping.

090 - Transportation. 5 EXISTING CALTRANS MAINTAINED Not Satisfied

SH-371 (Cahuilla Road) is a paved 'Caltrans' maintained road designated Major Highway and shall be improved with 32' half-width AC pavement, 6" concrete curb and gutter (project side), and must much up asphalt concrete paving; reconstruction or resurfacing of existing paving as determined by the Director of Transportation within the 59 half-width dedicated right-of-way in accordance with County Standard No. 93, Ordinance 461. (Modified for reduced half-width AC pavement improvement from 38' to 32')

NOTE:

1. A 5' meandering sidewalk (project side) shall be constructed within the 27' parkway as directed by Director of Transportation.
2. Construct a transition AC pavement tapering lane along the west project boundary of SH-371 (Cahuilla Road) per 55 m.p.h design speed limit.
3. Driveway shall be improved per County Standard No. 207-A or as directed by 'Caltrans'.
4. Street improvement plans along SH-371 shall be submitted to 'Caltrans' for review and approval.
5. Parkway improvement plan shall be submitted to 'County of Riverside Transportation Department' for review and approval.

090 - Transportation. 6 IMP PLANS Not Satisfied

Improvement plans for the required improvements must be prepared and shall be based upon a design profile extending a minimum of 300 feet beyond the limit of construction at a grade and alignment as approved by the 'Caltrans' for street improvement, and as approved by the director of Transportation for the parkway improvements.

NOTE:

Before you prepare the street improvement plan(s), please review the Street Improvement Plan Policies and Guidelines from the Transportation Department Web site:
<http://rcttma.org/trans/General-Information/Pamphlets-Brochures>

090 - Transportation. 7 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 SH-371 (Cahuilla Road).

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 contacting the Transportation Department at (951) 955-6767.

Plan: PP26320

Parcel: 573260006

90. Prior to Building Final Inspection

Transportation

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|-------------------------|------------------------------|---------------|
| 090 - Transportation. 7 | LANDSCAPING COMM/IND (cont.) | Not Satisfied |
| 090 - Transportation. 8 | 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 SH-371 (Cahuilla Road)

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| 090 - Transportation. 9 | SIGNING & STRIPING | Not Satisfied |
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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.

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| 090 - Transportation. 10 | Street Lights Install | Not Satisfied |
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Install street lights along the street associated with development in accordance with the approved street lighting plan and standards of County Ordinance 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 SH-371 (Cahuilla Road) where the Developer is seeking Building Final Inspection (Occupancy).

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| 090 - Transportation. 11 | STREETLIGHT AUTHORIZATION | Not Satisfied |
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Prior to OCCUPANCY, the project proponent shall submit to Transportation Department Permits the following:

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

- | | | |
|--------------------------|-----------------|---------------|
| 090 - Transportation. 12 | UTILITY INSTALL | 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.

A certificate should be obtained from the pertinent utility company and submitted to the Department of Transportation as proof of completion.

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|--------------------------|-----------------|---------------|
| 090 - Transportation. 13 | Utility Install | 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. A certificate should be obtained from the pertinent utility company and submitted to the Department of Transportation as proof of completion.

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|--------------------------|-----------------|---------------|
| 090 - Transportation. 14 | WQMP COMPLETION | Not Satisfied |
|--------------------------|-----------------|---------------|

PLOT PLAN NO. 26320 proposes to construct a 9,100 square foot Dollar General retail store. The architectural style will be compatible with the ranch architectural theme as stated in the Anza Community Vision and Goals document. Forty six (46) parking spaces are provided which include 2 ADA spaces. An eight foot (8') high by ten foot wide (10') free standing monument sign with a brick base is proposed to be located within the planter area located to the east

09/25/18
14:16

Riverside County PLUS
CONDITIONS OF APPROVAL

Page 15

Plan: PP26320

Parcel: 573260006

90. Prior to Building Final Inspection

Transportation

090 - Transportation. 14 WQMP COMPLETION (cont.) Not Satisfied
of the driveway and a 49.80 square foot wall sign comprised of 24" individual illuminated channel letters proposed to be located along the front elevation of the building.

090 - Transportation. 15 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.

Waste Resources

090 - Waste Resources. 1 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.

PM37201

**ADVISORY NOTIFICATION DOCUMENT
AND CONDITIONS OF APPROVAL**



COUNTY OF RIVERSIDE
TRANSPORTATION AND LAND MANAGEMENT AGENCY

Juan C. Perez
Agency Director



09/25/18, 1:44 pm

PM37201

ADVISORY NOTIFICATION DOCUMENT

The following notifications are included as part of the recommendation of approval for PM37201. 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 - Project Description & Operational Limits

TENTATIVE PARCEL MAP NO. 37201 is a Schedule 'E' subdivision of a 9.50 acre parcel into one 1.31 gross acre commercial parcel and one 8.39 gross acre remainder parcel.

Advisory Notification. 2 AND - Exhibits

The development of the premises shall conform substantially with that as shown on APPROVED MAP

Tentative Parcel Map, No. 37201 dated July 5, 2018.

Advisory Notification. 3 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)
 - State Subdivision Map Act
 - Native American Cultural Resources, and Human Remains (Inadvertent Find)
 - School District Impact Compliance
 - 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)
 - Ord. No. 413 (Regulating Vehicle Parking)
 - Ord. No. 457 (Building Requirements)
 - Ord. No. 458 (Regulating Flood Hazard Areas & Implementing National Flood

ADVISORY NOTIFICATION DOCUMENT

Advisory Notification

Advisory Notification. 3 AND - Federal, State & Local Regulation Compliance
(cont.)

Insurance Program)

- Ord. No. 460 (Division of Land)
- Ord. No. 461 (Road Improvement Standards)
- Ord. No. 484 (Control of Blowing Sand)
- Ord. No. 655 (Regulating Light Pollution)
- Ord. No. 671 (Consolidated Fees)
- Ord. No. 679 (Directional Signs for Subdivisions)
- Ord. No. 787 (Fire Code)
- Ord. No. 847 (Regulating Noise)
- Ord. No. 857 (Business Licensing)
- Ord. No. 859 (Water Efficient Landscape Requirements)
- Ord. No. 915 (Regulating Outdoor Lighting)

4. Mitigation Fee Ordinances

- Ord. No. 659 Development Impact Fees (DIF)
- Ord. No. 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. 4 AND - Hold Harmless

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 Tentative Parcel Map No. 37201 and Plot Plan No. 26320 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 the Tentative Parcel Map No. 37201 and Plot Plan No. 26320, 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.

ADVISORY NOTIFICATION DOCUMENT**Advisory Notification****Advisory Notification. 4 AND - Hold Harmless (cont.)**

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.

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

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

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

E Health. 2**APPROVED POTABLE WATER SOURCE**

PP26320, which will be developed on parcel 1 of PM37201, is connecting to an existing public water system that is permitted as Anza Community Hall. For the purposes of entitlement review, Anza Community Hall has provided in writing an agreement to provide a water supply connection. The Department of Environmental Health's (DEH) Local Primacy Agency (LPA) has received this intent to provide a connection and has reviewed preliminary information to determine that a connection can be supported. In

